

Marcus & Millichap
TAG INDUSTRIAL GROUP

596 EAST RIDGE ROAD

GRIFFITH, IN 46319

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2022 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAD0060111

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

596 EAST RIDGE ROAD GRIFFITH, IN 46319

PRESENTED BY

CLAYTON ISACSON

Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5471
Clayton.Isacson@marcusmillichap.com
License: IL 475.199599

TYLER SHARP

Senior Associate
Office & Industrial Division
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

BROKER OF RECORD

JOSH CARUANA

Indiana Broker of Record
600 East 96th Street, Ste. 500
Indianapolis, IN 46240
Tel: (317) 218-5300
Lic #: RB14034355
Josh.Caruana@MarcusMillichap.com

DEBT CONTACT

FRANK MONTALTO

First Vice President Capital Markets
333 West Wacker Drive, Suite 200
Chicago, IL 60606
Tel: (312) 327-5421
Frank.Montalto@MarcusMillichap.com

Marcus & Millichap





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Tenant Summary • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Brand New Five-Year NNN Lease Minimizes Landlord Responsibility
- Tenant is Dedicated to Location Due to Proximity to Port and 20% Laboratory Build-Out
- Camin Cargo Provides Inspection, Lab Testing, and Additive Treatment Services to Petroleum Industry
- Tough Barrier-to-Entry Submarket: 6.4% Vacancy Rate, 9.2% Rent Growth Over Trailing 12 Months
- Property Features: 16' Clear Height, 2 Drive-Ins, 50% Warehouse Space
- Located One Mile South of Cline Avenue Exit on Interstate 94/80

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 596 East Ridge Road in Griffith, Indiana, leased by Camin Cargo Control. The subject property consists of approximately 14,300 square feet of flex space and is situated on 0.54 acres of land. The asset features a clear height of 16', two drive-in doors, and 50 percent warehouse space. Located just one mile south of the Cline Avenue exit, the property has easy access to Interstate 94/80. A new five-year triple net lease is scheduled to commence in January 2024, minimizing landlord responsibility. Celebrating its 40th Anniversary, Camin Cargo Control provides inspection, laboratory testing, and additive treatment services to the petroleum industry, serving key ports in North America. Due to the 20 percent laboratory build-out of the property and its proximity to the Port of Chicago, the tenant is largely fixed to the asset.

The subject property is situated within the Indiana submarket, containing a massive inventory base of 46.8 million square feet. Logistics space dominates the inventory, followed by specialized space, such as manufacturing facilities. Indiana is a tough barrier-to-entry submarket with a vacancy rate of 6.4 percent during the end of the second quarter. At about 673,000 square feet, the net absorption over the past year sits twice as high as the three-year average. Thanks to high demand, market rent growth is rising at the fastest annual pace on record at 9.2 percent. Industrial rents in Indiana now average \$7.34-per-square-foot, offering tenants a 13 percent discount compared to the overall Chicago market. In recent years, developers have flocked to the submarket. The 2.5 million square feet of industrial space under construction represents an all-time high and will expand current inventory by 5.3 percent (CoStar).

Known as the Greater Chicagoland area, Chicago-Naperville-Elgin is the third-largest metro in the nation. The metro houses 9.5 million people, including 2.7 million residents within the city of Chicago. The number of corporate headquarters in Chicago is second only to New York City and is home to 33 Fortune 500 companies. Thanks to eight commercial and passenger rail lines, the Port of Chicago, three international airports, and a vast network of freeways, Chicago is a major distribution and logistics hub. The local economy and workforce are highly diverse, supported largely by distribution, finance, manufacturing, and high-tech industries. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago boasts 100 neighborhoods, 77 community areas, 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).

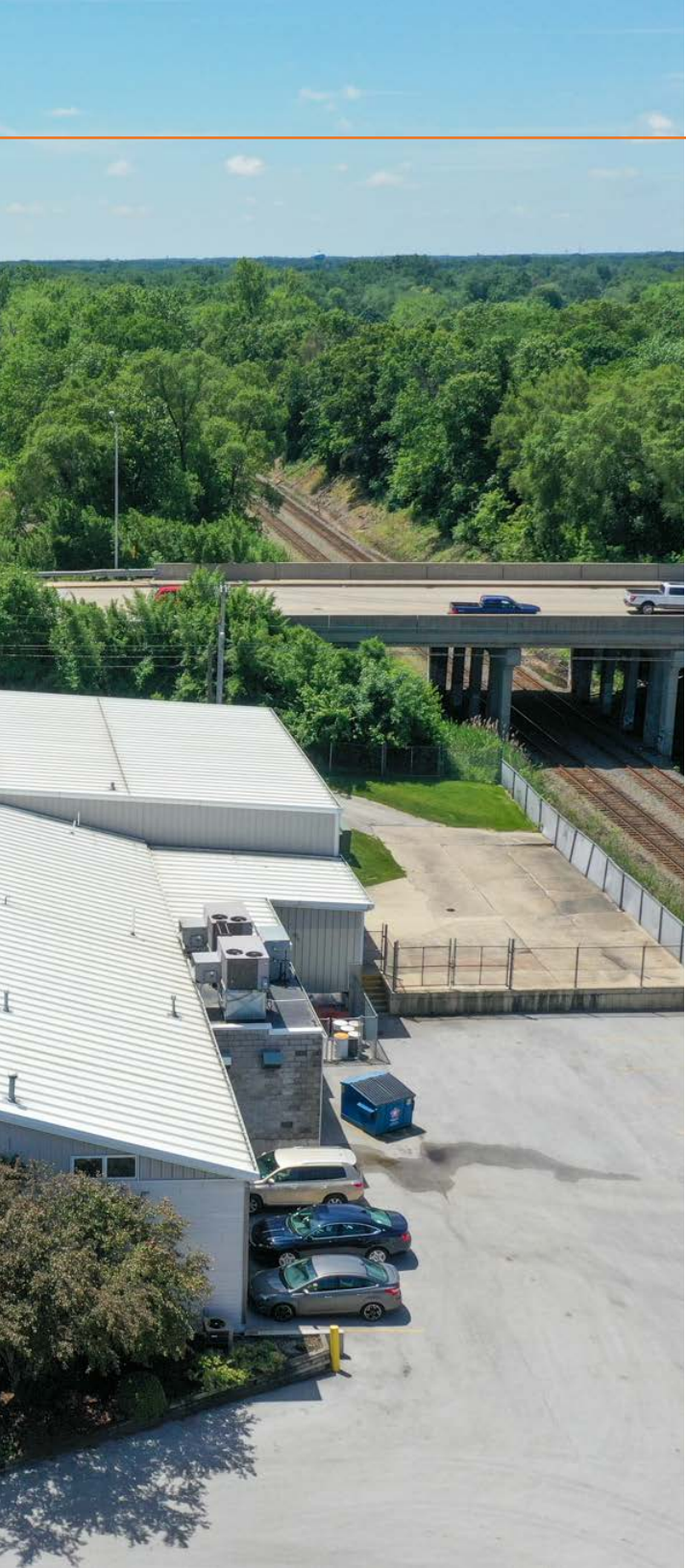
PROPERTY DETAILS

596 EAST RIDGE ROAD
GRIFFITH, IN 46319

Number of Suites	2
Number of Buildings	1
Total Square Feet	14,300
Warehouse Square Feet	6,950
Office Square Feet	7,350
Office Ratio	51%
Year Built	1978
Lot Size	0.54 Acres
Type of Ownership	Fee Simple
Clear Height	16'
Parking Spaces	25
Parking Surface	Asphalt
Building Class	C
Tenancy	Single
Grade Level Doors	2
Construction	Metal
Power	600a/480v 3p
Type of Lighting	LED
Zoning	I-1 Light Industrial
Roof Type	Metal
Age/Condition of Roofs	Good Condition
HVAC Units	2
Age/Condition of HVAC	Serviced Annually
Market	Chicago, IL
Submarket	Indiana
Market Vacancy	6.40%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060111)





OFFERING HIGHLIGHTS

596 EAST RIDGE ROAD

GRIFFITH, IN 46319

OFFERING PRICE
\$1,525,000

CAP RATE
8.16%

PRO-FORMA CAP RATE
8.40%

Offering Price	\$1,525,000
Cap Rate	8.16%
Pro-Forma Cap Rate	8.40%
Price/SF	\$106.64
Total Square Feet	14,300
Rental Rate	\$9.00
Lease Type	Triple Net (NNN)
Lease Term	5 Years
Rental Increases	3%
Tenancy	Single
Occupancy	100.00%

FINANCING

Loan Amount	\$991,250
Loan Type	New
Interest Rate	5.25%
Amortization	25 Years
Year Due	2027

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

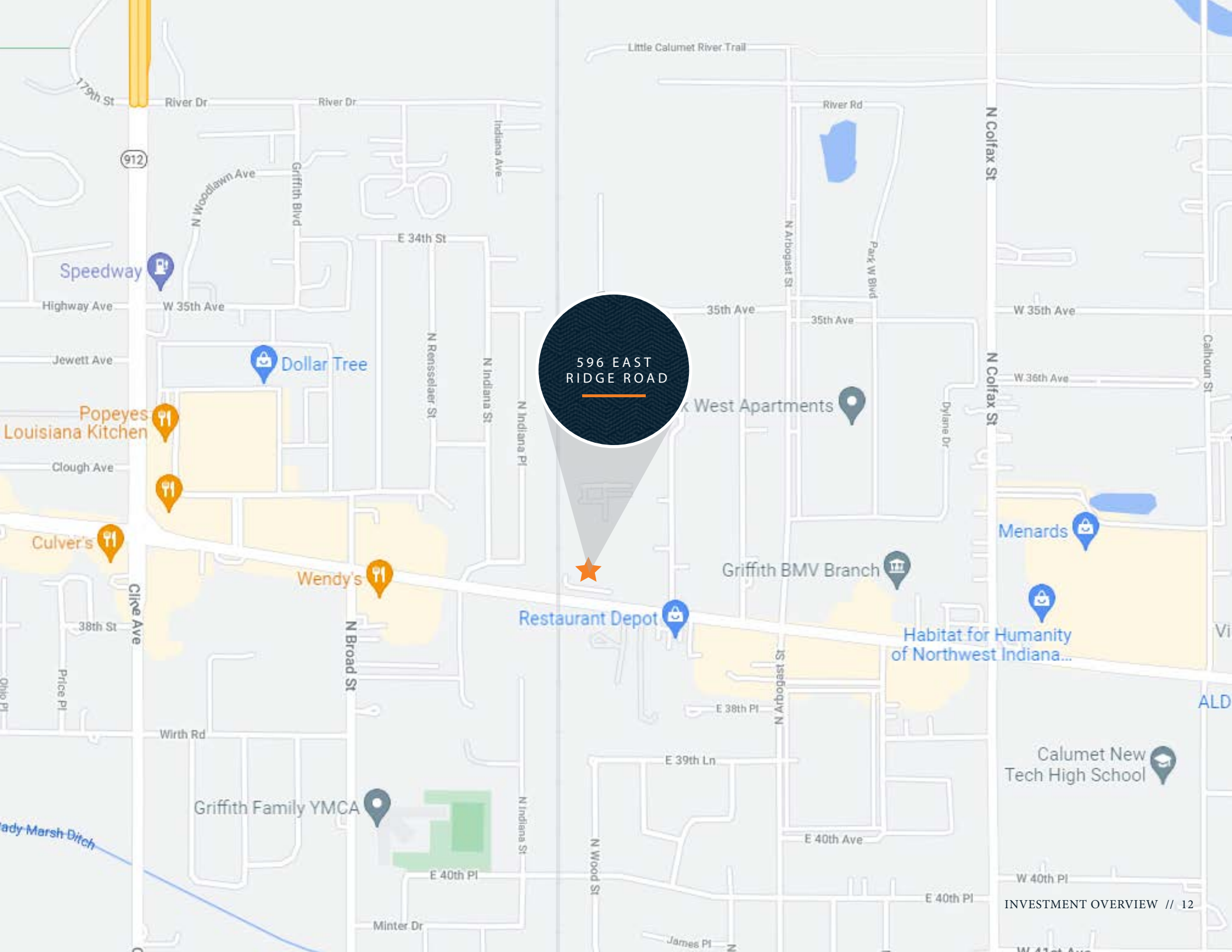
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060111)

RENT ROLL

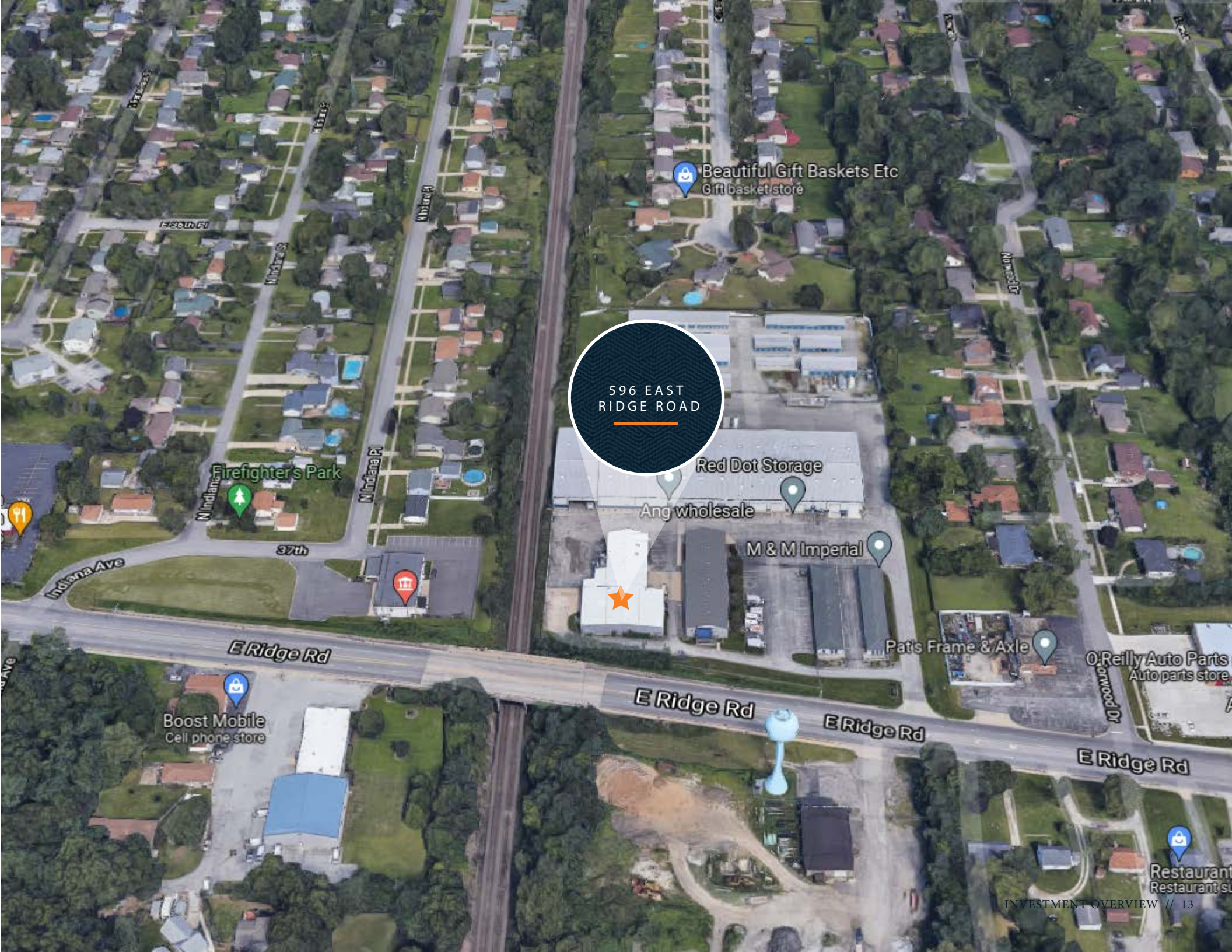
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
Camin Cargo Control	A	14,300	100.0%	1/1/23	1/1/27	\$9.00	\$10,725	\$128,700	\$132,561	Jan-2024	3.00%	NNN	Three (3) 2-Year Options
Total		14,300				\$9.00	\$10,725	\$128,700	\$132,561				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$10,725						Occupied Current Rents: \$10,725		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	128,700		9.00	132,561		9.27
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	4,290		0.30	4,290		0.30
Real estate Taxes	9,237		0.65	9,699		0.68
Management Fees	0		0.00	0		0.00
Total Reimbursement Income	\$13,527	76.0%	\$0.95	\$13,989	76.1%	\$0.98
Effective Gross Revenue	\$142,227		\$9.95	\$146,550		\$10.25
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	4,290		0.30	4,290		0.30
Real Estate Taxes	9,237		0.65	9,699		0.68
Management Fee	4,267	3.0%	0.30	4,397	3.0%	0.31
Total Expenses	\$17,794		\$1.24	\$18,385		\$1.29
Expenses as % of EGR	12.5%			12.5%		
Net Operating Income	\$124,433		\$8.70	\$128,165		\$8.96



596 EAST
RIDGE ROAD



596 EAST
RIDGE ROAD

Beautiful Gift Baskets Etc
Gift basket store

Red Dot Storage

Ang wholesale

M & M Imperial

Patis Frame & Axle

O'Reilly Auto Parts
Auto parts store

Firefighter's Park

Boost Mobile
Cell phone store

Restaurant
Restaurant s



TENANT SUMMARY

“Our Mission is to establish, market and maintain the highest levels of service, quality and customer satisfaction in our industry.”

TENANT

Camin Cargo Control

HEADQUARTERS

Pasadena, TX

DATE FOUNDED

1982

EMPLOYEES

1,200

www.camincargo.com



For 40 years, Camin Cargo Control (CCC) has been providing inspection, laboratory testing, and additive treatment services to the Petroleum Industry. Operating in over 50 locations, CCC services key ports in the Gulf and East Coast Harbors, Canada, as well as several Caribbean, Central, and South American Harbors. CCC operates as a neutral third party that determines and certifies the quantity and quality of bulk liquid, gaseous, and dry cargoes for custody transfers.

All of the company's inspection and laboratory services are consistent with the latest American Petroleum Institute (API) and American Society for Testing and Materials (ASTM) guidelines, government regulations, and industry protocols. Camin Cargo Control is bonded with U.S. Customs and Border Protection, ISO 9001:2000 Certified, ISO 17025:2005 Accredited, BQ 9000 Certified, EPA registered for RFG, approved by the New York Mercantile Ex-change, and active members of ASTM, API, IP, IFIA, ASQC AIC, GAFTA, FOSFA, and ACS.

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 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



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

MARKET OVERVIEW

Marcus & Millichap

CHICAGO ILLINOIS

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area 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 9.5 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 have been 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



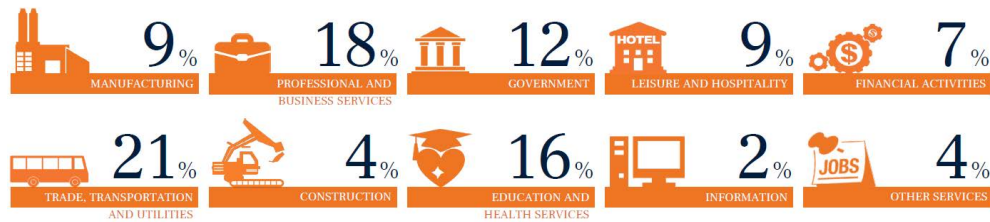
LARGE, DIVERSE
EMPLOYMENT BASE



METROPLEX GROWTH

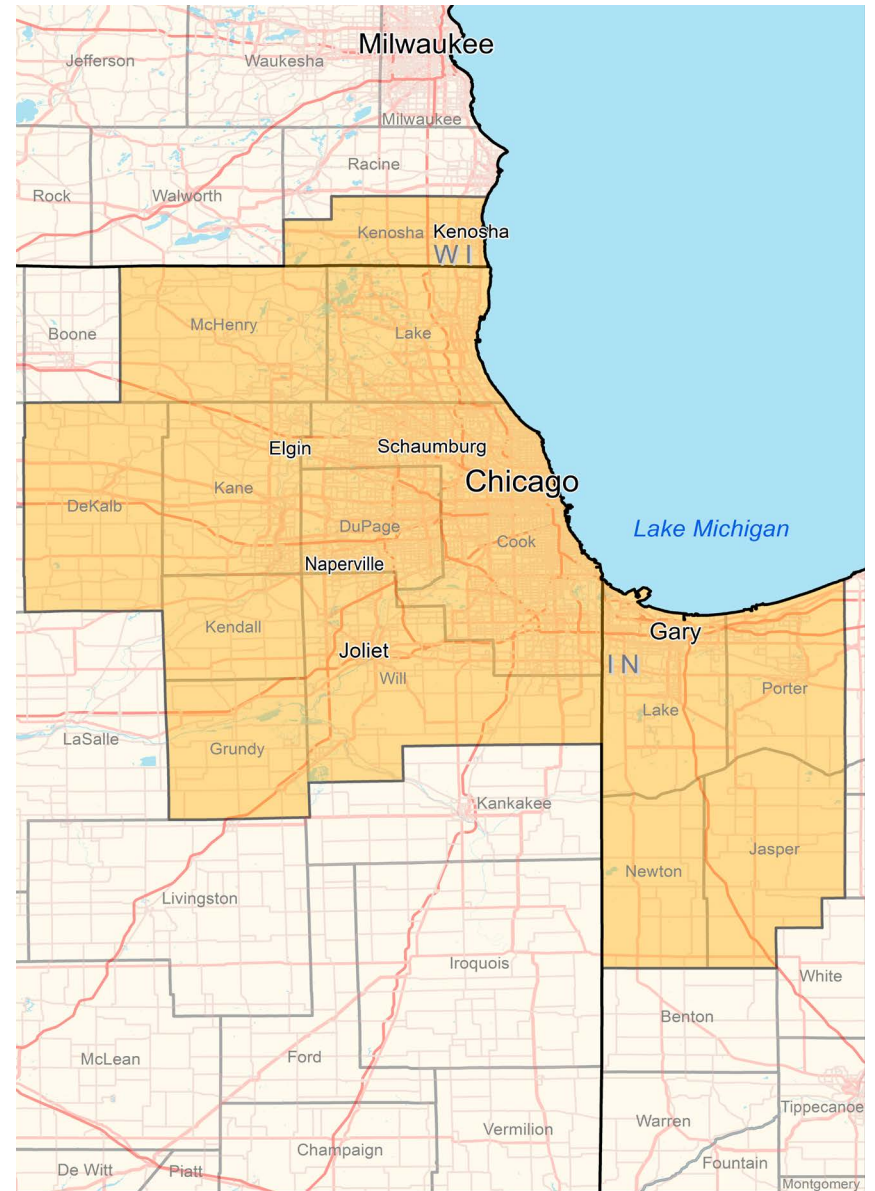
ECONOMY

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. Typically, more than 50 million people visit the metro annually and support approximately 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment are improving. Large tech firms, such as Amazon and Google, attract a wide array of startup companies. The workforce is considered one of the most diverse and well trained among major United States metros.



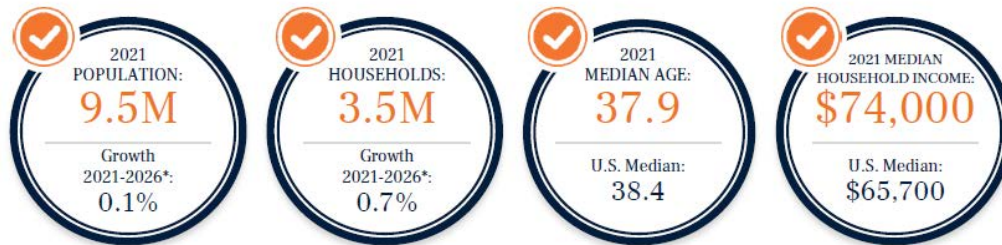
TRANSPORTATION

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 top freight rail hub, with major carriers BNSF, Union Pacific, CSX and Norfolk Southern servicing 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. Sixteen smaller airports also provide air service for the region.



METROPLEX GROWTH

Chicago is the third most populous metro in the U.S., with 9.5 million residents. During the next five years, the population is expected to remain steady. World-class education institutions, including Northwestern University and the University of Chicago, help provide a skilled labor pool. Nearly 37 percent of residents ages 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. median, as well as a household income above the national level. More people are renting as thousands of new apartments are completed. The local homeownership at 64 percent is slightly above the national rate.



The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver. Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which broke ground in September 2021.



DEMOGRAPHICS



176,579

Total Population
Within 5 miles



47.9%



52.1%



\$74,084

Average Household Income
Within 5 miles



70,444

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	9,891	58,560	174,968
2021 Estimate			
Total Population	9,868	58,911	176,579
2010 Census			
Total Population	10,158	60,899	182,356
2000 Census			
Total Population	10,522	65,535	194,662
Daytime Population			
2021 Estimate	6,973	52,137	162,732
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	4,039	23,359	68,622
2021 Estimate			
Total Households	4,017	23,339	68,738
Average (Mean) Household Size	2.5	2.5	2.5
2010 Census			
Total Households	4,090	23,954	70,672
2000 Census			
Total Households	4,227	25,413	74,068

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	0.6%	1.4%	3.3%
\$150,000-\$199,999	3.3%	4.5%	5.0%
\$100,000-\$149,999	14.7%	14.9%	14.1%
\$75,000-\$99,999	13.2%	13.7%	12.5%
\$50,000-\$74,999	23.0%	21.9%	19.9%
\$35,000-\$49,999	16.2%	13.7%	13.0%
\$25,000-\$34,999	11.0%	10.4%	10.5%
\$15,000-\$24,999	9.8%	9.4%	9.9%
Under \$15,000	8.3%	10.0%	11.9%
Average Household Income	\$64,734	\$68,242	\$74,084
Median Household Income	\$54,729	\$56,998	\$55,586
Per Capita Income	\$26,357	\$27,047	\$28,932
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	9,868	58,911	176,579
Under 20	26.8%	25.5%	25.9%
20 to 34 Years	22.0%	19.8%	18.3%
35 to 39 Years	7.1%	6.5%	6.2%
40 to 49 Years	12.4%	12.0%	11.9%
50 to 64 Years	17.9%	19.1%	19.9%
Age 65+	13.7%	17.0%	17.8%
Median Age	35.8	38.6	39.7
Population 25+ by Education Level			
2021 Estimate Population Age 25+	6,574	40,102	119,752
Elementary (0-8)	2.4%	3.2%	3.5%
Some High School (9-11)	6.4%	7.5%	7.4%
High School Graduate (12)	38.7%	38.8%	35.7%
Some College (13-15)	25.7%	22.1%	22.6%
Associate Degree Only	7.8%	8.7%	8.5%
Bachelor's Degree Only	13.0%	14.1%	14.6%
Graduate Degree	6.0%	5.8%	7.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	32.0	29.0	30.0

596 EAST RIDGE ROAD GRIFFITH, IN 46319

PRESENTED BY

CLAYTON ISACSON

Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5471
Clayton.Isacson@marcusmillichap.com
License: IL 475.199599

TYLER SHARP

Senior Associate
Office & Industrial Division
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

BROKER OF RECORD

JOSH CARUANA

Indiana Broker of Record
600 East 96th Street, Ste. 500
Indianapolis, IN 46240
Tel: (317) 218-5300
Lic #: RB14034355
Josh.Carwana@MarcusMillichap.com

DEBT CONTACT

FRANK MONTALTO

First Vice President Capital Markets
333 West Wacker Drive, Suite 200
Chicago, IL 60606
Tel: (312) 327-5421
Frank.Montalto@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP