

Marcus & Millichap  
TAG INDUSTRIAL GROUP

500 FRONTIER WAY

BENSENVILLE, IL 60106

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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

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PRESENTED BY

---

### JACK BROWN

Associate  
National Office and Industrial Properties Group  
Chicago Office  
Office (312) 327-5409  
Jack.Brown@marcusmillichap.com  
License: IL 475.190839

### TYLER SHARP

Associate  
National Office and Industrial Properties Group  
Chicago Office  
Office (312) 327-5446  
Tyler.Sharp@marcusmillichap.com  
License: IL 475.177869

### ADAM ABUSHAGUR

Senior Managing Director Investments  
National Office and Industrial Properties Group  
Dallas Office  
Office 972.755.5223  
Adam.Abushagur@marcusmillichap.com  
License TX 661916

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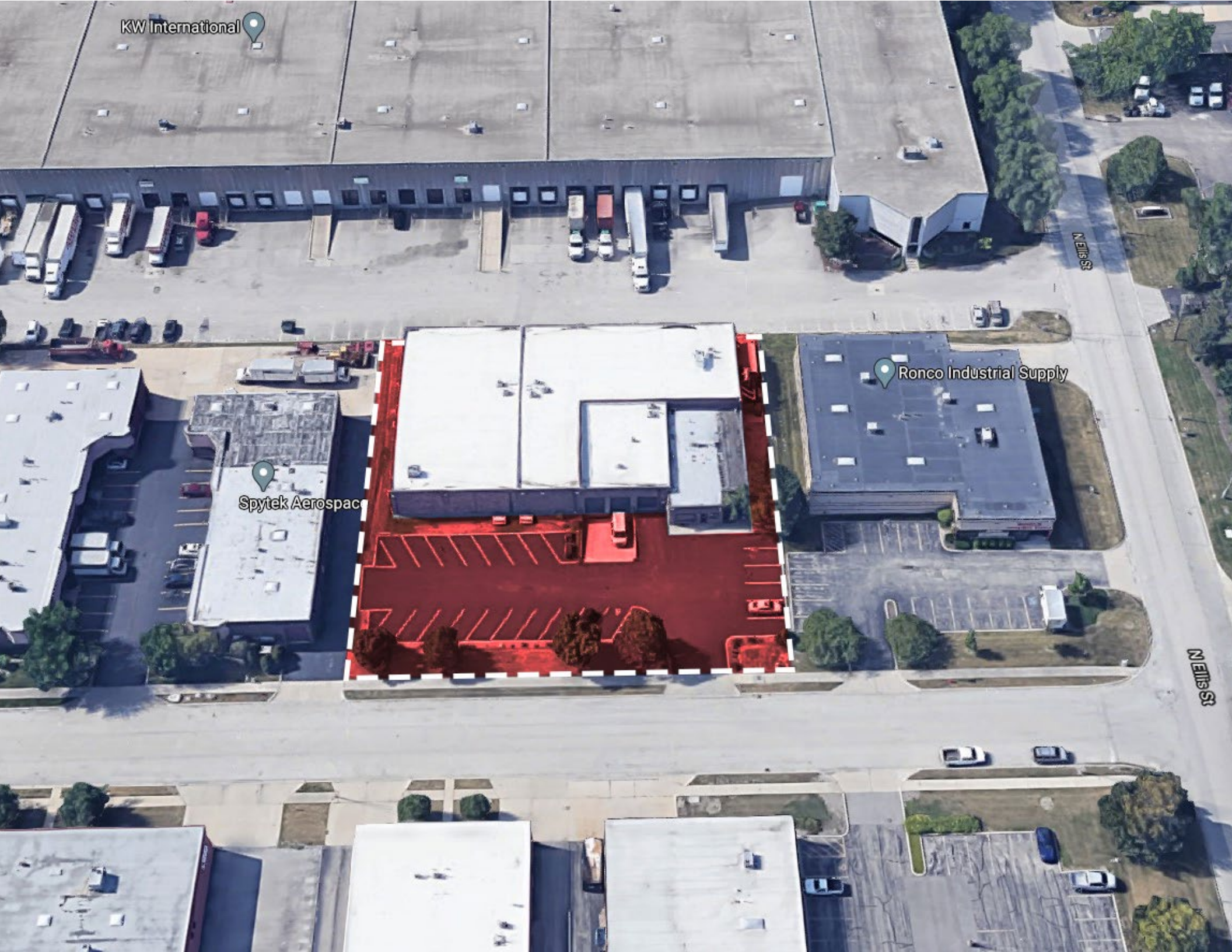
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### STEVEN WEINSTOCK

Illinois Broker of Record  
One Mid America Plaza, Suite 200  
Oakbrook Terrace, IL 60181  
Tel: 630-570-2250  
Steven.Weinstock@marcusmillichap.com  
License: IL 471.011175

Marcus & Millichap

KW International



Spytek Aerospace

Ronco Industrial Supply

N Ellis St

N Ellis St



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# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Highly Desirable Market in Close Proximity to O'Hare International Airport
  - Two Interior Docks and One Drive-In-Door with 22 Parking Spaces
- 6.90% Vacancy Rate Creates an Advantageous Investment Opportunity
  - Close to Major Highway Interstate 90, 290, & 294
- Low DuPage County Taxes With 3.6% YOY Rent Growth (CoStar)

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 500 Frontier Way in Bensenville, Illinois. The subject property consists of approximately 19,073 square feet of space and is situated on 0.98 acres of land. The asset features two interior docks, one drive-in-door, 22 parking spaces, and 2,260 square feet of office space. Located in a highly desirable market, the subject property is in close proximity to O'Hare International Airport and close to major highway interstates 90, 290, and 294. The 6.9 percent vacancy rate creates an advantageous investment opportunity for an investor. Additionally, DuPage County has low taxes with 3.6 percent year-over-year rent growth (CoStar).

New supply has ramped up in the O'Hare submarket with nearly 1.7 million square feet of space delivered in 2020, the highest annual supply increase in the submarket since 1997. The vast majority of 2020 deliveries have been smaller, but were built speculatively, with over 70 percent of new space seeking a tenant upon delivery. Leasing activity in new deliveries rose considerably in both Q3 2020 and Q4 2020. On the investment side, total industrial sales volume is on pace for its third-highest year on record in 2020 in the O'Hare Submarket, though this is largely due to a transaction-heavy Q1 2020. (Costar)

The city of Chicago covers an area of 60,000 hectares and sits 578 feet above sea level on the southwestern shore of Lake Michigan. At 190 kilometers wide and 495 kilometers long, it is the 5th largest body of fresh water in the world. The city is traversed by the Chicago and Calumet rivers. Chicago's extensive parklands, including 3,000 hectares of city parks, attract an estimated 86 million visitors annually. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago boasts 100 neighborhoods, 77 community areas, 2,716,450 residents, 50 wards, and eight major league sports teams including two MLB teams. Chicago is a leader in reforming public schools, enhancing public safety and security initiatives, providing affordable housing in attractive and economically sound communities, ensuring accessibility for all, and fostering, social, economic and environmental sustainability. (Chicago.gov)

## PROPERTY DETAILS

500 FRONTIER WAY, BENSENVILLE, IL 60106

Number of Suites	1
Number of Buildings	1
Total Square Feet	19,073
Warehouse Square Feet	16,813
Office Square Feet	2,260
Year Built	1988
Lot Size	0.98 Acres
Type of Ownership	Fee Simple
Clear Height	14'
Parking	22
Building Class	B
Tenancy	Vacant
Dock High Doors	2
Grade Level Doors	1
Construction	Masonry
Power	800A/208V (backed up with Diesel Generator) and 400A/440V
Zoning	I
Age/Condition of Roofs	15 Years
Age/Condition of HVAC	9 Years
Submarket	O'Hare Industrial
Market Vacancy	6.90%



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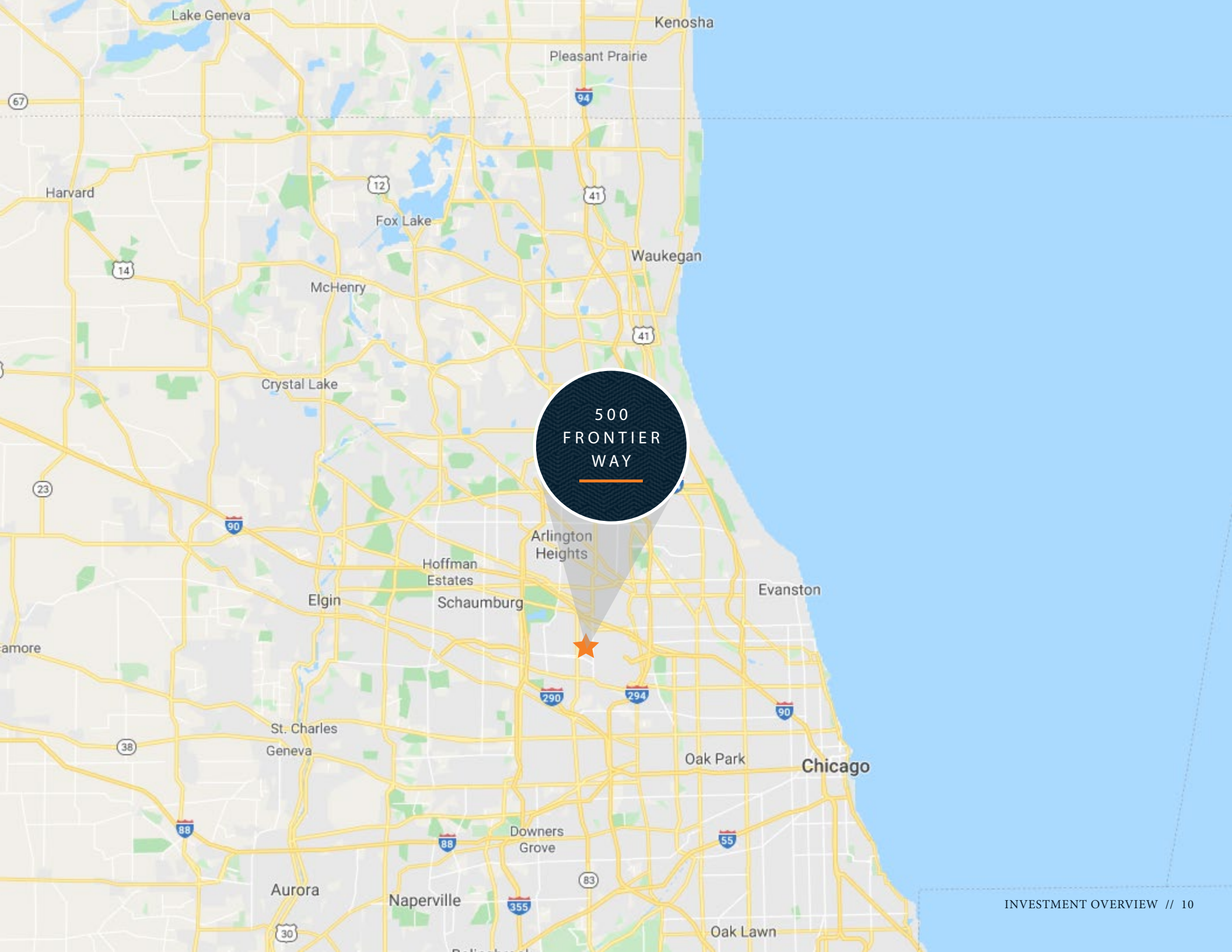
## 500 FRONTIER WAY

BENSENVILLE, IL 60106

OFFERING PRICE  
**\$1,300,000**

Offering Price	\$1,300,000
Price/SF	\$68.16
Total Square Feet	19,073
Occupancy	0.00%

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500  
FRONTIER  
WAY



500  
FRONTIER  
WAY

FIDELITONE  
BTX Global Logistics

Maverick Wines

Jam Trucking

K Express

I Logistics USA  
Corporation

PODS Moving & Storage

rps Express

Laird Plastics

KW International

Willow Creek

NE 11th St

Chicago T

Ronco Industrial Supply

3D Industries

Gator Chef New  
and Used Restaurant...  
Restaurant supply store

NE 12th St

Amerifreight Systems

AF Truck Shop

Frontier Electric Supply  
Electrical supply store

Air King of America, Inc



## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



Access to more capital sources than any other firm in the industry

## WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# CHICAGO ILLINOIS

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the Greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential and office towers in downtown Chicago.



THIRD-LARGEST  
METROPOLITAN AREA



WEALTH OF  
INTELLECTUAL  
CAPITAL



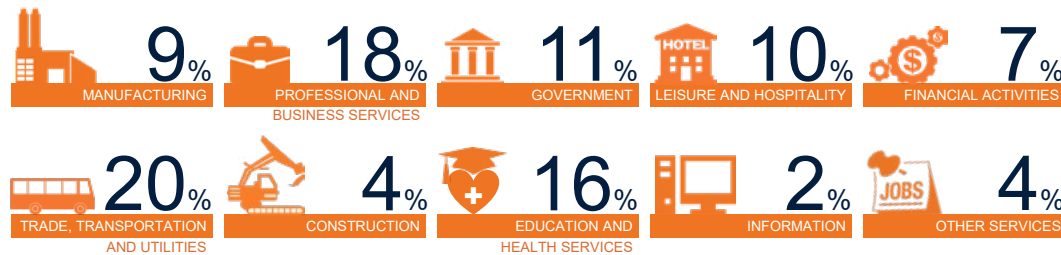
LARGE, DIVERSE  
EMPLOYMENT BASE



# METROPLEX GROWTH

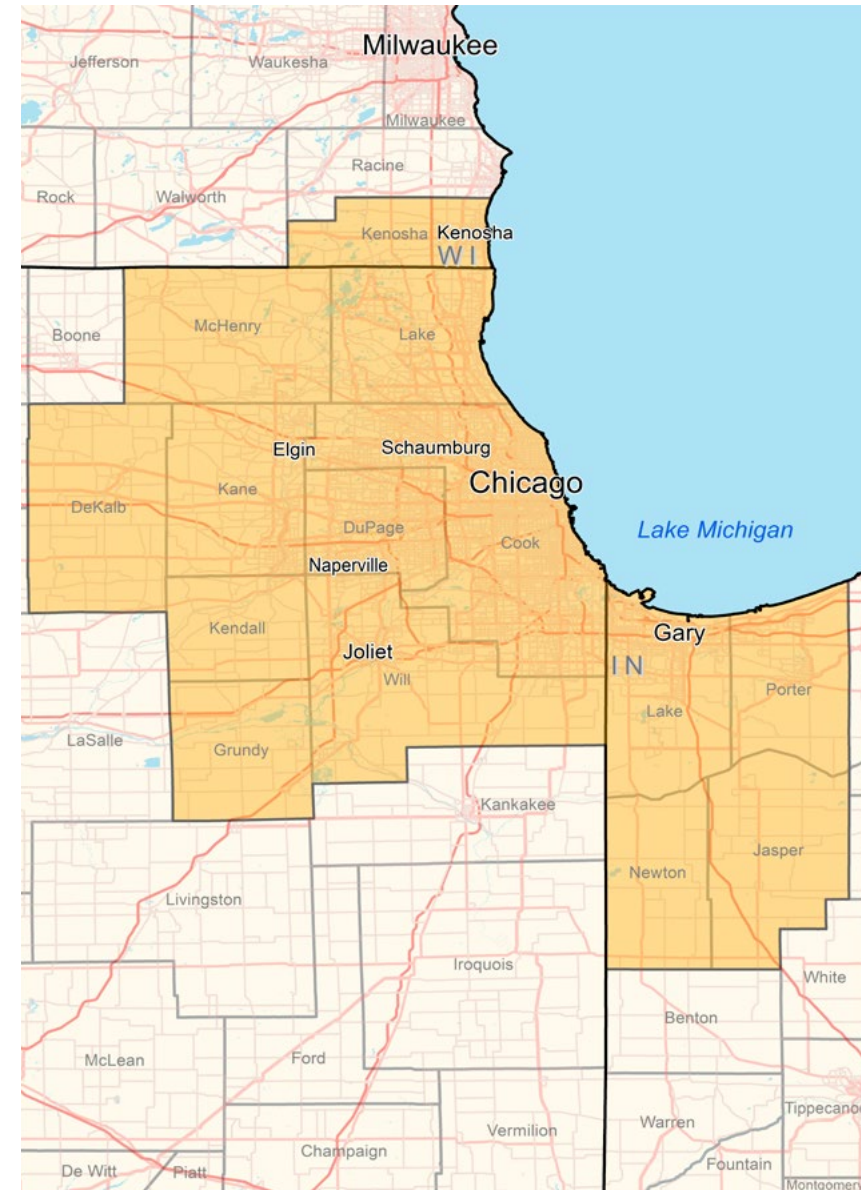
## ECONOMY

The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-tech sectors. Fortune 500 companies headquartered in the metro include Boeing, Walgreens, Allstate and McDonald's. The area is a major global tourist and convention destination. Last year, a record 57.7 million people visited the metro, supporting 500,600 jobs in the leisure and hospitality sector. Large tech firms such as Amazon, Groupon and Google attract startup companies. The workforce is considered one of the most diverse and well trained among major U.S. metros.



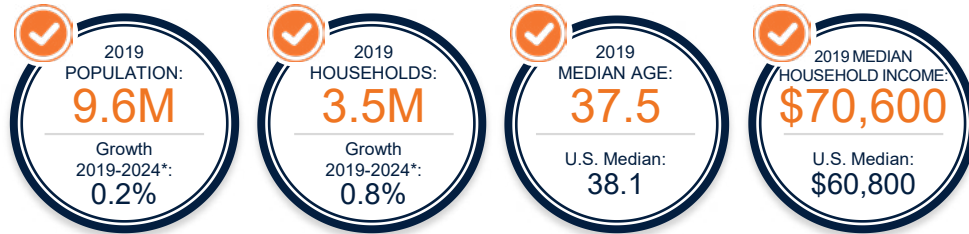
## TRANSPORTATION

The region's transit network ranks among the largest and most efficient in the world. The vast network of freeways, centralized location, a large rail-truck intermodal facility, and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub. Chicago is the nation's premier freight rail hub, with four carriers —BNSF, Union Pacific, CSX, and Norfolk Southern — that service the region. Amtrak routes originate from Union Station, while the Metra commuter rail and the Chicago L provide passenger service throughout the metro area and beyond. International airports include O'Hare, Midway and Gary/Chicago. Also 16 smaller airports also provide air service for the region.





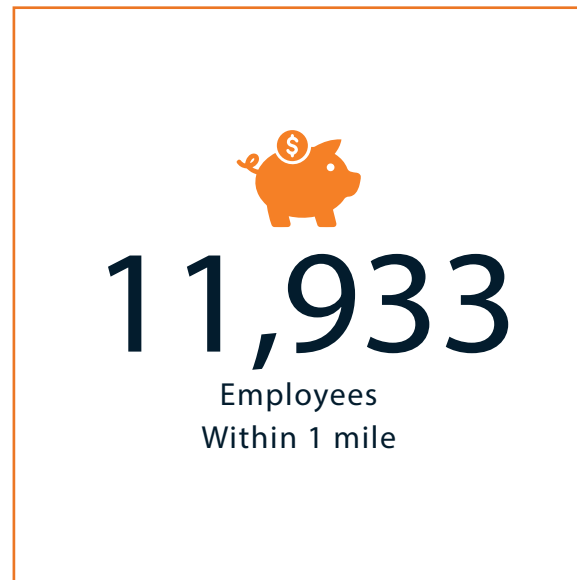
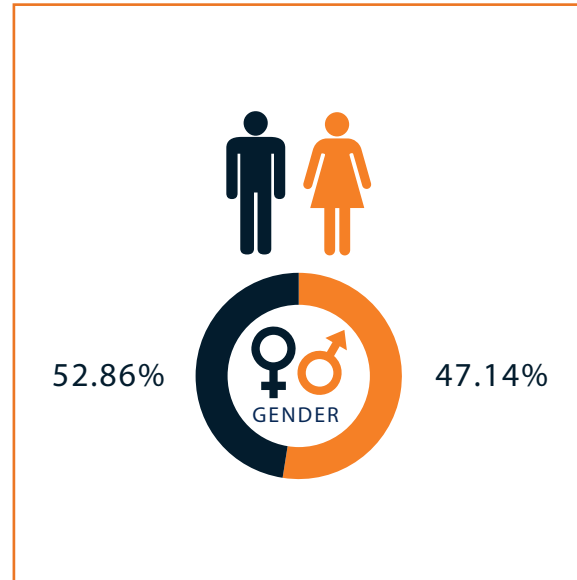
## METROPLEX GROWTH



Chicago is the third most populous metro in the U.S. with 9.6 million residents. During the next five years, gains will remain below the U.S. rate of growth. World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 36 percent of residents age 25 and older hold a bachelor's degree and of these, 14 percent have also earned a graduate or professional degree, which is well above the national level. Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is below that of the U.S. and a household income above the national level. More people are renting as thousands of new apartments are completed. As a result, the local homeownership at 60 percent has declined in recent years.



## DEMOGRAPHICS



# DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	427	49,594	208,761
■ 2019 Estimate			
Total Population	427	49,539	208,916
■ 2010 Census			
Total Population	421	48,802	206,763
■ 2000 Census			
Total Population	453	52,087	209,442
■ Daytime Population			
2019 Estimate	4,480	127,810	341,176
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	130	17,845	78,506
■ 2019 Estimate			
Total Households	131	17,765	78,444
Average (Mean) Household Size	2.94	2.78	2.66
■ 2010 Census			
Total Households	129	17,452	77,474
■ 2000 Census			
Total Households	141	18,405	78,166

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$200,000 or More	3.01%	4.52%	5.63%
\$150,000 - \$199,000	13.80%	7.12%	7.86%
\$100,000 - \$149,000	14.92%	16.01%	17.42%
\$75,000 - \$99,999	21.82%	15.89%	15.04%
\$50,000 - \$74,999	10.56%	18.90%	18.11%
\$35,000 - \$49,999	14.97%	13.15%	11.79%
\$25,000 - \$34,999	7.65%	8.52%	8.56%
\$15,000 - \$24,999	9.94%	8.57%	8.39%
Under \$15,000	3.33%	7.31%	7.21%
Average Household Income	\$91,764	\$86,876	\$91,904
Median Household Income	\$79,274	\$65,204	\$69,122
Per Capita Income	\$28,128	\$31,196	\$34,565
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	427	49,539	208,916
Under 20	23.20%	23.69%	22.87%
20 to 34 Years	22.60%	21.32%	20.33%
35 to 39 Years	7.86%	7.10%	7.06%
40 to 49 Years	12.45%	12.75%	12.71%
50 to 64 Years	20.21%	19.70%	20.13%
Age 65+	13.69%	15.44%	16.89%
Median Age	37.56	38.46	39.80
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	300	34,683	148,980
Elementary (0-8)	9.10%	8.08%	6.12%
Some High School (9-11)	10.62%	8.37%	6.80%
High School Graduate (12)	31.41%	30.84%	28.96%
Some College (13-15)	18.49%	19.87%	19.69%
Associate Degree Only	7.41%	7.28%	7.39%
Bachelors Degree Only	13.85%	17.04%	19.98%
Graduate Degree	5.83%	6.27%	9.25%
■ Time Travel to Work			
Average Travel Time in Minutes	28	28	29

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Chicago Office  
Office (312) 327-5409  
Jack.Brown@marcusmillichap.com  
License: IL 475.190839

### TYLER SHARP

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### STEVEN WEINSTOCK

Illinois Broker of Record  
One Mid America Plaza, Suite 200  
Oakbrook Terrace, IL 60181  
Tel: 630-570-2250  
Steven.Weinstock@marcusmillichap.com  
License: IL 471.011175

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