

Ketone Partners signs 19,000 Square Foot Build-to-Suit with New Cassidy Tire Best-One Partnership

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Ketone Partners LLC (Ketone), announced today the signing of a lease agreement with Cassidy Best-One Tire & Service to build a 19,000 square foot tire service center.

The Cassidy Best-One Tire & Service center will be constructed on approximately three acres of land in Ketone's Rock Creek Logistics Center in Joliet, which offers direct access to Interstate 80 via Houbolt Road and Interstate 55 via Route 6. The new facility will feature ten commercial drive-in and drive-out tire and service bays, precast concrete construction and 18' ceiling heights. Construction is expected to commence in July of this year with occupancy expected in early 2022.

"We are pleased to welcome Cassidy Best-One Tire & Service to the Joliet area. This new facility, located adjacent to the future Houbolt Road Extension and Des Plaines River Bridge, complements our planned travel plaza on the adjacent site," said Kyle Schuhmacher, President of Ketone Partners. "With this area being the fourth largest port in the country, seeing one third of our country's freight pass through this region, Cassidy Best-One Tire & Service saw an opportunity for new growth."

Cassidy Best-One Tire & Service is a new partnership between Cassidy Tire and Best-One Tire & Service. This location marks the first venture the long-time industry alliances will open together. As the partnership in Joliet begins, both family-owned companies bring together their knowledge and expertise, resulting in an impressive 180 years of combined tire and service industry experience.

About Ketone Partners

Ketone Partners, LLC is a full-service real estate development, management and advisory company with national experience in the acquisition, development and management of commercial & agricultural properties. Using its individual, professional and proven real estate development experience, Ketone maximizes the financial returns of projects by actively managing the real estate planning, permitting, bidding, financing and construction process. For more information, visit www.ketonepartners.com.

About Cassidy Tire Center

Cassidy Tire, owned by the Ahern Family, was established in the greater Chicagoland area back in 1914. Cassidy currently has 15 locations, specializing in

retail, commercial, and OTR business. For more information, visit www.cassidytire.com.

About Best-One

Best-One Tire & Service, owned by the Zurcher Family, is based out of Monroe, Indiana and began back in 1948. Best-One services customers with over 250 locations in 28 states, specializing in retail, commercial, agricultural, and OTR business. For more information, visit www.bestonetire.com.