

Marcus & Millichap
TAG INDUSTRIAL GROUP

TRAKK INDUSTRIAL PARK
1011 TRAKK LANE
WOODSTOCK, IL 60098

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with a complex network of steel beams, pipes, and overhead lighting fixtures. The perspective is looking upwards, emphasizing the height and scale of the facility.

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Single-Tenant ±14,000-Square-Foot Warehouse Situated on 0.90 Acres
- Features 287 Energy Saving Rooftop Solar Panels, 18' Clear Height, Two Dock Doors, and Two Grade Doors
- Available for Owner Use or Lease-Up Opportunity Effective February 2025
- Equal Distance from Downtown Chicago and Downtown Milwaukee
- High Barrier-to-Entry Submarket with 2.4% Vacancy Rate

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1011 Trakk Lane in Woodstock, Illinois. The subject property consists of approximately 14,000 square feet of warehouse space and is situated on 0.9 acres of land. The single-tenant asset features metal construction, a clear height of 18'; two dock-high doors via a truck well, two grade-level doors, three-phase heavy power with 480 volts and 400 amps, and 13 parking spaces. Installed in 2021, the property is also equipped with 287 SunPower SPR-X22-360-COM solar panels designed to significantly reduce energy costs.

Located just off U.S. Route 14, the property sits 65 miles northwest of Downtown Chicago and 75 miles southwest of Downtown Milwaukee. Effective February 2025, the property will be available for owner use or as a lease-up investment opportunity.

The subject property is located within McHenry County, a relatively large submarket containing 35.8 million square feet of industrial space. In Q3 2024, vacancies ticked up 20 basis points to 2.4 percent but remain well below the 6.7 percent national vacancy rate. Despite the lack of availability in McHenry County, annual rent growth continued to decelerate in Q3, slipping 150 basis points to 4.2 percent. With average asking rents being pushed to about \$9.30 per square foot, rent growth is still higher than the annual increase of the Consumer Price Index (CPI). Going into the last quarter of the year, only 24,200 square feet of industrial space were under construction, representing a small fraction of McHenry County's inventory. Given supply levels, rent growth and vacancies will largely be determined by demand for the foreseeable future (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

TRAKK INDUSTRIAL PARK

1011 TRAKK LANE, WOODSTOCK, IL 60098

Number of Suites	1
Number of Buildings	1
Total Square Feet	± 14,000
Year Built	2000
Lot Size	± 0.90 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Spaces	± 13
Parking Surface	Asphalt
Building Class	C
Tenancy	Owner-User
Dock High Doors	2
Grade Level Doors	2
Construction	Metal
Power	480v/400amps/3 Phase
Zoning	I-1
Roof Type	Metal
Age/Condition of Roofs	Original
Solar Panels	(287) SunPower SPR-X22-360-COM
Market	Chicago
Submarket	McHenry County
Submarket Vacancy	2.50%

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TRAKK INDUSTRIAL PARK

1011 TRAKK LANE, WOODSTOCK, IL 60098

OFFERING PRICE
\$1,400,000

Offering Price	\$1,400,000
Price/SF	\$100.00
Total Square Feet	14,000
Tenancy	Owner-User
Occupancy	0.00%

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RENT ROLL

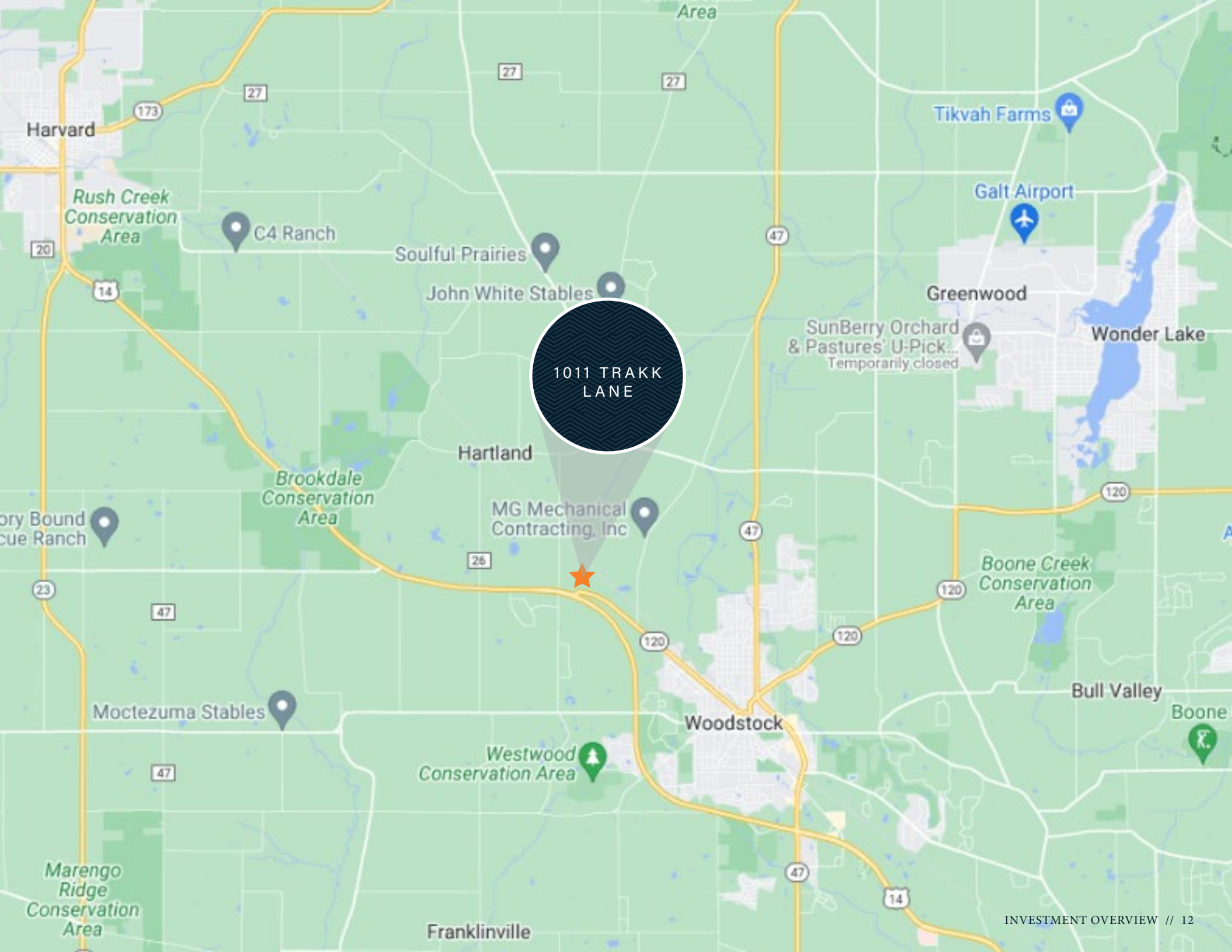
Tenant Name	Suite	Square Feet	%	Lease Dates		Annual	Total Rent Per Month	Total Rent Per Year	Pro Forma	Lease Type
			Bldg Share	Comm.	Exp.	Rent per Sq. Ft.			Rent Per Year	
Vacant	Full Building	14,000	100.0%	TBD	TBD	\$0.00	\$0.00	\$0.00	\$98,000	NNN
Total		14,000				\$0.00	\$0.00	\$0.00	\$98,000	
Occupied Tenants: 0				Unoccupied Tenants: 1		Occupied GLA: 0.00%		Unoccupied GLA: 100.00%		
Total Current Rents: \$0						Occupied Current Rents: \$0		Unoccupied Current Rents: \$0		

Notes: Pro-Forma Rent Per Year Estimated at \$7.00 PSF NNN.

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	98,000	7.00	
Expense Reimbursement Income					
Net Lease Reimbursement					
Insurance	0	0.00	4,200	0.30	
Real estate Taxes	0	0.00	22,397	1.60	
Total Reimbursement Income	\$0	0.0%	\$26,597	100.0%	\$1.90
Effective Gross Revenue	\$0	\$0.00	\$124,597	\$8.90	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Insurance	4,200	0.30	4,200	0.30	*Estimated
Real Estate Taxes	22,397	1.60	22,397	1.60	*2023 Payable 2024
Total Expenses	\$26,597	\$1.90	\$26,597	\$1.90	
Expenses as % of EGR	0.0%		21.3%		
Net Operating Income	-\$26,597	(\$1.90)	\$98,000	\$7.00	



1011 TRAKK
LANE



1011 TRAKK
LANE





FLOOR PLAN



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 2,143 debt
and equity
financings in 2023



National platform operating
within the firm's
brokerage offices



\$86.3 billion total
national volume
in 2023



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

.....

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with a complex network of steel beams, pipes, and overhead lighting fixtures. The perspective is looking upwards, emphasizing the height and scale of the facility.

SECTION 2

MARKET OVERVIEW

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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 and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for hybrid work schedules, while progressing tourism levels support activity in the urban core.



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-technology sectors. Fortune 500 companies headquartered in the metro include Walgreens, Abbott Laboratories, 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 nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment are improving. Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.



9%
MANUFACTURING



18%
PROFESSIONAL AND
BUSINESS SERVICES



11%
GOVERNMENT



9%
LEISURE AND HOSPITALITY



7%
FINANCIAL
ACTIVITIES



20%
TRADE, TRANSPORTATION,
AND UTILITIES



4%
CONSTRUCTION



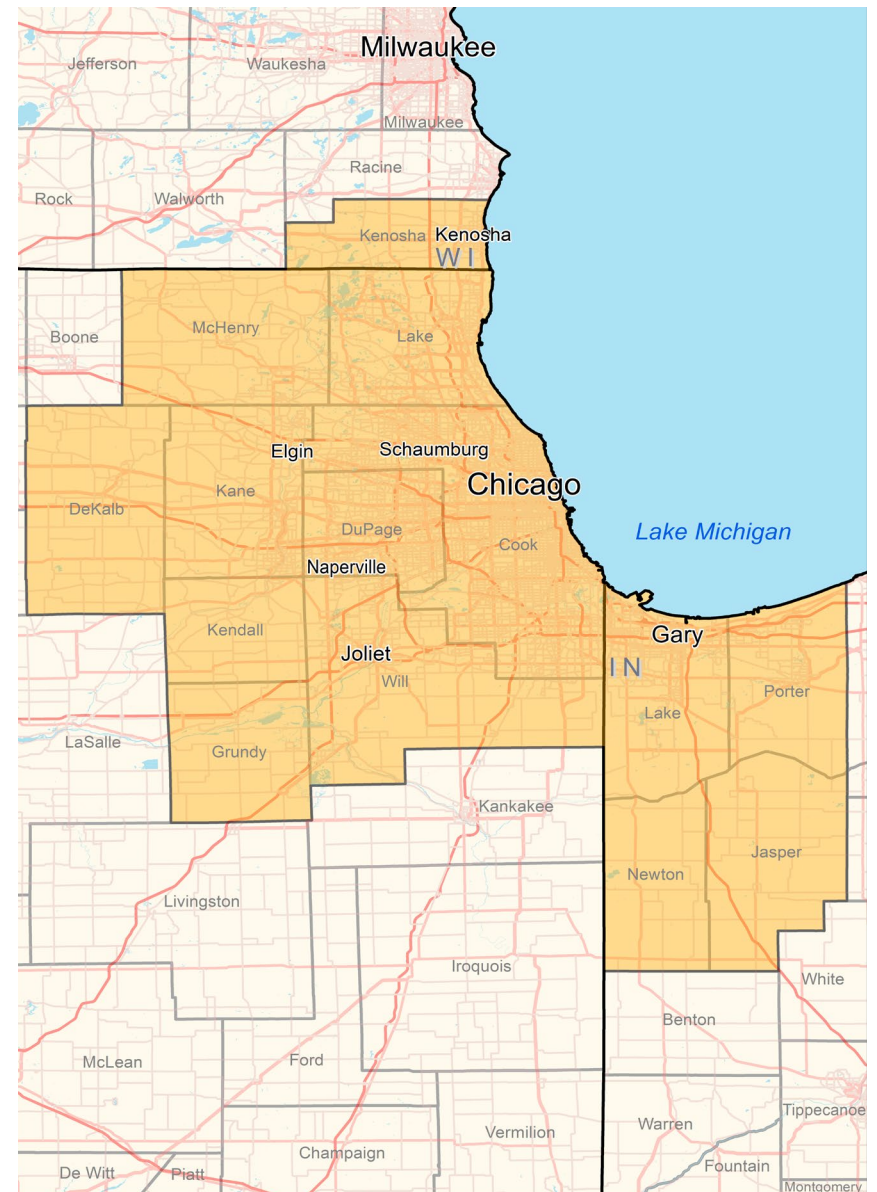
16%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

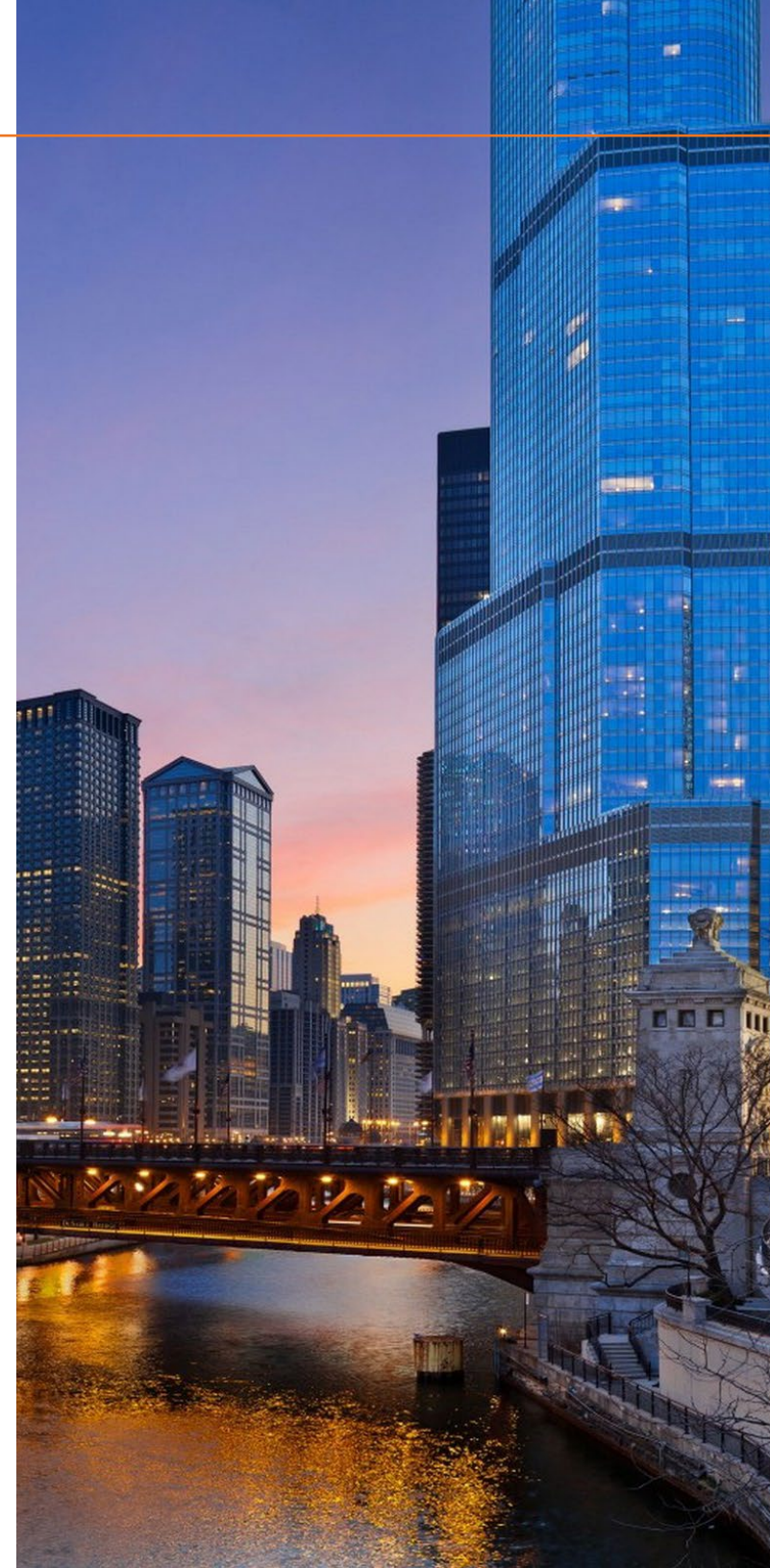
TRANSPORTATION

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.



QUALITY OF LIFE

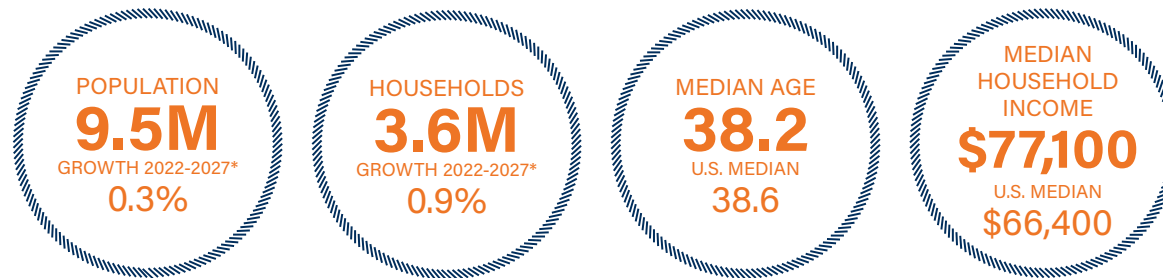
The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its 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.



METROPLEX GROWTH

DEMOGRAPHICS

Chicago is the second-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. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 15 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 slightly 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 home-ownership at 61 percent is slightly below the national rate.



DEMOGRAPHICS



28,768

Total Population
Within 5 Miles



50.4%



49.6%



\$97,040

Average Household Income
Within 5 Miles



17,234

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	297	18,146	29,242
2023 Estimate			
Total Population	298	17,880	28,768
2020 Census			
Total Population	297	17,634	28,542
2010 Census			
Total Population	317	17,703	28,069
Daytime Population			
2023 Estimate	307	16,497	27,840
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	99	6,735	11,241
2023 Estimate			
Total Households	99	6,637	11,062
Average (Mean) Household Size	2.5	2.6	2.6
2020 Census			
Total Households	99	6,593	10,976
2010 Census			
Total Households	101	6,250	10,281

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	19.0%	7.0%	7.9%
\$150,000-\$199,999	6.3%	6.0%	7.1%
\$100,000-\$149,999	24.5%	16.0%	17.0%
\$75,000-\$99,999	16.1%	16.1%	14.6%
\$50,000-\$74,999	15.7%	19.3%	18.3%
\$35,000-\$49,999	5.1%	11.9%	11.6%
\$25,000-\$34,999	4.5%	6.7%	6.4%
\$15,000-\$24,999	5.9%	8.2%	8.7%
Under \$15,000	3.1%	8.6%	8.4%
Average Household Income	\$144,564	\$91,007	\$97,040
Median Household Income	\$99,569	\$67,047	\$69,252
Per Capita Income	\$48,975	\$34,274	\$37,669
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	298	17,880	28,768
Under 20	17.1%	24.2%	24.0%
20 to 34 Years	10.9%	21.1%	21.0%
35 to 39 Years	3.1%	6.6%	6.7%
40 to 49 Years	8.9%	11.5%	11.6%
50 to 64 Years	30.9%	21.7%	21.7%
Age 65+	29.0%	14.9%	15.1%
Median Age	55.4	38.5	38.7
Population 25+ by Education Level			
2023 Estimate Population Age 25+	235	12,400	20,065
Elementary (0-8)	3.5%	5.6%	5.0%
Some High School (9-11)	4.2%	6.0%	5.3%
High School Graduate (12)	36.6%	29.5%	28.8%
Some College (13-15)	23.0%	22.1%	22.0%
Associate Degree Only	7.6%	7.7%	7.8%
Bachelor's Degree Only	12.4%	19.3%	20.7%
Graduate Degree	12.7%	9.8%	10.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	34.0	29.0	29.0

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