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**FOR IMMEDIATE RELEASE**

**EnTrust Realty Advisors, LLC, Completes Sale of 25,876  
SF  
Navistar Industrial/Service Facility in Carol Stream,  
IL**

Chicago, IL - EnTrust Realty Advisors, LLC, ([www.entrustrealty.net](http://www.entrustrealty.net)) has completed the disposition of a 25,876 SF industrial/service facility developed by The Alter Group ([www.altergroup.com](http://www.altergroup.com)) for Navistar's International Truck & Engine Corporation ([www.navistar.com](http://www.navistar.com)) in Carol Stream, IL.

The building, which Navistar is leasing for 15 years with options for two five-year renewals, was purchased by a Southern California-based private investor. Completed in 2006, the facility is located at 575 St. Paul Boulevard within the built-out ParkWest Business Center. Approximately 23 miles west of downtown Chicago and served by Illinois High 64 (North Avenue), the property is 15 miles south of O'Hare International Airport.

"The building is a new prototype for Navistar, where commercial vehicles are serviced - parts are sold and trucks are leased - under a single roof. The 6.8-acre site includes

significant land for future expansion," said James I. Clark III, Managing Principal, EnTrust Realty Advisors.

"Carol Stream constitutes Chicago's single largest industrial submarket, with approximately 2,735 industrial buildings within the village limits. ParkWest is considered a smaller user industrial park and includes tenants such as Best Buy;

MetalPro, Inc.; Frito-Lay, Inc.; Price Castle; and a United States Postal Service sorting facility. Carol Stream is home to a diverse mix of approximately 1,000 businesses, ranging from national corporations such as Office Depot, FedEx and UPS, as well as small entrepreneurships."

Constructed by The Alter Group's Construction Services affiliate, the building features load-bearing insulated concrete with steel columns and beams and includes a 15,971 SF truck-service area; a 5,065 SF truck-parts warehouse; and a 4,840 SF office. The site has significant exterior truck storage capacity and excess land that can accommodate as many as 69 trailers and 48 cars.

Navistar International Corporation (NYSE: NAV) is a holding company whose wholly owned subsidiaries produce International<sup>®</sup> brand commercial trucks, MaxxForce<sup>™</sup> brand mid-range diesel engines, IC brand school buses, and Workhorse brand chassis for motor homes and step vans. Headquartered in Warrenville, IL, the company also provides truck and diesel engine parts and services. Navistar has production plants in Argentina, Brazil, Canada, Mexico and the United States, and approximately 14,800 employees.

"Clients benefit from EnTrust's unique ability to access the most aggressive sources of private capital and our excellent relationships with institutional investors,

investment funds, real estate investment trusts, developers,  
lenders and diverse transaction specialists," Clark said.

An affiliate of The Alter Group, EnTrust Realty Advisors, LLC, specializes in the disposition and recapitalization of investment real estate through direct sales, joint ventures and structured financing. It distinguishes itself by dedicating personal care to providing fiduciary quality commercial real estate investment services from the simplest to the most complex transaction.

The Alter Group is a Chicago-based national corporate real estate development firm with five vertically integrated affiliate companies. Each offers specialized services including property disposition, health-care facility development, construction and property management.

The firm was recently ranked as # 4 in the National Real Estate Investor survey of America's top office developers.

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