

Marcus & Millichap
TAG INDUSTRIAL GROUP

LEMONT DEVELOPMENT LAND
11313 KATHERINES CROSSING

LEMONT, IL 60439

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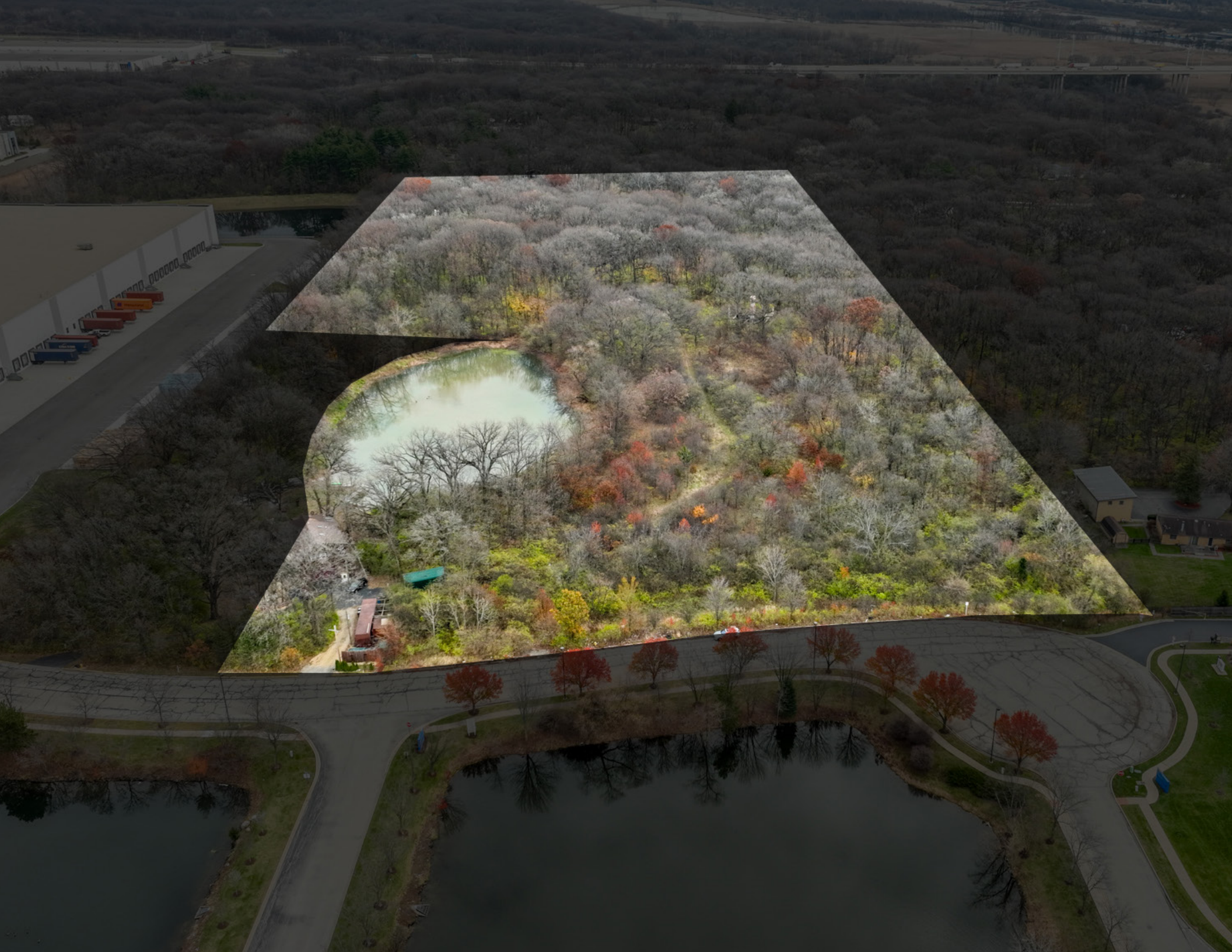




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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 13.55-Acre Lot in Unincorporated Area of Will County
 - Property Supports Up to 200,000 Square Feet of Industrial Development Under Rezoning
 - Situated in Established Industrial Park Near I-355 and I-55 for Seamless National Logistics Connectivity
- Part of Woodridge's Comprehensive Future Use Plan as "Business Park" Encouraging Warehousing, Distribution and Light Manufacturing
 - Tight Barrier-to-Entry Submarket with 4.1% Vacancy and Only 290,000 Square Feet Under Construction

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 11313 Katherines Crossing in Lemont, Illinois. The subject property consists of approximately 13.55 acres of land. Currently zoned A-1 for agricultural use, the property can support up to 200,000 square feet of industrial space for warehousing, distribution, or light manufacturing under rezoning. Situated near the interchange between Interstates 55 and 355, the site provides regional and national logistics connectivity. The property is positioned within a well-established industrial park with a diverse range of businesses supporting strong tenant demand. While located in an unincorporated area of Will County, the property is included in a comprehensive plan by the Village of Woodridge to encourage future development.

The subject property is located in the South Interstate 55 Corridor, a massive submarket with 104.7 million square feet of industrial space. In 2024, about 318,000 square feet were absorbed on net, representing an 87 percent slowdown from the year before. After posting a decade's high in 2023, net deliveries responded to demand by falling 70 percent last year to 1.1 million square feet. With supply outpacing demand, the vacancy rate in South Interstate 55 Corridor ticked up 70 basis points on the year to 4.1 percent. Despite only a small increase in vacancies, annual rent growth decelerated from 360 basis points to 3.2 percent, representing the slowest level since 2013. Going into 2025, only about 290,000 square feet were under construction in the South Interstate 55 Corridor, which is less than 1.0 percent of inventory (CoStar). With the reduction of new supply, vacancies and rent growth will largely be dependent on demand for the foreseeable future.

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

LEMONT DEVELOPMENT LAND
11313 KATHERINES CROSSING, LEMONT, IL 60439

Lot Size	13.55 Acres
Zoning	A-1 (Unincorporated Will County)
Market	Chicago
Submarket	South I-55 Corridor
Submarket Vacancy	4.10%

WOODRIDGE ORI (OFFICE, RESEARCH, AND LIGHT INDUSTRIAL)
ZONING DEVELOPMENT PARAMETERS

Minimum Lot Area (sq. ft.)	2 Acres
Minimum Lot Width (ft.)	175'
Minimum Lot Depth (ft.)	250'
Minimum Front Yard Setback (ft.)	Varies
Minimum Side Yard (ft.)	Varies
Minimum Rear Yard (ft.)	Varies
Maximum Building Coverage	50%
Maximum Building Height	40' (Except Hotels and Offices)
Maximum FAR	0.6

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LEMONT DEVELOPMENT LAND

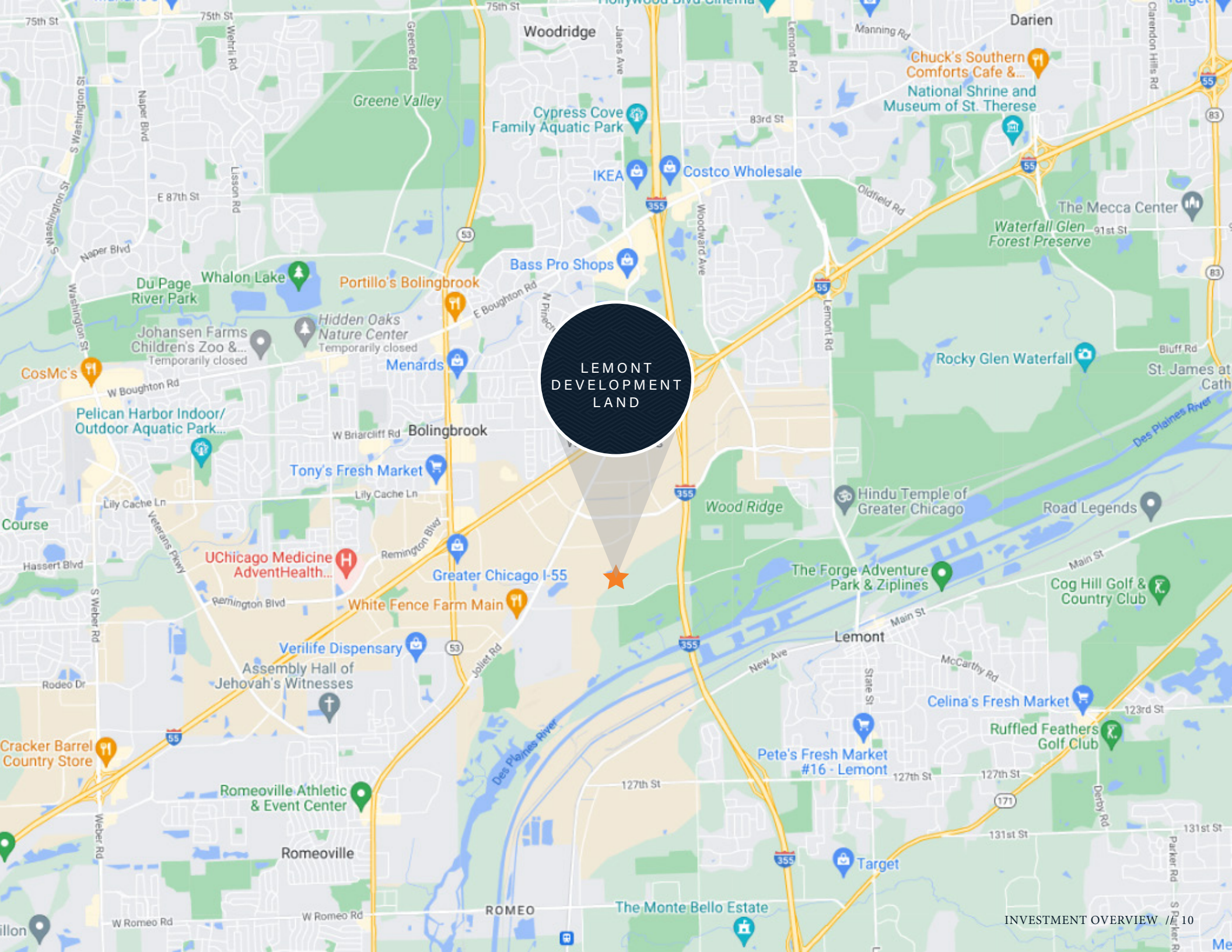
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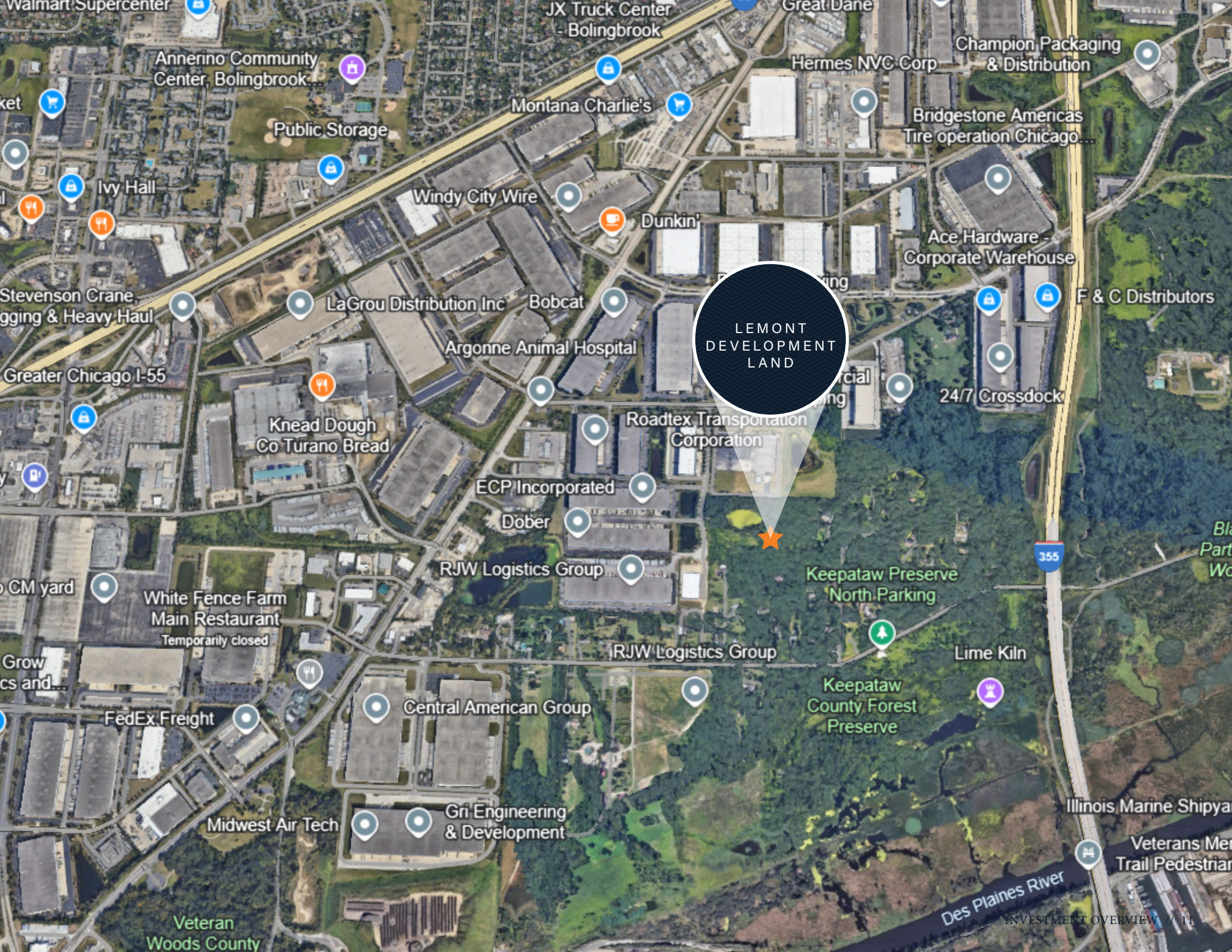
OFFERING PRICE
Subject to Offer

Offering Price	Subject to Offer
Total Square Feet	590,238
Acres	13.55

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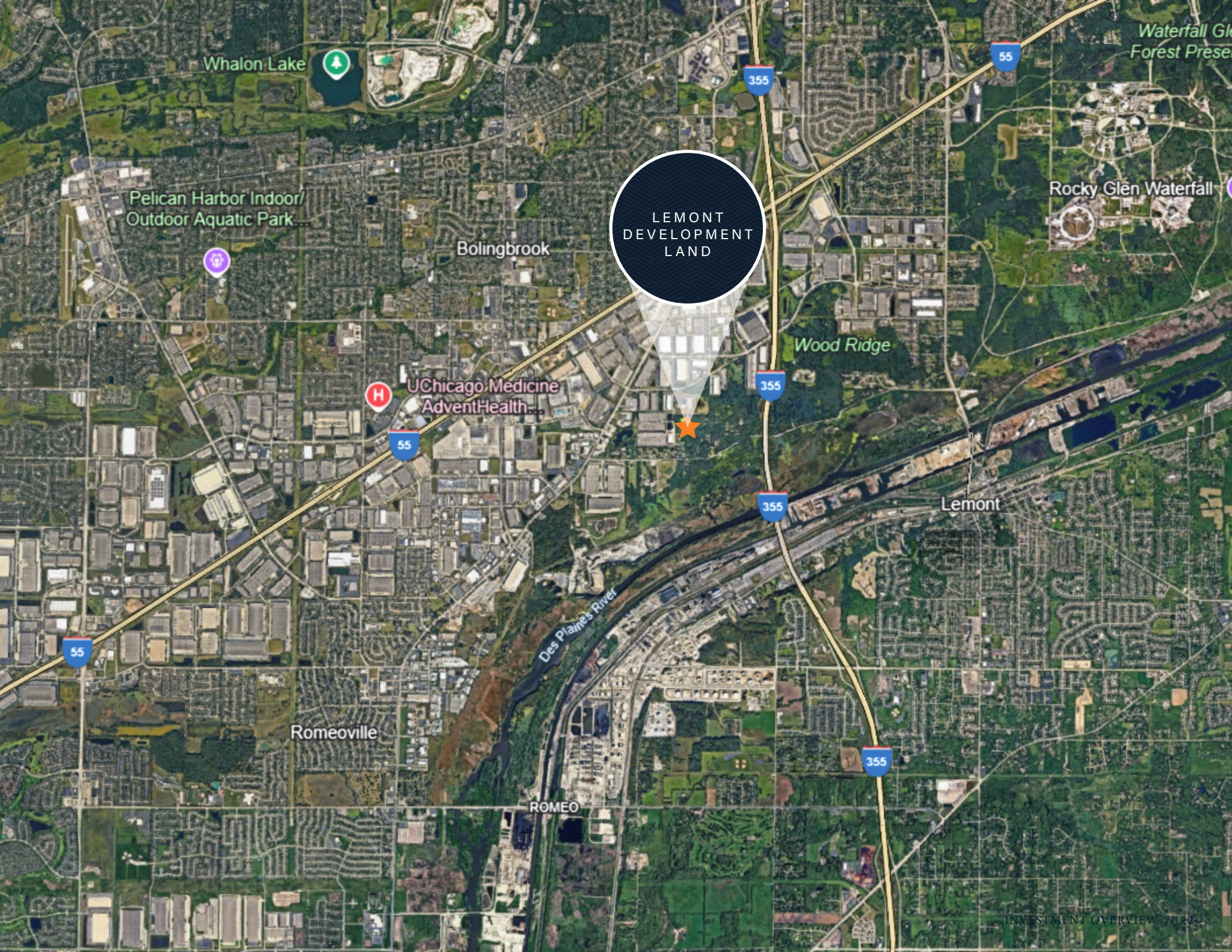
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CAPABILITIES

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.



Closed 1,076 debt and equity financings 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-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 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



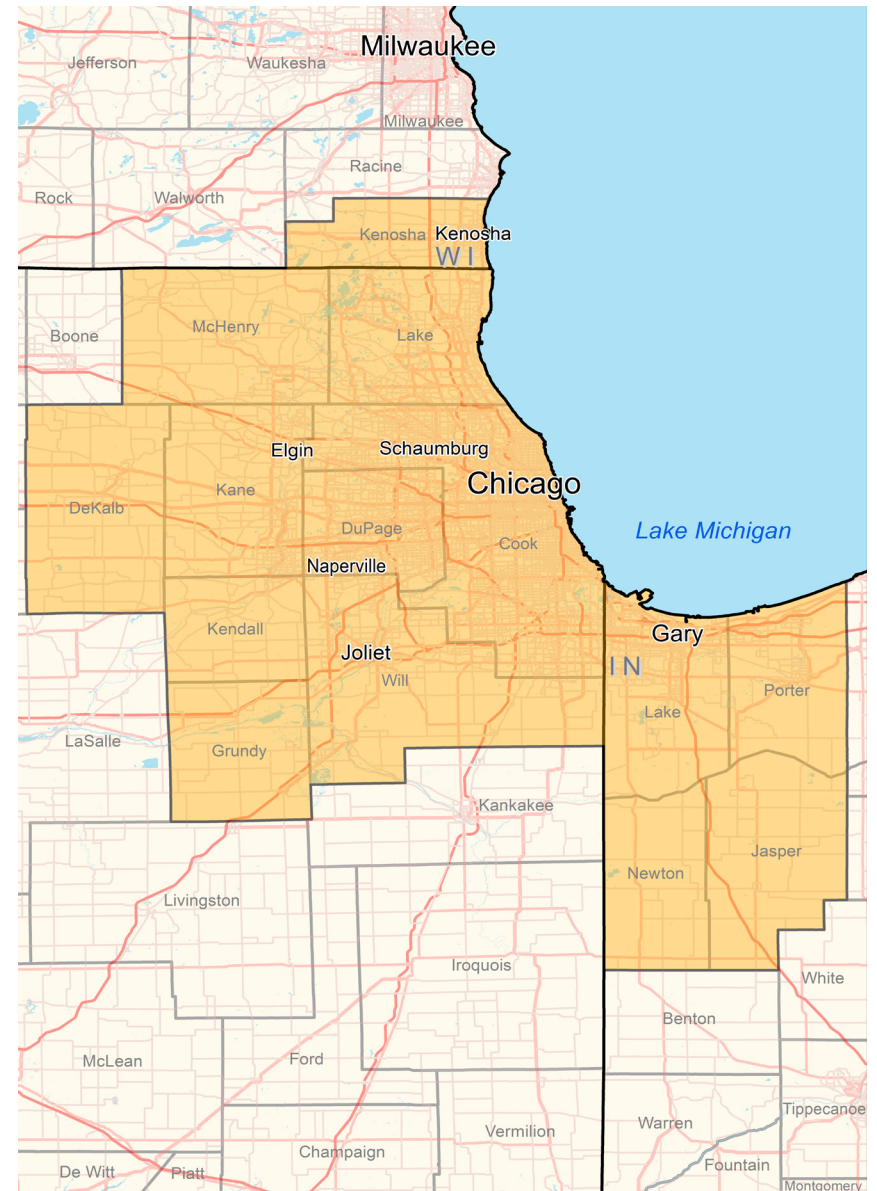
16%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



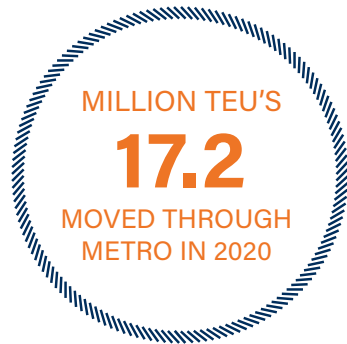
4%
OTHER SERVICES



METROPLEX GROWTH

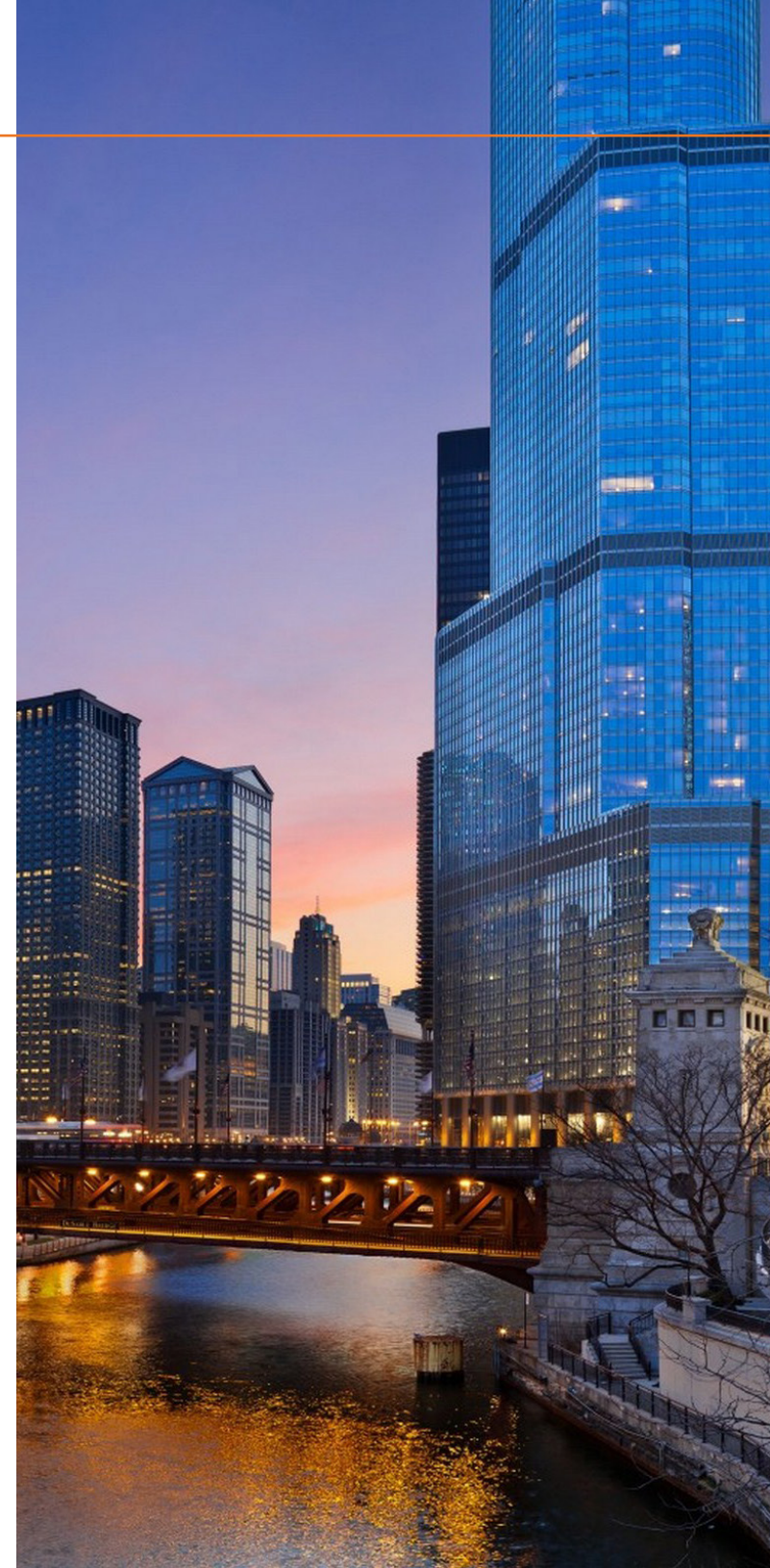
TRANSPORTATION

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

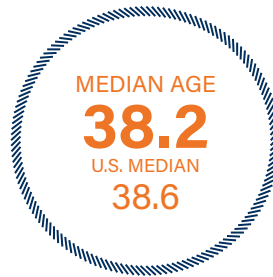
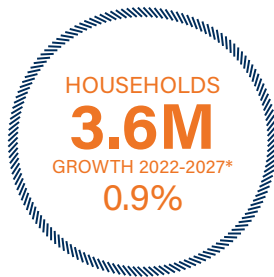
The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its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



142,377

Total Population
Within 5 Miles



49.8%



50.2%



\$119,335

Average Household Income
Within 5 Miles



85,083

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	90	54,061	143,677
2023 Estimate			
Total Population	90	53,885	142,377
2020 Census			
Total Population	106	54,485	143,378
2010 Census			
Total Population	86	53,694	142,164
Daytime Population			
2023 Estimate	761	75,064	152,069
HOUSEHOLDS			
2028 Projection			
Total Households	53	18,963	50,940
2023 Estimate			
Total Households	53	18,818	50,301
Average (Mean) Household Size	2.6	2.9	2.9
2020 Census			
Total Households	53	18,763	49,955
2010 Census			
Total Households	44	17,505	47,387

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	7.0%	7.3%	11.2%
\$150,000-\$199,999	2.2%	8.2%	10.0%
\$100,000-\$149,999	13.9%	22.0%	22.8%
\$75,000-\$99,999	16.6%	14.8%	14.5%
\$50,000-\$74,999	19.7%	17.8%	16.6%
\$35,000-\$49,999	16.3%	10.1%	9.1%
\$25,000-\$34,999	7.7%	7.2%	5.7%
\$15,000-\$24,999	7.0%	5.6%	4.8%
Under \$15,000	9.6%	7.0%	5.4%
Average Household Income	\$82,505	\$102,399	\$119,335
Median Household Income	\$66,412	\$78,578	\$89,234
Per Capita Income	\$48,124	\$35,819	\$42,221
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	90	53,885	142,377
Under 20	23.1%	26.4%	25.5%
20 to 34 Years	16.7%	20.3%	18.5%
35 to 39 Years	5.1%	6.9%	6.7%
40 to 49 Years	11.4%	12.9%	13.3%
50 to 64 Years	25.1%	19.1%	20.8%
Age 65+	18.7%	14.5%	15.3%
Median Age	44.8	37.4	39.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	64	36,055	97,341
Elementary (0-8)	3.1%	5.9%	4.5%
Some High School (9-11)	8.8%	5.6%	4.9%
High School Graduate (12)	32.6%	28.3%	24.7%
Some College (13-15)	21.0%	21.6%	20.2%
Associate Degree Only	7.8%	8.1%	8.2%
Bachelor's Degree Only	18.8%	20.1%	23.8%
Graduate Degree	7.8%	10.4%	13.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	32.0	31.0	33.0

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