

Marcus & Millichap  
TAG INDUSTRIAL GROUP

# 100 WEST INDUSTRIAL ROAD

ADDISON, IL 60101



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TAG INDUSTRIAL GROUP

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# 100 WEST INDUSTRIAL ROAD ADDISON, IL 60101

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## MARKET OVERVIEW

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The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of steel beams, pipes, and several large, white, dome-shaped pendant lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a large factory or warehouse.

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap



## OFFERING SUMMARY

- Vacant Single-Tenant 19,535 Square-Foot Warehouse with FDA Approved Clean Rooms Situated on 0.69 Acres
  - Features 13' Clear Height, One Dock Door, Full Air Conditioning, and 0.57 Acre Adjacent Parking Lot
  - Excellent Location Three Miles to I-290, Four Miles to I-355, and Six Miles to I-294
- Located in Dupage County Provides a Competitive Tax Advantage to Neighboring Cook County Properties
  - Tight Barrier-to-Entry West Suburbs Submarket with 3.2% Vacancy vs. 7.0% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 100 West Industrial Road in Addison, Illinois. The subject property consists of approximately 19,535 square feet of warehouse space and is situated on 0.69 acres of land. The single-tenant asset features 6,000 square feet of office space, a clear height of 13', one dock-high door, full air conditioning, and heavy power with 800 amps. Situated across the street from the building is an additional 0.57-acre paved parking lot that can be used for outdoor storage. Located in Dupage County, the landlord has a competitive tax advantage over neighboring Cook County property owners. Primely positioned within the West Suburbs submarket, the property has proximity to Interstates 355, 290, and 294. For sale as vacant, buyers have an owner-user or lease-up opportunity.

West Suburbs is a large submarket containing 42.8 million square feet of industrial space. Given its proximity to the O'Hare International Airport, West Suburbs is heavily impacted by freight transportation. Due to a lack of available land, the submarket's inventory has largely been fixed since the turn of the century. In 2024, industrial demand in the submarket contracted by about -174,000 square feet, however, no new industrial properties were delivered. As a result, the vacancy rate only increased by 40 basis points to 3.2 percent, sitting below the 5.4 percent market average in Chicago and representing less than half the 7.0 percent national average (top 50 metros, minimum 10,000 square feet, & Classes A, B, & C). Despite the lack of new supply and low vacancy rate, annual rent growth decelerated 280 basis points on the year to 3.8 percent. With only about 32,000 square feet of industrial space underway at the start of 2025, vacancies and rents will largely be dependent upon 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

### 100 WEST INDUSTRIAL ROAD, ADDISON, IL 60101

|                       |                |
|-----------------------|----------------|
| Number of Suites      | 1              |
| Number of Buildings   | 1              |
| Total Square Feet     | 19,535 SF      |
| Warehouse Square Feet | 13,535 SF      |
| Office Square Feet    | 6,000 SF       |
| Office Ratio          | 30.71%         |
| Year Built            | 1960           |
| Lot Size              | 0.69 Acres     |
| Type of Ownership     | Fee Simple     |
| Clear Height          | 13'            |
| Parking Spaces        | 42             |
| Parking Surface       | Asphalt        |
| Building Class        | C              |
| Tenancy               | Single-Tenant  |
| Dock-High Doors       | 1              |
| Construction          | Masonry        |
| Power                 | 800a Heavy     |
| Zoning                | M-2            |
| Sprinklers            | Yes            |
| Market                | IL-Chicago MSA |
| Submarket             | West Suburbs   |
| Market Vacancy        | 3.20%          |



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100 WEST INDUSTRIAL ROAD - FULLY LEASED OPTION

ADDISON, IL 60101

OFFERING PRICE  
**\$1,900,000**

|  |             |
|--|-------------|
| Offering Price                                 | \$1,900,000 |
| Vacant Land Price (Included in Offering Price) | \$150,000   |
| Building Price/SF                              | \$90.09     |
| Total Price/SF                                 | \$97.26     |
| Total Building Square Feet                     | 19,535      |
| Occupancy                                      | 0.00%       |

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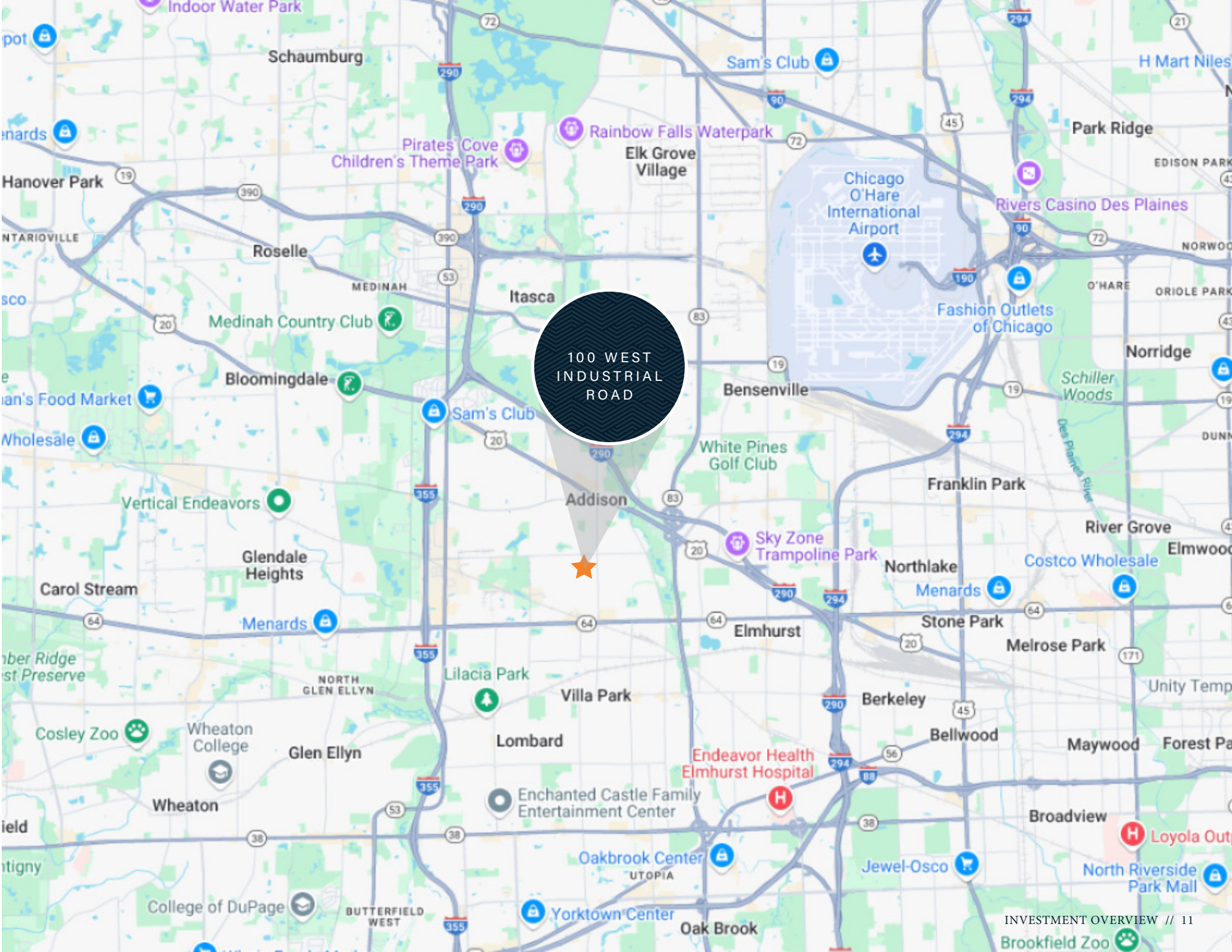
## OPERATING STATEMENT

| Income                       | Current  | Per SF | Pro Forma       | Per SF  | Notes |
|------------------------------|----------|--------|-----------------|---------|-------|
| Scheduled Base Rental Income | 0        | 0.00   | 203,690         | 10.43   |       |
| Expense Reimbursement Income |          |        |                 |         |       |
| Net Lease Reimbursement      |          |        |                 |         |       |
| Insurance                    | 0        | 0.00   | 8,034           | 0.41    |       |
| Real Estate Taxes            | 0        | 0.00   | 28,015          | 1.43    |       |
| Management Fees              | 0        | 0.00   | 0               | 0.00    | [3]   |
| Total Reimbursement Income   | \$0 0.0% | \$0.00 | \$36,049 100.0% | \$1.85  |       |
| Effective Gross Revenue      | \$0      | \$0.00 | \$239,739       | \$12.27 |       |

| Operating Expenses   | Current   | Per SF   | Pro Forma | Per SF  |  |
|----------------------|-----------|----------|-----------|---------|--|
| Insurance            | 7,800     | 0.40     | 8,034     | 0.41    | Estimated                                |
| Real Estate Taxes    | 26,681    | 1.37     | 28,015    | 1.43    | 2023 Taxes, Grossed Up 105% in Pro-Forma |
| Management Fee       | 0 0.0%    | 0.00     | 0 0.0%    | 0.00    |  |
| Total Expenses       | \$34,481  | \$1.77   | \$36,049  | \$1.85  |  |
| Expenses as % of EGR | 0.0%      |          | 15.0%     |         |  |
| Net Operating Income | -\$34,481 | (\$1.77) | \$203,690 | \$10.43 |  |





100 WEST  
INDUSTRIAL  
ROAD





100 WEST  
INDUSTRIAL  
ROAD











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## 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.



1,249 Financing  
Transactions  
in 2024



National platform operating  
within the firm's  
brokerage offices



\$6.7 billion total  
national volume  
in 2024



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 walkways. Several large, dome-shaped pendant lights are visible, hanging from the ceiling. The overall atmosphere is industrial and modern.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# CHICAGO

## ILLINOIS

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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



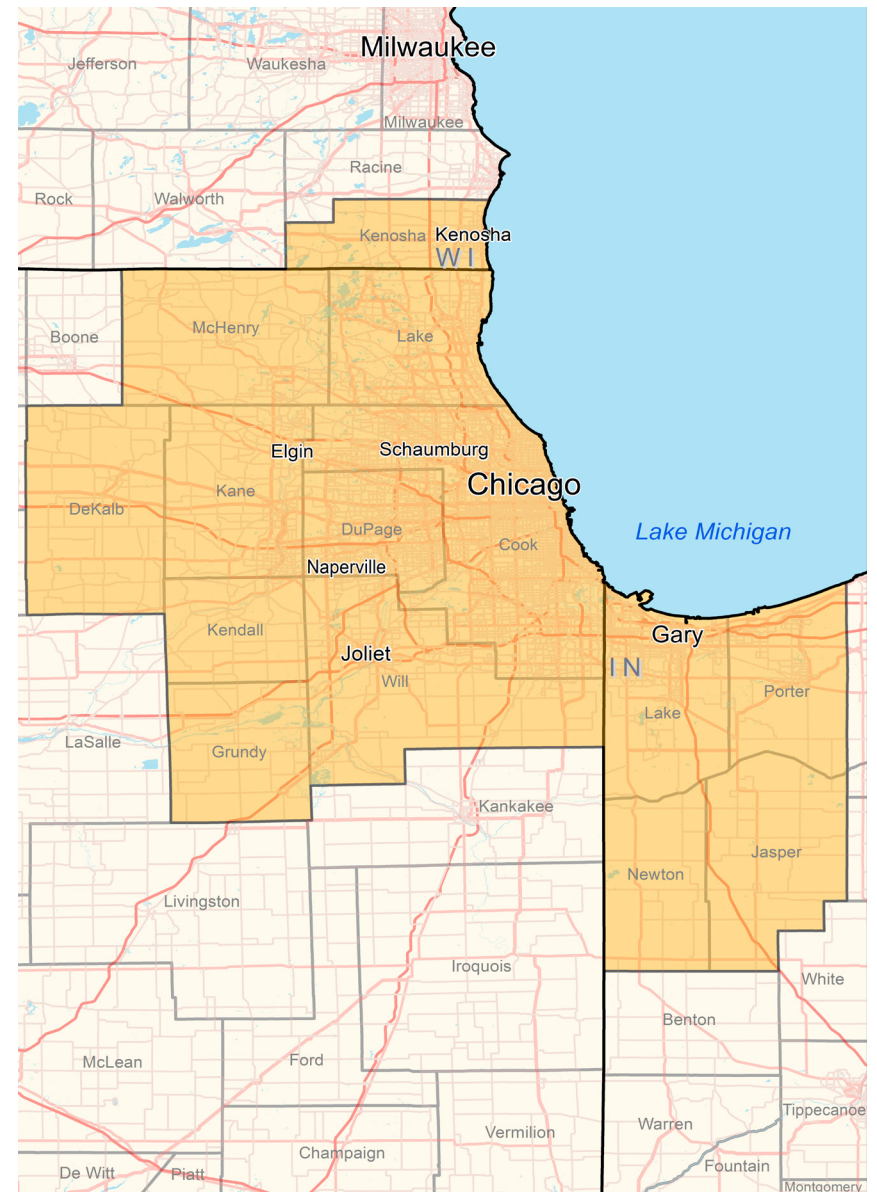
**16%**  
EDUCATION AND  
HEALTH SERVICES



**2%**  
INFORMATION



**4%**  
OTHER SERVICES





## METROPLEX GROWTH

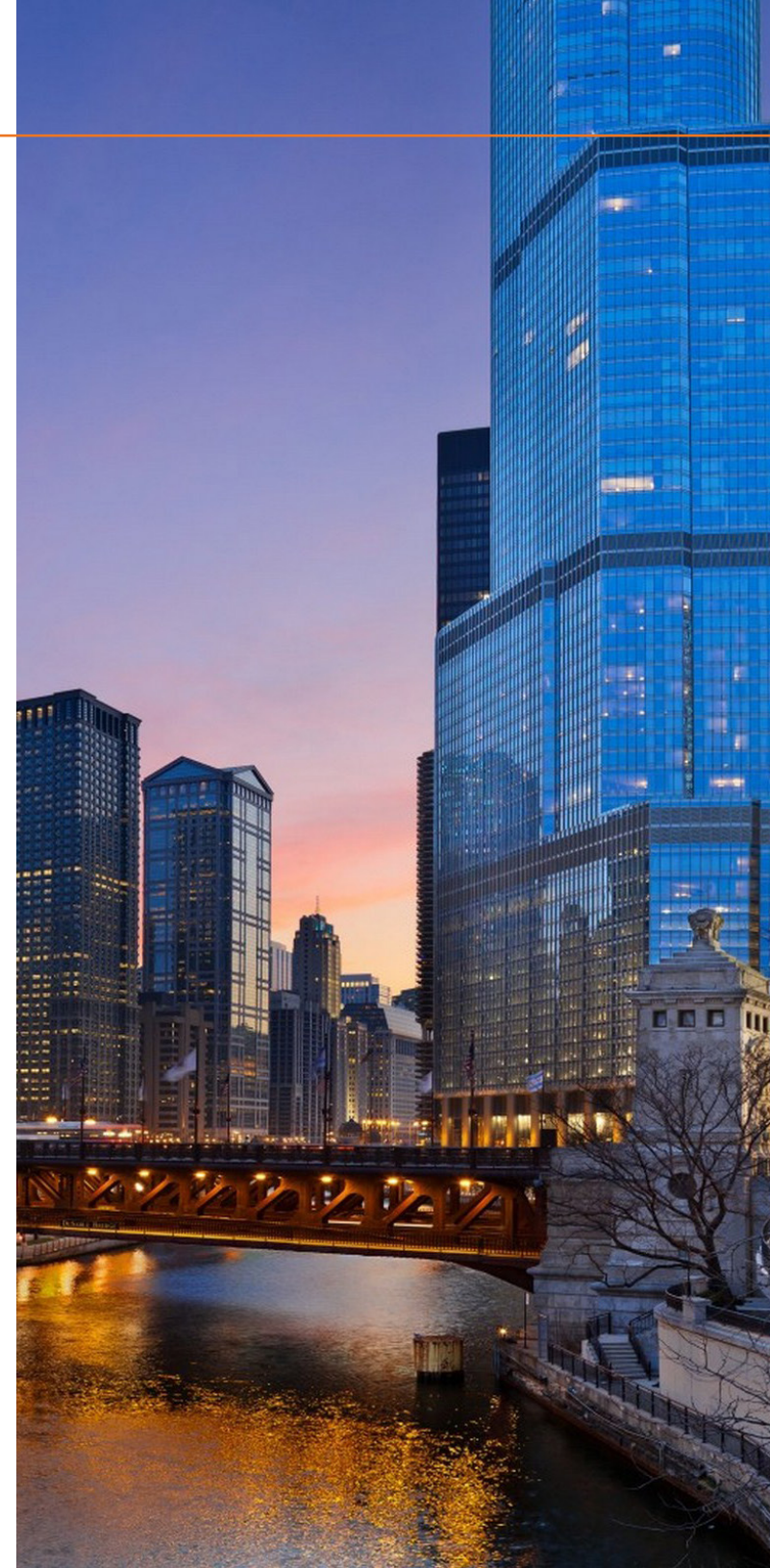
### TRANSPORTATION

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

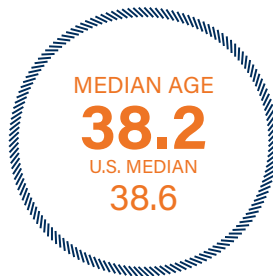
The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its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



**275,231**

Total Population  
Within 5 Miles



49.9%



50.1%



**\$118,332**

Average Household Income  
Within 5 Miles



**156,560**

Employees  
Within 1 Mile

## DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2028 Projection</b>        |        |         |         |
| Total Population              | 14,104 | 103,618 | 276,701 |
| <b>2023 Estimate</b>          |        |         |         |
| Total Population              | 14,118 | 103,426 | 275,231 |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 14,119 | 102,773 | 276,847 |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 14,670 | 103,303 | 272,869 |
| <b>Daytime Population</b>     |        |         |         |
| 2023 Estimate                 | 20,599 | 120,347 | 358,999 |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| <b>2028 Projection</b>        |        |         |         |
| Total Households              | 4,574  | 37,585  | 101,574 |
| <b>2023 Estimate</b>          |        |         |         |
| Total Households              | 4,566  | 37,438  | 100,777 |
| Average (Mean) Household Size | 3.1    | 2.8     | 2.7     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 4,570  | 37,400  | 100,369 |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 4,472  | 36,237  | 97,052  |

| HOUSEHOLDS BY INCOME                     | 1 Mile   | 3 Miles   | 5 Miles   |
|--|----------|-----------|-----------|
| <b>2023 Estimate</b>                     |          |           |           |
| \$200,000 or More                        | 3.3%     | 9.0%      | 11.0%     |
| \$150,000-\$199,999                      | 6.3%     | 10.8%     | 10.8%     |
| \$100,000-\$149,999                      | 17.6%    | 20.4%     | 19.8%     |
| \$75,000-\$99,999                        | 16.0%    | 14.1%     | 13.9%     |
| \$50,000-\$74,999                        | 20.3%    | 16.9%     | 16.8%     |
| \$35,000-\$49,999                        | 11.3%    | 9.6%      | 9.8%      |
| \$25,000-\$34,999                        | 8.2%     | 6.5%      | 6.1%      |
| \$15,000-\$24,999                        | 10.0%    | 6.6%      | 5.9%      |
| Under \$15,000                           | 7.0%     | 6.1%      | 5.9%      |
| Average Household Income                 | \$81,321 | \$111,364 | \$118,332 |
| Median Household Income                  | \$65,784 | \$82,141  | \$84,350  |
| Per Capita Income                        | \$26,366 | \$40,448  | \$43,502  |
| POPULATION PROFILE                       | 1 Mile   | 3 Miles   | 5 Miles   |
| <b>Population By Age</b>                 |          |           |           |
| 2023 Estimate Total Population           | 14,118   | 103,426   | 275,231   |
| Under 20                                 | 28.7%    | 25.6%     | 25.1%     |
| 20 to 34 Years                           | 22.4%    | 19.2%     | 18.5%     |
| 35 to 39 Years                           | 8.6%     | 7.3%      | 7.1%      |
| 40 to 49 Years                           | 12.7%    | 12.8%     | 12.8%     |
| 50 to 64 Years                           | 16.2%    | 18.8%     | 19.3%     |
| Age 65+                                  | 11.5%    | 16.4%     | 17.1%     |
| Median Age                               | 34.3     | 38.6      | 39.5      |
| <b>Population 25+ by Education Level</b> |          |           |           |
| 2023 Estimate Population Age 25+         | 9,101    | 70,523    | 189,835   |
| Elementary (0-8)                         | 13.2%    | 5.7%      | 5.4%      |
| Some High School (9-11)                  | 9.5%     | 5.4%      | 5.1%      |
| High School Graduate (12)                | 33.5%    | 27.6%     | 25.3%     |
| Some College (13-15)                     | 16.5%    | 19.8%     | 19.1%     |
| Associate Degree Only                    | 8.3%     | 8.1%      | 7.6%      |
| Bachelor's Degree Only                   | 13.6%    | 21.6%     | 24.1%     |
| Graduate Degree                          | 5.5%     | 11.8%     | 13.4%     |
| <b>Travel Time to Work</b>               |          |           |           |
| Average Travel Time to Work in Minutes   | 27.0     | 29.0      | 29.0      |



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