

Marcus & Millichap  
TAG INDUSTRIAL GROUP

INDUSTRIAL CONDOMINIUM - UNIT 1  
11401 ALLISON COURT

HUNTLEY, IL 60142

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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

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The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark metal beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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## MARKET OVERVIEW

### SECTION 2

Market Analysis • Demographic Analysis

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

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Single-Tenant ± 11,052-Square-Foot Industrial Condo Asset
- Features 20' Clear Height, One Drive-In Door, One Interior Dock Door with Leveler, and Proximity to I-90
- Lease with Longstanding Tenant, Technicom Services Inc. | Termination Clause Allows for Owner Use
  - Property Straddles Both McHenry and Kane County Line, Creating Separate PIN/Taxes
    - Located in a High Barrier-to-Entry Submarket with 2.5% Vacancy Rate

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 11401 Allison Court in Huntley, Illinois, leased to Technicom Services Inc. The subject property consists of approximately 11,052 square feet of industrial condominium space. The asset features a clear height of 20', one drive-in door, and one interior dock-high door with a leveler. Located one mile from Illinois Route 47, the property has proximity to Interstate 90 that feeds directly into Downtown Chicago. The property is situated on the dividing line between McHenry and Kane Counties, creating two separate parcels/property identification numbers (PIN) and property tax bills. Technicom Services is a longstanding tenant at the property who recently signed a five-year modified gross lease that runs through March 2029 at \$10.23 per square foot. With a termination option in the lease, this sale offers buyers an owner-user and investment opportunity.

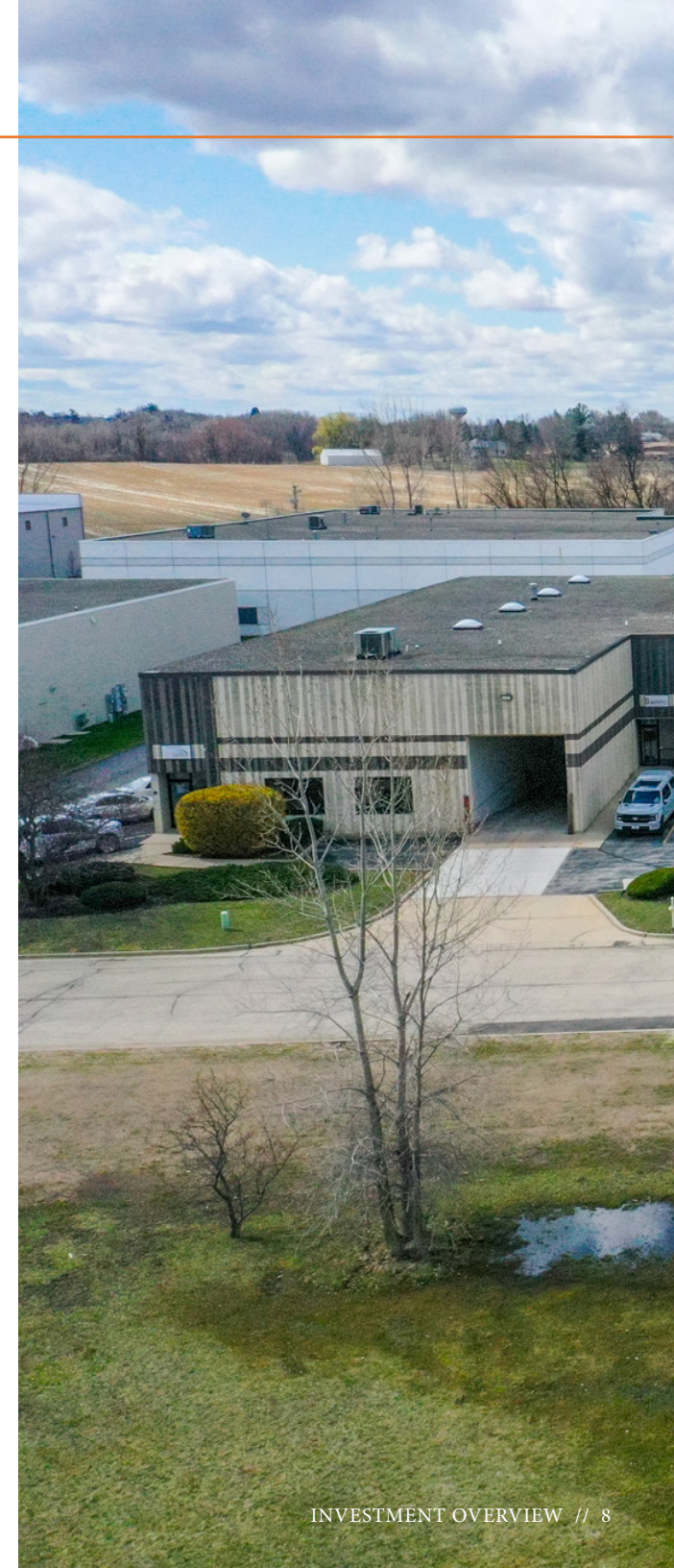
The subject property sits within the large McHenry County submarket, which contains 35.8 million square feet of industrial space. In the first quarter of 2025, industrial demand recovered with 128,000 square feet of net absorption. With no new deliveries, vacancies fell 40 basis points to 2.5 percent, sitting well under the 7.2 percent national vacancy rate (based on top 50 metros, classes A, B, & C, minimum 10,000 square feet). Despite availability remaining tight, annual rent growth continued to decelerate in Q1, slipping 10 basis points to 3.9 percent and pushing the average market rent to about \$9.40 per square foot. With no industrial properties under construction in McHenry County, demand will remain in the driver's seat for rents and vacancies 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 9.3 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 30 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

### 11401 ALLISON COURT, HUNTLEY, IL 60142

Number of Suites	1
Number of Buildings	1
Total Square Feet	± 11,052 SF
Warehouse Square Feet	± 8,322 SF
Office Square Feet	± 2,730 SF
Office Ratio	± 24.70%
Year Built	1995
Type of Ownership	Fee Simple
Clear Height	20'
Parking Spaces	± 15
Parking Surface	Asphalt
Building Class	B
Tenancy	Single-Tenant Condo
Dock-High Doors	1
Drive-In Doors	1
Construction	Reinforced Concrete Slab Foundation   Pre-Cast Concrete Walls
Type of Lighting	LED
Zoning	M
Sprinklers	Yes
Market	IL-Chicago MSA
Submarket	McHenry County
Market Vacancy	2.50%



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## INDUSTRIAL CONDOMINIUM - UNIT 1

11401 ALLISON COURT, HUNTLEY, IL 60142

OFFERING PRICE

\$975,000

CAP RATE

8.02%

PRO FORMA CAP RATE

8.26%

Offering Price	\$975,000
Cap Rate	8.02%
Pro Forma Cap Rate	8.26%
Price/SF	\$88.22
Total Square Feet	± 11,052
Rental Rate	\$10.23
Lease Type	Modified Gross
Lease Expiration Date	March 30, 2029
Rental Increases	2.97%
Tenancy	Single
Occupancy	100.00%

**Termination Option:** For the following lease periods beginning April 1, 2026, either Landlord or Tenant may elect to terminate the remaining lease period(s) by delivering written notice thereof at least 90 days prior to the beginning of the upcoming 12 month lease term. This option to terminate only applies to the lease periods described below and does not apply to any partial lease term(s).

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## 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
				Comm.	Exp.							
Technicom Services Inc.	Unit 1	11,052	100.0%	4/1/24	3/30/29	\$10.23	\$9,420	\$113,040	\$116,400	Apr-2026	2.97%	Modified Gross
<b>Total</b>		11,052				\$10.23	\$9,420	\$113,040	\$116,400			
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$9,420						Occupied Current Rents: \$9,420		Unoccupied Current Rents: \$0				

Notes: See Previous Page (Pg.9) with Termination Option Language.

## RENT SCHEDULE

Date	Annual Rent	Monthly Rent	Annual Rent Per St. Ft.
4/1/2024	\$110,520	\$9,210	\$10.00
4/1/2025	\$113,040	\$9,420	\$10.23
4/1/2026	\$116,400	\$9,700	\$10.53
4/1/2027	\$119,940	\$9,995	\$10.85
4/1/2028	\$123,540	\$10,295	\$11.18

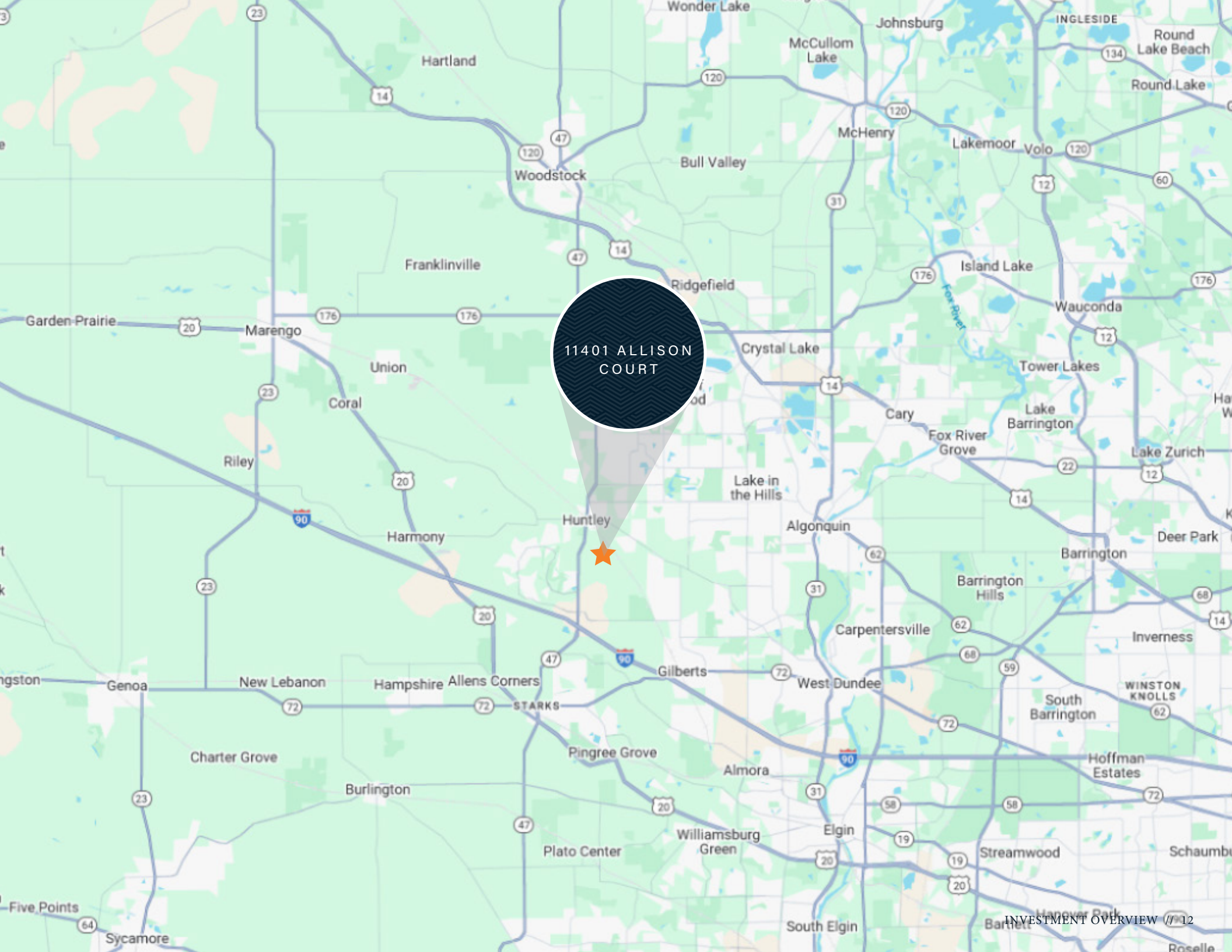
## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	113,040	10.23	116,400	10.53	
Expense Reimbursement Income					
Net Lease Reimbursement					
Management Fees	0	0.00	0	0.00	[3]
Total Reimbursement Income	\$0 0.0%	\$0.00	\$0 0.0%	\$0.00	
Effective Gross Revenue	\$113,040	\$10.23	\$116,400	\$10.53	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Repairs & Maintenance	2,000	0.18	2,000	0.18	Broker Assumption
2024 Condo Association Assessment	11,605	1.05	11,605	1.05	[2024]
Real Estate Taxes	17,886	1.62	18,780	1.70	2 PIN #'s   Pro-Forma Grossed 105%
Management Fee	3,391 3.0%	0.31	3,492 3.0%	0.32	Broker Assumption
Total Expenses	\$34,881	\$3.16	\$35,877	\$3.25	
Expenses as % of EGR	30.9%		30.8%		
Net Operating Income	\$78,159	\$7.07	\$80,523	\$7.29	

\*Tenant pays utilities direct\*



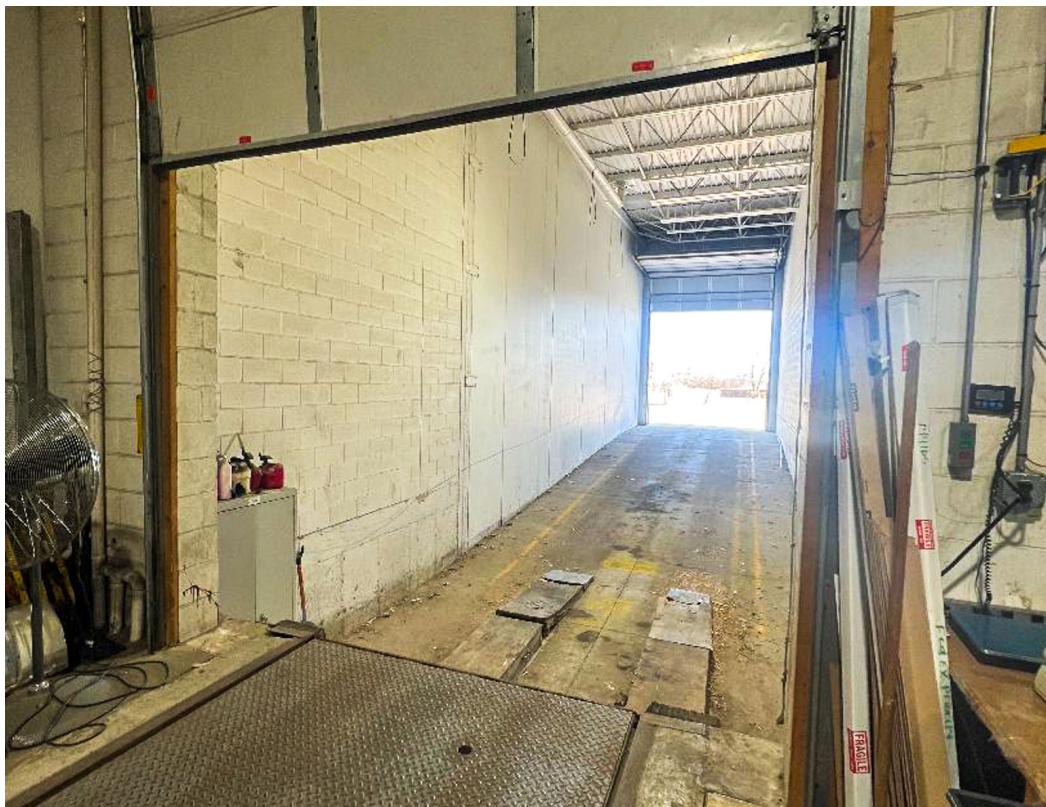
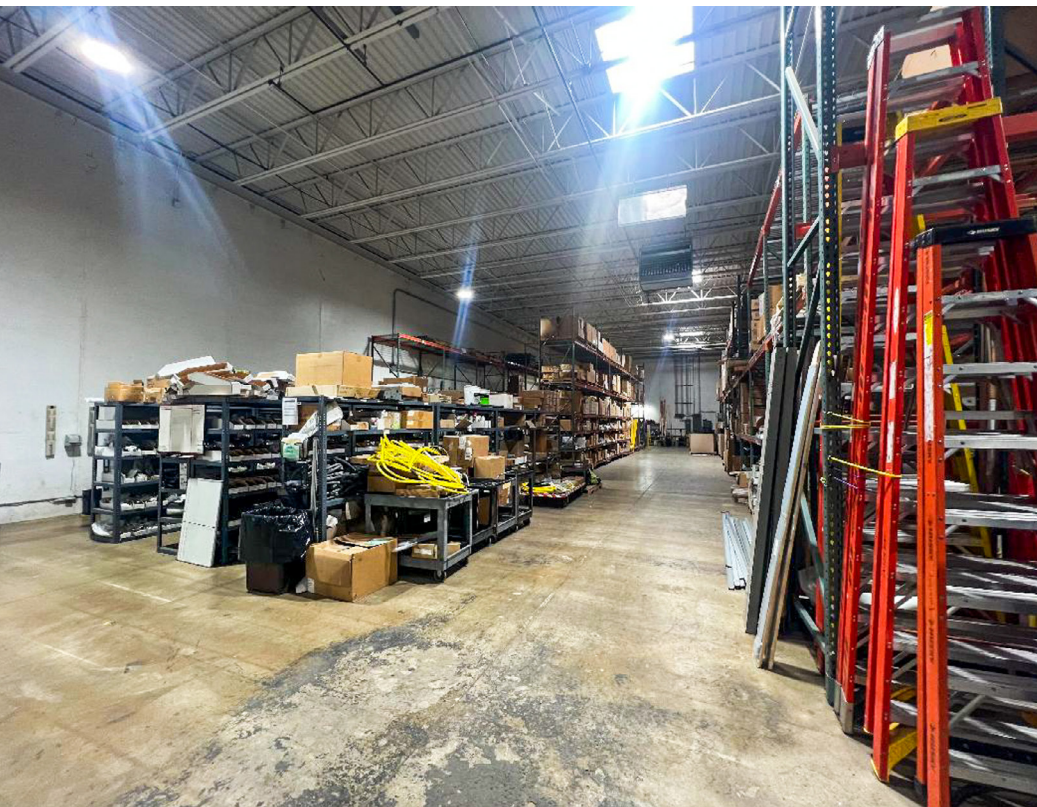
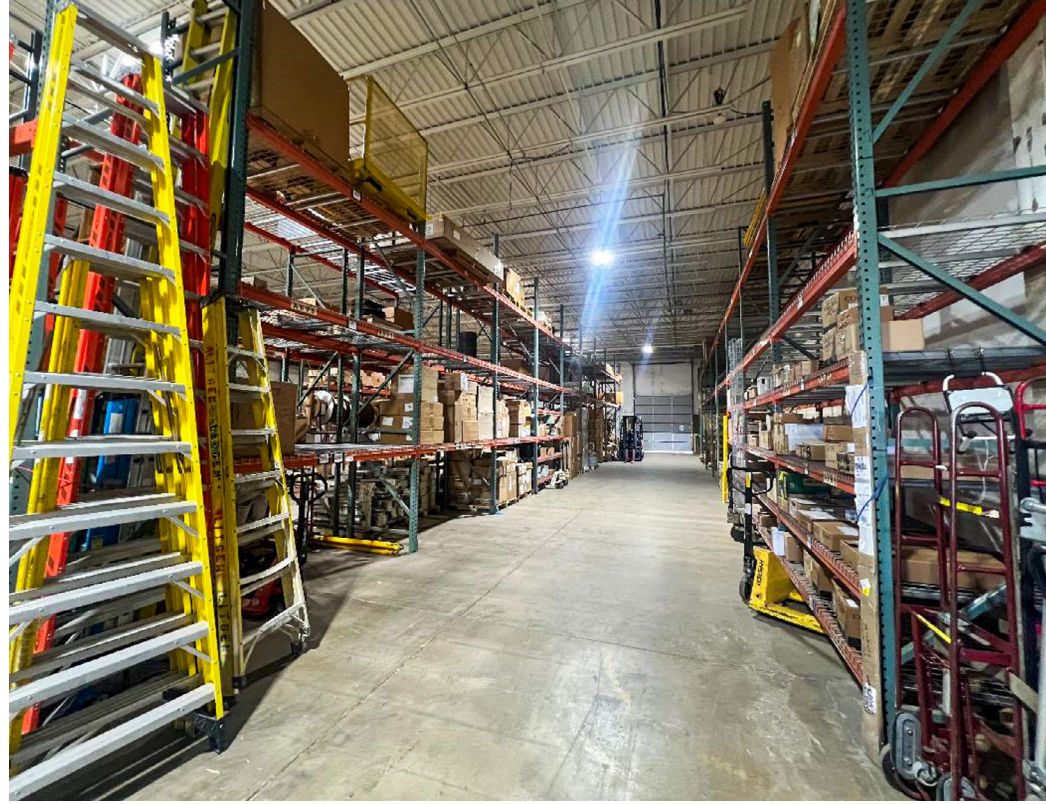
11401 ALLISON  
COURT



An aerial photograph of an industrial park. The park consists of several large, rectangular industrial buildings with flat roofs, interspersed with parking lots filled with cars and trucks. The surrounding area includes green grass, some trees, and a few small ponds. In the background, a residential area with houses and a larger commercial building are visible under a cloudy sky. A dark blue circular callout bubble with a white border and a white arrow points to a specific building in the center of the park. The text inside the bubble reads "11401 ALLISON COURT".

11401 ALLISON  
COURT





## 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/duo  
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.

## 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



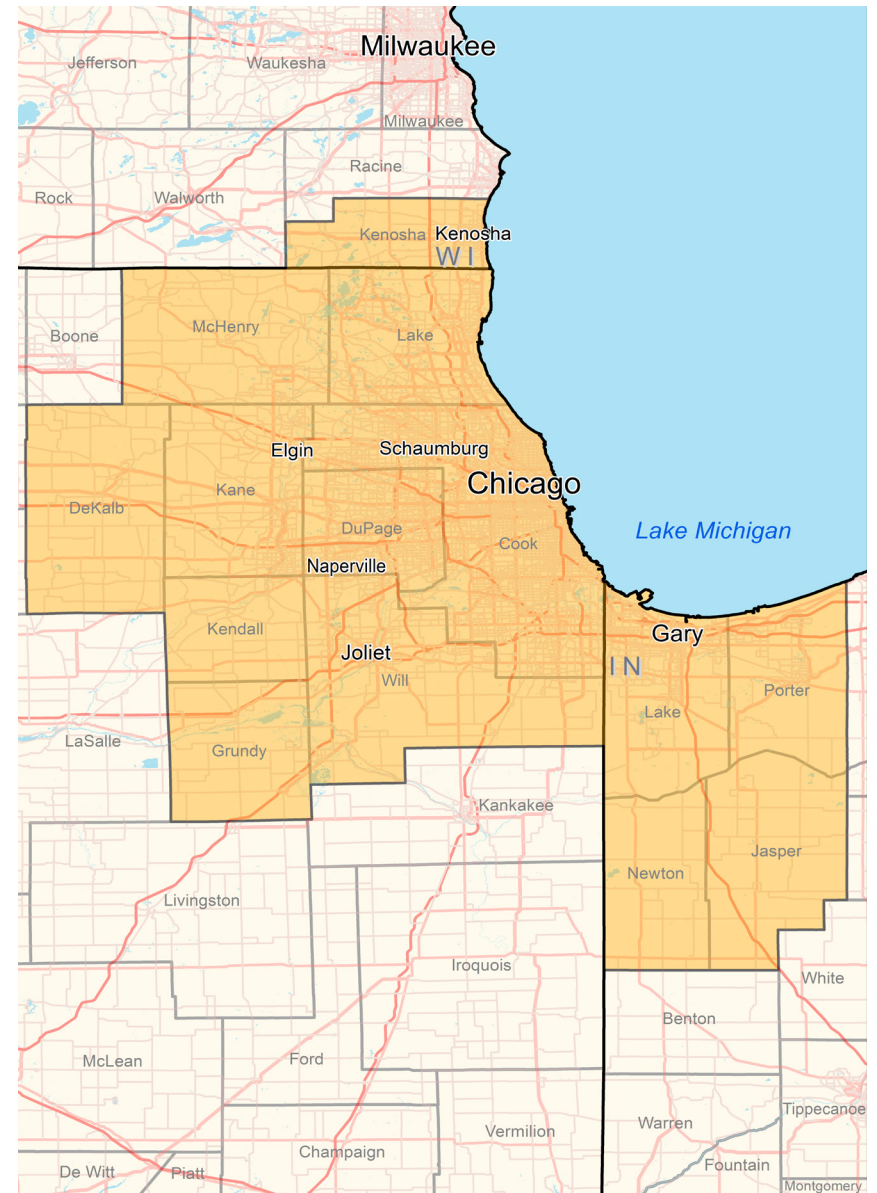
**16%**  
EDUCATION AND  
HEALTH SERVICES



**2%**  
INFORMATION



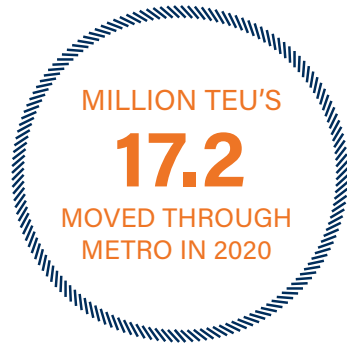
**4%**  
OTHER SERVICES



## METROPLEX GROWTH

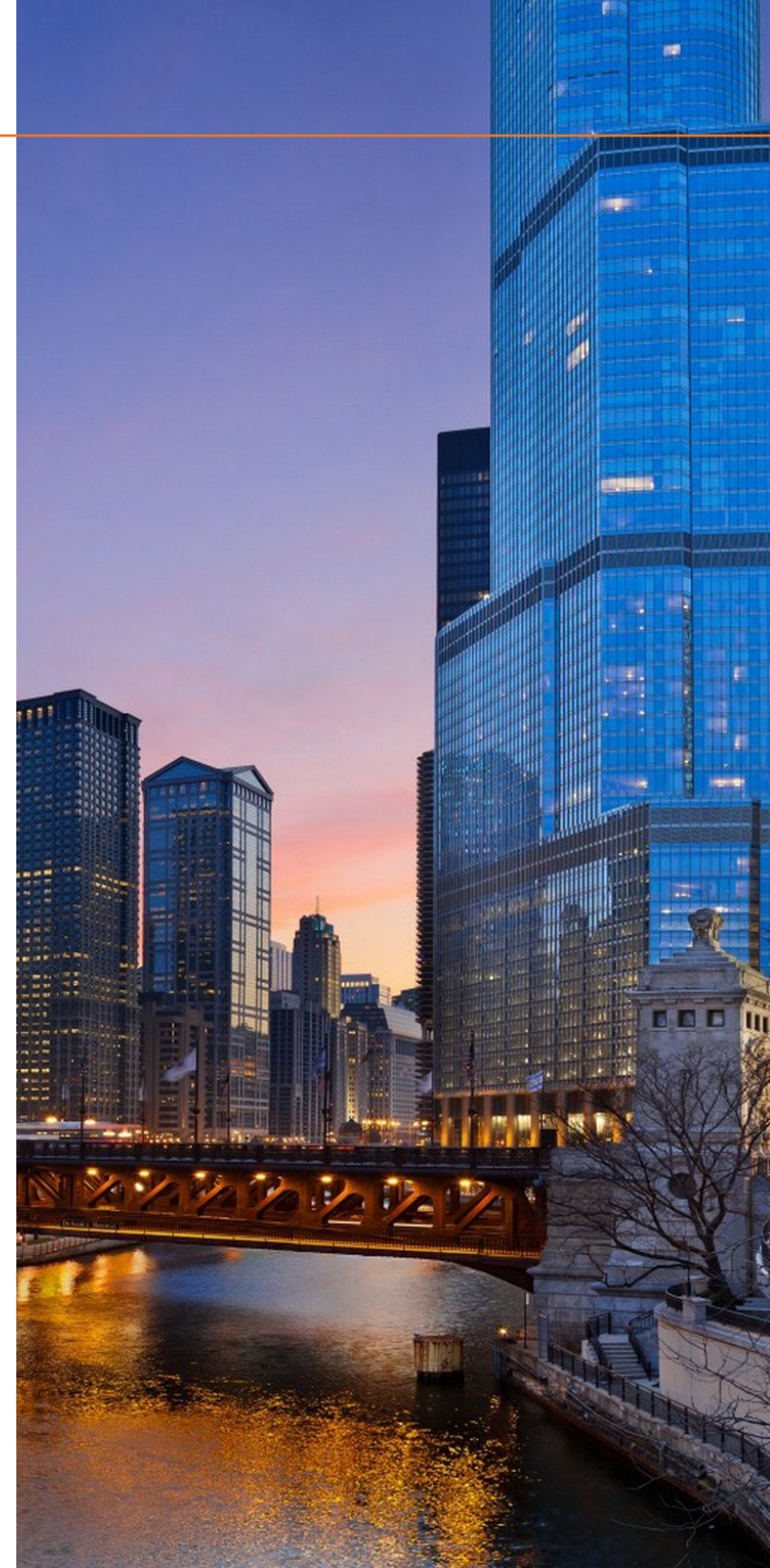
### TRANSPORTATION

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

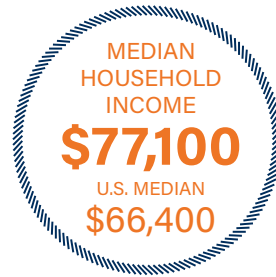
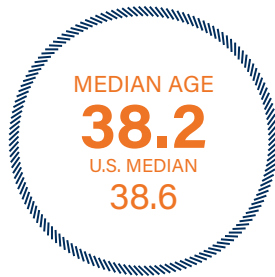
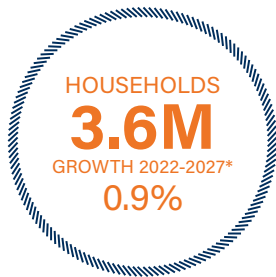
The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its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



**86,141**

Total Population  
Within 5 Miles



49.5%



50.5%



**\$132,848**

Average Household Income  
Within 5 Miles



**51,647**

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	3,004	35,671	87,268
<b>2023 Estimate</b>			
Total Population	3,045	35,339	86,141
<b>2020 Census</b>			
Total Population	3,068	35,316	85,126
<b>2010 Census</b>			
Total Population	2,965	32,248	77,208
<b>Daytime Population</b>			
2023 Estimate	1,597	28,509	63,939
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	1,190	13,908	31,262
<b>2023 Estimate</b>			
Total Households	1,203	13,715	30,749
Average (Mean) Household Size	2.7	2.6	2.8
<b>2020 Census</b>			
Total Households	1,211	13,615	30,463
<b>2010 Census</b>			
Total Households	1,132	12,200	26,816

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	4.9%	10.6%	12.6%
\$150,000-\$199,999	11.4%	11.6%	13.9%
\$100,000-\$149,999	25.7%	22.6%	25.5%
\$75,000-\$99,999	16.8%	14.4%	14.8%
\$50,000-\$74,999	23.3%	16.4%	14.4%
\$35,000-\$49,999	6.8%	9.4%	7.7%
\$25,000-\$34,999	2.9%	5.4%	4.0%
\$15,000-\$24,999	5.4%	5.1%	3.5%
Under \$15,000	2.8%	4.4%	3.6%
Average Household Income	\$107,129	\$120,955	\$132,848
Median Household Income	\$87,419	\$90,652	\$103,298
Per Capita Income	\$42,326	\$47,004	\$47,460
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	3,045	35,339	86,141
Under 20	27.7%	26.3%	27.7%
20 to 34 Years	15.9%	12.8%	14.6%
35 to 39 Years	9.3%	7.4%	7.5%
40 to 49 Years	17.0%	14.5%	15.5%
50 to 64 Years	14.8%	16.5%	18.4%
Age 65+	15.2%	22.5%	16.3%
Median Age	38.5	42.2	40.1
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	2,048	24,547	58,026
Elementary (0-8)	1.4%	1.8%	1.8%
Some High School (9-11)	2.6%	3.0%	2.8%
High School Graduate (12)	24.9%	25.0%	22.3%
Some College (13-15)	21.8%	22.9%	21.7%
Associate Degree Only	12.3%	9.8%	10.1%
Bachelor's Degree Only	28.6%	25.9%	28.5%
Graduate Degree	8.4%	11.5%	12.8%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	33.0	37.0	38.0

**NOTICE OF NO AGENCY RELATIONSHIP**

**This Notice of No Agency is being provide  
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Owner's Agent: Timothy Sullivan

Sponsoring Broker: Marcus & Millichap Real Estate Investment Services of Chicago

Property Name & Address: 11401 Allison Court, Huntley, IL 60142 - Unit 1

Marcus & Millichap entered into an Exclusive Listing Agreement with the Owner of the Property identified herein to provide certain real estate brokerage services. Owner declined Dual Agency. As a result, you are being notified that **Owner's Agent will act as Agent of Owner and will not be acting as your agent in any capacity.**

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