

Marcus & Millichap  
TAG INDUSTRIAL GROUP

JOLIET HEAVY INDUSTRIAL ZONED LAND  
1306 MCKINLEY AVENUE

JOLIET, IL 60436

# 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.

© 2024 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: ZAF0370106

## 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](http://www.marcusmillichap.com)

JOLIET HEAVY  
INDUSTRIAL ZONED LAND  
1306 MCKINLEY AVENUE  
JOLIET, IL 60436

PRESENTED BY

---

**ZACH ORZEL**

Associate  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5401  
Zachary.Orzel@MarcusMillichap.com  
License: IL 475.198922

**TYLER SHARP**

Vice President of Investments  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5446  
Tyler.Sharp@MarcusMillichap.com  
License: IL 475.177869

**ADAM ABUSHAGUR**

Senior Managing Director Investments  
Office & Industrial Division  
Dallas Office  
Office (972) 755-5223  
Adam.Abushagur@MarcusMillichap.com  
License: TX 661916

BROKER OF RECORD

---

**STEVEN WEINSTOCK**

Illinois Broker of Record  
One Mid America Plaza, Suite 200  
Oakbrook Terrace, IL 60181  
Tel: (630) 570-2200  
Steven.Weinstock@MarcusMillichap.com  
License: 471.011175

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP





# TABLE OF CONTENTS

## 01

### INVESTMENT OVERVIEW

#### SECTION 1

Offering Summary ▪ Property Details ▪ Offering Highlights ▪ Operating Statement ▪ Regional Map Aerial Map ▪ Property Photos ▪ Acquisition Financing

## 02

### MARKET OVERVIEW

#### SECTION 2

Market Analysis ▪ Demographic Analysis

Marcus & Millichap

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a complex network of metal beams, pipes, and overhead lighting fixtures, creating a sense of depth and structure. The lighting is dim, with some fixtures glowing softly.

# SECTION 1

---

## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- 56.30 Acres Total of Industrial Land Across 12 Parcels
- 38.54 Acres Extremely Desirable I-2 Industrial Zoning (Joliet), 17.76 Acres Zoned I-1
  - Recently Completed Environmental Remediation, Pending NFR Letter
    - Less Than Two Miles from Union Pacific Intermodal
  - One Mile From I-80 Entrance Creates Premier Accessibility
- Joliet Area Industrial Submarket Boasts a 5.2% Vacancy Rate with Steadily Increasing Demand
  - 55.6 Million Square Feet of Industrial in Five Mile Radius

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1306 McKinley Avenue in Joliet, Illinois. This sale offers an ideal distribution, logistics, or IOS facility development opportunity in the Joliet Area. With 12 parcels of land, the property consists of 38.54 acres zoned I-2 and 17.76 acres zoned I-1. An environmental remediation was recently completed and a No Further Remediation (NFR) Letter is pending. This sale offers an ideal distribution and logistics development opportunity in the Joliet Area submarket thanks to both Interstate 80 and a Union Pacific intermodal hub sitting within three miles of the property.

Joliet Area is a massive submarket containing 109.9 million square feet of industrial space, half of which is concentrated in a five-mile radius of the property. The submarket has experienced a significant amount of growth over the last decade with inventory expanding by 79 percent. Big-box warehouses over 200,000 square feet dominate the Joliet Area submarket, accounting for 77 percent of inventory. Going into 2024, construction activity slowed to 2.8 million square feet, representing a 2.5 percent increase in supply. In 2023, the vacancy rate increased by 110 basis points to 5.1 percent as new supply outpaced a healthy level of demand but remained well below the 10-year average of 7.8 percent. Consequently, asking rent growth in the Joliet Area slowed to 7.4 percent last year but was 200 basis points higher than the annual average since 2014 (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

### JOLIET HEAVY INDUSTRIAL ZONED LAND 1306 MCKINLEY AVENUE, JOLIET, IL 60436

Number of Suites	1
Number of Buildings	1
Total Square Feet	± 22,000
Warehouse Square Feet	22,000
Year Built	1960's
Lot Size	56.3 Acres
Type of Ownership	Fee Simple
Parking Surface	Crushed Gravel
Building Class	C
Tenancy	Owner-User
Construction	Metal
Power	Heavy
Zoning	I-1 & I-2
Roof Type	Metal
Age/Condition of Roofs	Poor
Market	Chicago
Submarket	Joliet Area
Submarket Vacancy	5.20%

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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0370106)







## JOLIET HEAVY INDUSTRIAL ZONED LAND

1306 MCKINLEY AVENUE, JOLIET, IL 60436

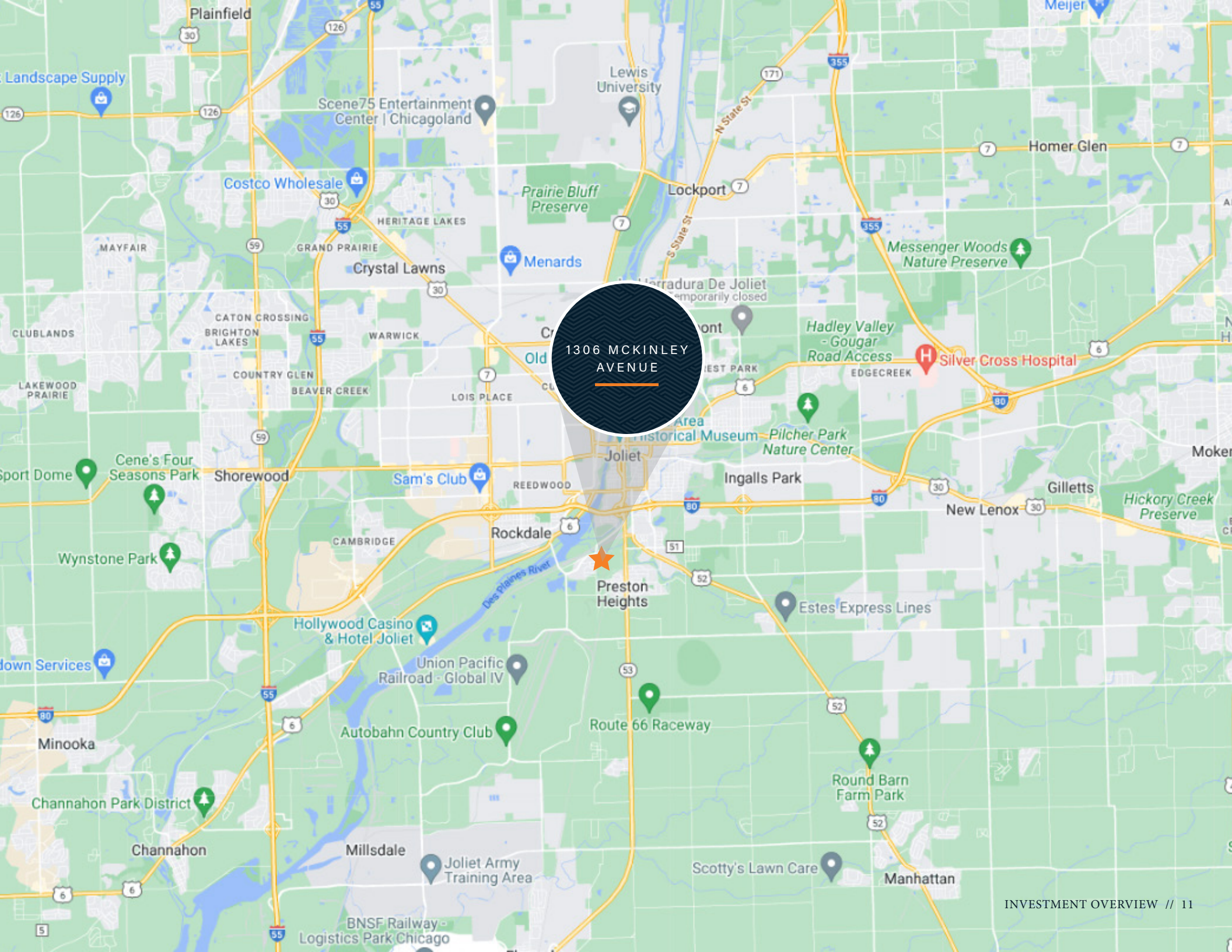
OFFERING PRICE  
**\$2,500,000**

Offering Price	\$2,500,000
Price/Acre	\$44,405
Total Square Feet (Building)	±22,000
Tenancy	Vacant
Occupancy	Vacant

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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0370106)

## OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	0		0.00	0		0.00
Expense Reimbursement Income						
Net Lease Reimbursement						
Total Reimbursement Income	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00
Effective Gross Revenue	\$0		\$0.00	\$0		\$0.00
<b>Operating Expenses</b>						
Real Estate Taxes	23,151		0.00	23,151		0.00
Total Expenses	\$23,151		\$0.00	\$23,151		\$0.00
Expenses as % of EGR	0.0%			0.0%		
Net Operating Income	-\$23,151		\$0.00	-\$23,151		\$0.00



1306 MCKINLEY AVENUE



1306 MCKINLEY  
AVENUE



## 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-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial door with several small rectangular windows is visible. The overall atmosphere is clean and modern.

## 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 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



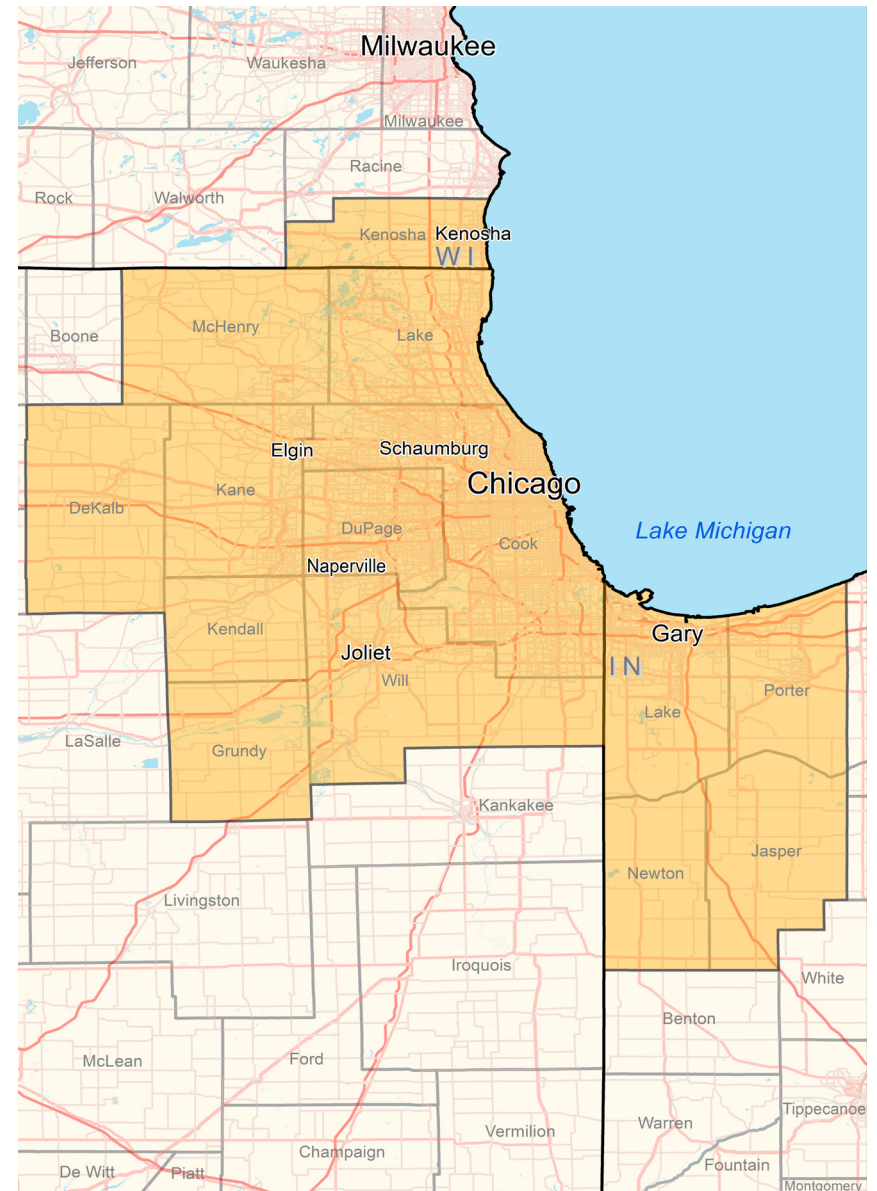
**16%**  
EDUCATION AND  
HEALTH SERVICES



**2%**  
INFORMATION



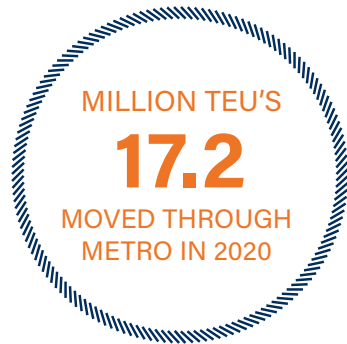
**4%**  
OTHER SERVICES



## METROPLEX GROWTH

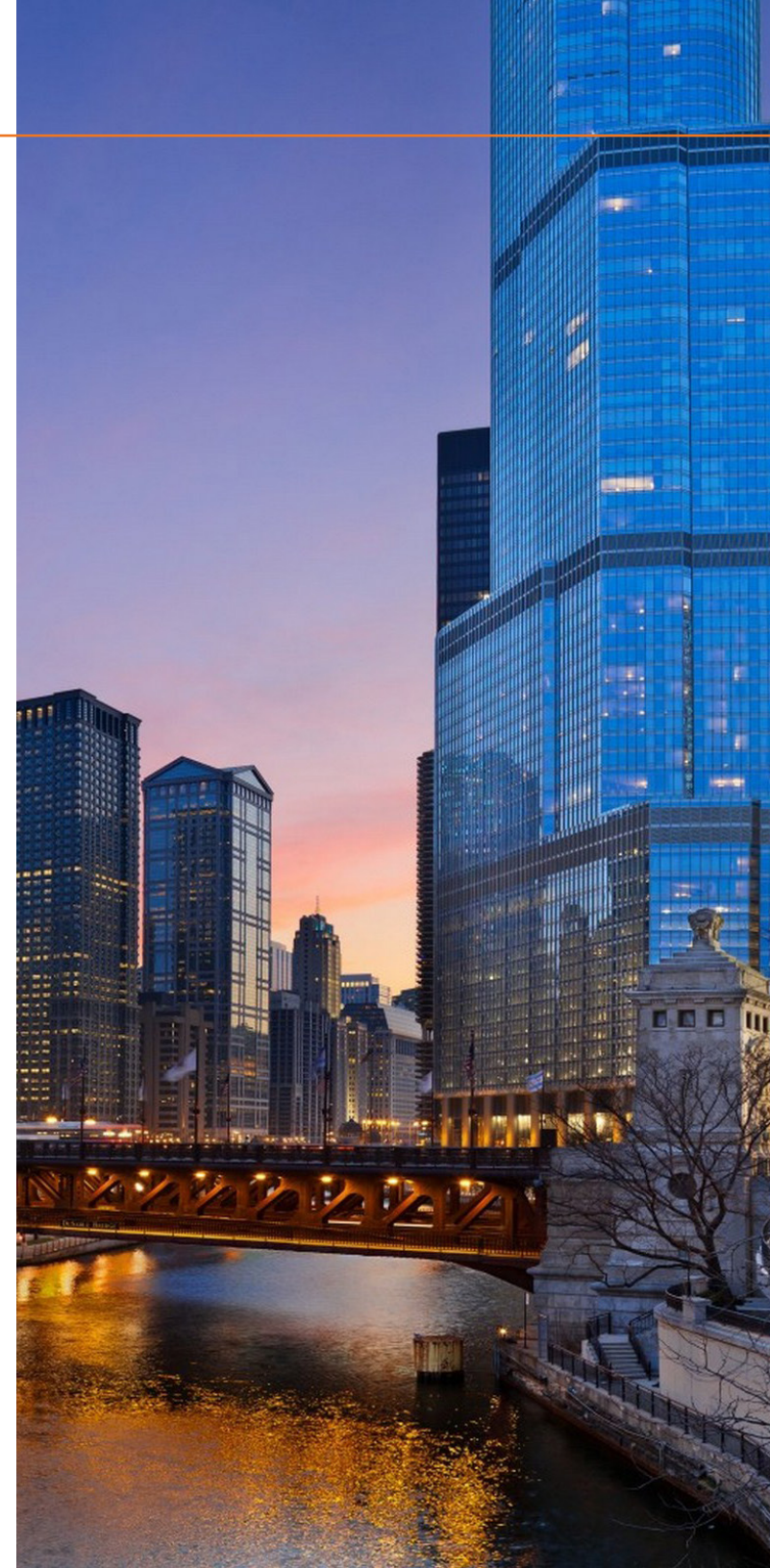
### TRANSPORTATION

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

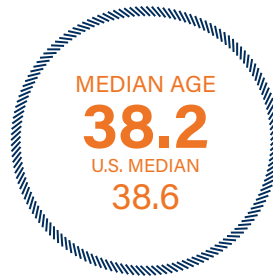
The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its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



**120,528**

Total Population  
Within 5 Miles



**\$74,624**

Average Household Income  
Within 5 Miles



**66,156**

Employees  
Within 1 Mile

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	4,313	61,331	120,920
<b>2022 Estimate</b>			
Total Population	4,350	61,291	120,528
<b>2010 Census</b>			
Total Population	4,447	61,776	120,578
<b>2000 Census</b>			
Total Population	4,321	62,643	112,133
<b>Daytime Population</b>			
2022 Estimate	5,993	72,045	133,026
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	1,464	20,842	43,740
<b>2022 Estimate</b>			
Total Households	1,470	20,791	43,416
Average (Mean) Household Size	2.8	2.8	2.7
<b>2010 Census</b>			
Total Households	1,485	20,734	42,920
<b>2000 Census</b>			
Total Households	1,431	21,304	40,183

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$250,000 or More	1.7%	1.3%	1.9%
\$200,000-\$249,999	1.5%	0.9%	1.4%
\$150,000-\$199,999	3.7%	4.9%	5.3%
\$125,000-\$149,999	3.8%	4.4%	5.4%
\$100,000-\$124,999	7.2%	6.6%	8.9%
\$75,000-\$99,999	11.0%	11.3%	13.4%
\$50,000-\$74,999	15.1%	19.0%	19.2%
\$35,000-\$49,999	16.0%	15.4%	14.1%
\$25,000-\$34,999	10.7%	11.1%	9.7%
\$15,000-\$24,999	13.1%	12.3%	10.7%
Under \$15,000	16.1%	12.8%	10.1%
Average Household Income	\$64,407	\$65,466	\$74,624
Median Household Income	\$42,918	\$48,183	\$56,538
Per Capita Income	\$21,804	\$22,709	\$27,507

# JOLIET HEAVY INDUSTRIAL ZONED LAND 1306 MCKINLEY AVENUE JOLIET, IL 60436

PRESENTED BY

---

## ZACH ORZEL

Associate  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5401  
Zachary.Orzel@MarcusMillichap.com  
License: IL 475.198922

## TYLER SHARP

Vice President of Investments  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5446  
Tyler.Sharp@MarcusMillichap.com  
License: IL 475.177869

## ADAM ABUSHAGUR

Senior Managing Director Investments  
Office & Industrial Division  
Dallas Office  
Office (972) 755-5223  
Adam.Abushagur@MarcusMillichap.com  
License: TX 661916

BROKER OF RECORD

---

## STEVEN WEINSTOCK

Illinois Broker of Record  
One Mid America Plaza, Suite 200  
Oakbrook Terrace, IL 60181  
Tel: (630) 570-2200  
Steven.Weinstock@MarcusMillichap.com  
License: 471.011175

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP