

Marcus & Millichap
TAG INDUSTRIAL GROUP

AUCTION | ROBINSON IL MANUFACTURING/WAREHOUSE

7656 EAST 700TH AVENUE

ROBINSON, IL 62454

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Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

ONLINE AUCTION

R MARKETPLACE

AUCTION DATES: OCTOBER 14-16, 2025

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for October 14-16, 2025

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

AUCTION | ROBINSON IL MANUFACTURING/ WAREHOUSE

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ROBINSON, IL 62454

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Marcus & Millichap
TAG INDUSTRIAL GROUP



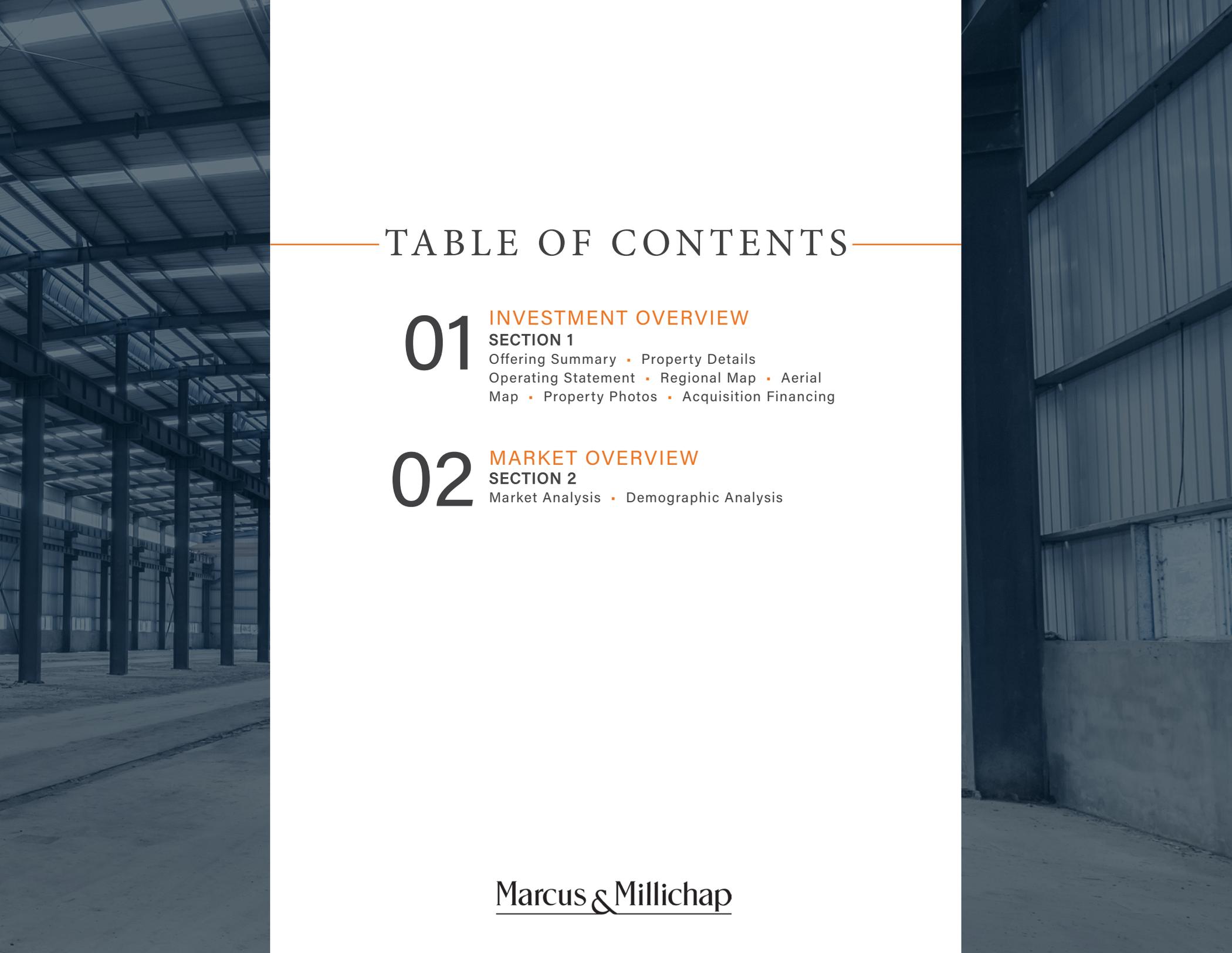


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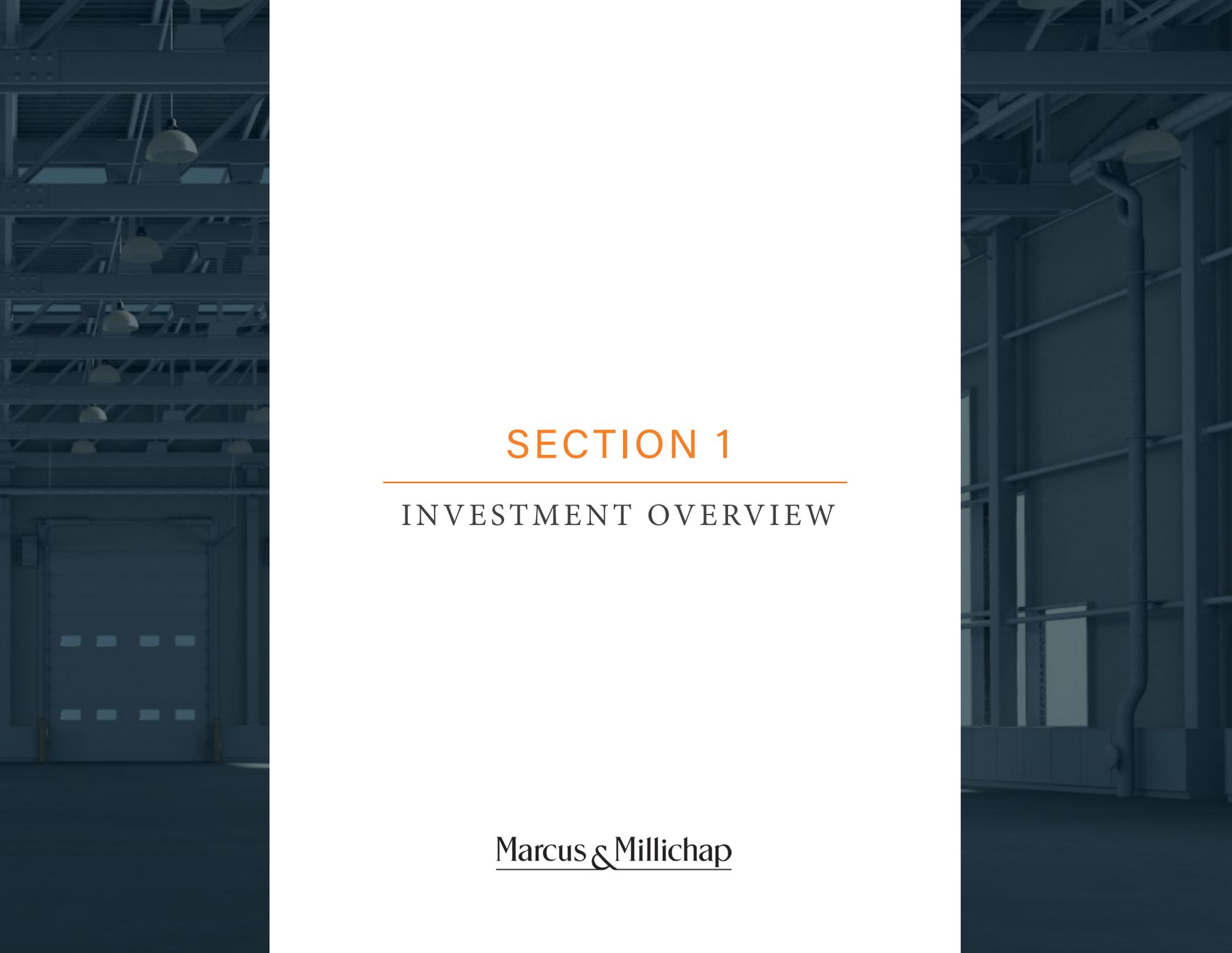
Offering Summary • Property Details
Operating Statement • Regional Map • Aerial
Map • Property Photos • Acquisition Financing

02

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

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 52,000 SF Total Building Area With 49,000 SF Warehouse And 3,000 SF Office, Situated On 8.7 Acres.
- Equipped With (5) Dock Doors, A Drive-in Door, Heavy Power (240/480V, 3-Phase, 2400 Amps), And 20' Clear Height.
- Centrally Positioned With Access To I-70 (30 Miles), I-57 (40 Miles), And I-64 (69 Miles), Connecting Major Midwest Markets.
- Onsite Parking For 50 Cars With Excess Land Allowing For Potential Site Improvements Or Expansion.



PROPERTY DETAILS

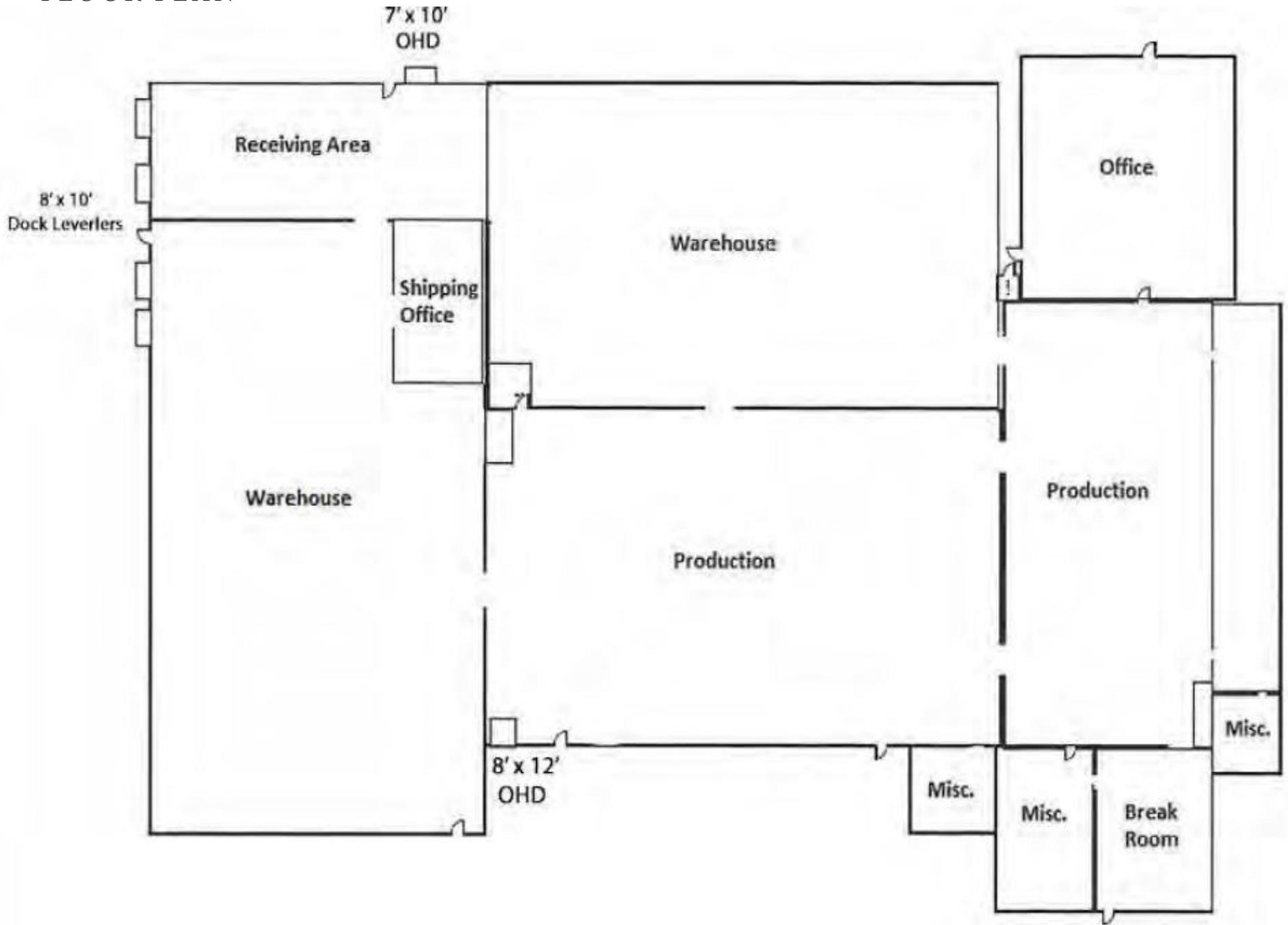
7656 EAST 700TH AVENUE, ROBINSON, IL 62454

Number of Suites	1
Number of Buildings	1
Total Square Feet	52,000 SF
Warehouse Square Feet	49,000 SF
Office Square Feet	3,000 SF
Office Ratio	5.77%
Year Built	1986
Lot Size	8.70 Acres
Type of Ownership	Fee Simple
Clear Height	20'
Parking Spaces	50
Parking Surface	Crushed Gravel
Building Class	C
Tenancy	Vacant
Dock High Doors	5
Grade Level Doors	1
Construction	Wood Frame, Metal Skin
Power	240/480 V 3ph, 2400a
Type of Lighting	Fluorescent
Zoning	Industrial
Roof Type	Metal
County	Crawford



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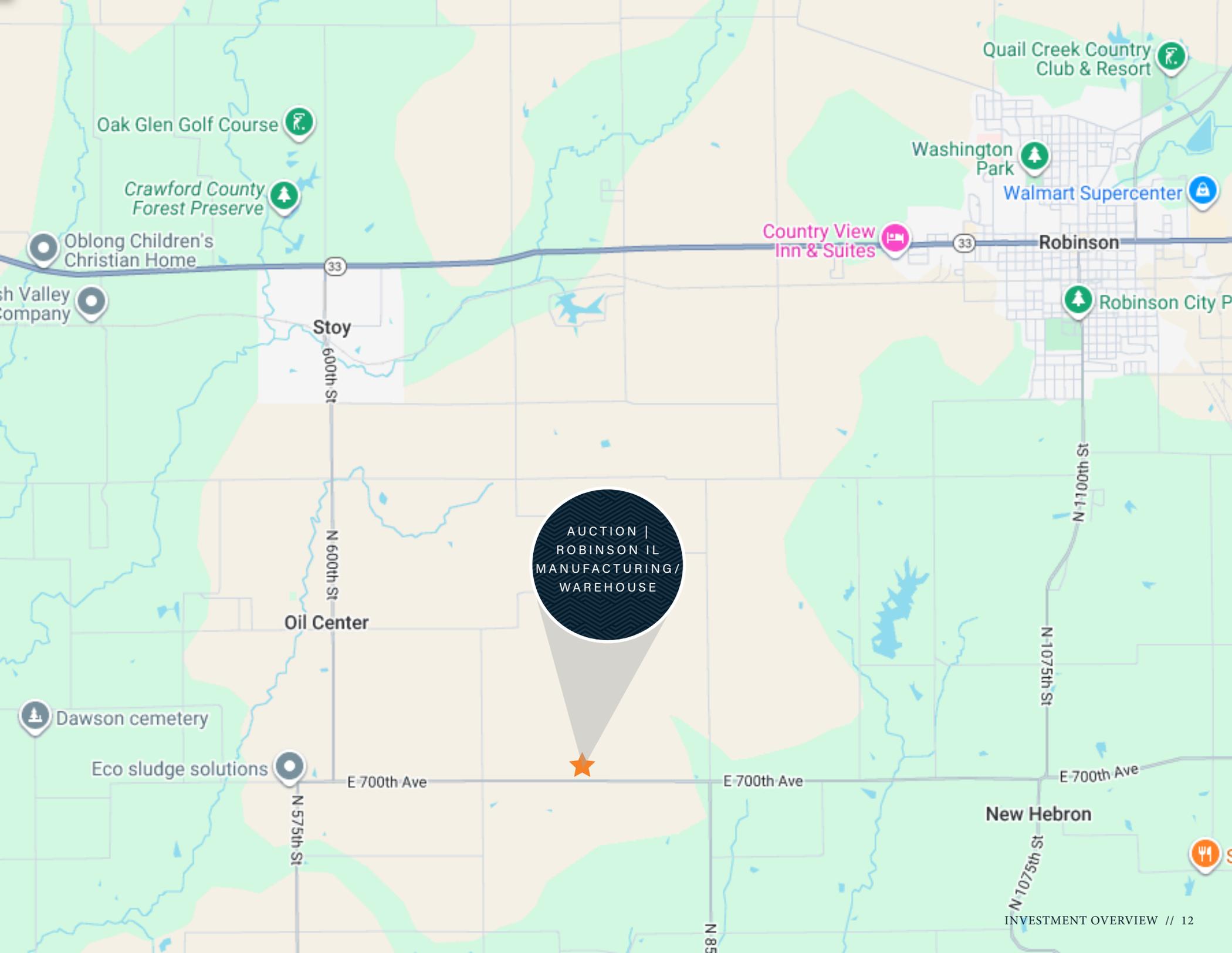
FLOOR PLAN



OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	0	0.00	
Expense Reimbursement Income					
Net Lease Reimbursement					
Total Reimbursement Income	\$0	0.0%	\$0	0.0%	\$0.00
Effective Gross Revenue	\$0	\$0.00	\$0	\$0.00	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	Notes
Electric	8,100	0.00	8,910	0.00	Estimated using \$675/mo.
*Gas	900	0.00	990	0.00	Estimated using \$75/mo.
Water	240	0.00	264	0.00	Estimated using \$20/mo.
Insurance	18,200	0.00	20,020	0.00	Estimated using \$.35/psf
Real Estate Taxes	10,601	0.00	11,661	0.00	2024 Taxes Pro-Forma grossed 110%
Total Expenses	\$38,041	\$0.00	\$41,845	\$0.00	
Expenses as % of EGR	0.0%		0.0%		
Net Operating Income	-\$38,041	\$0.00	-\$41,845	\$0.00	



AUCTION |
ROBINSON IL
MANUFACTURING /
WAREHOUSE

An aerial photograph of a large industrial facility, likely a manufacturing plant or warehouse, situated in a rural area. The building has a light-colored, multi-gabled roof and is surrounded by green fields and a road. A callout bubble with a dark blue background and white text points to the building. The text inside the bubble reads: "AUCTION | ROBINSON IL | MANUFACTURING / WAREHOUSE".

AUCTION |
ROBINSON IL
MANUFACTURING /
WAREHOUSE



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

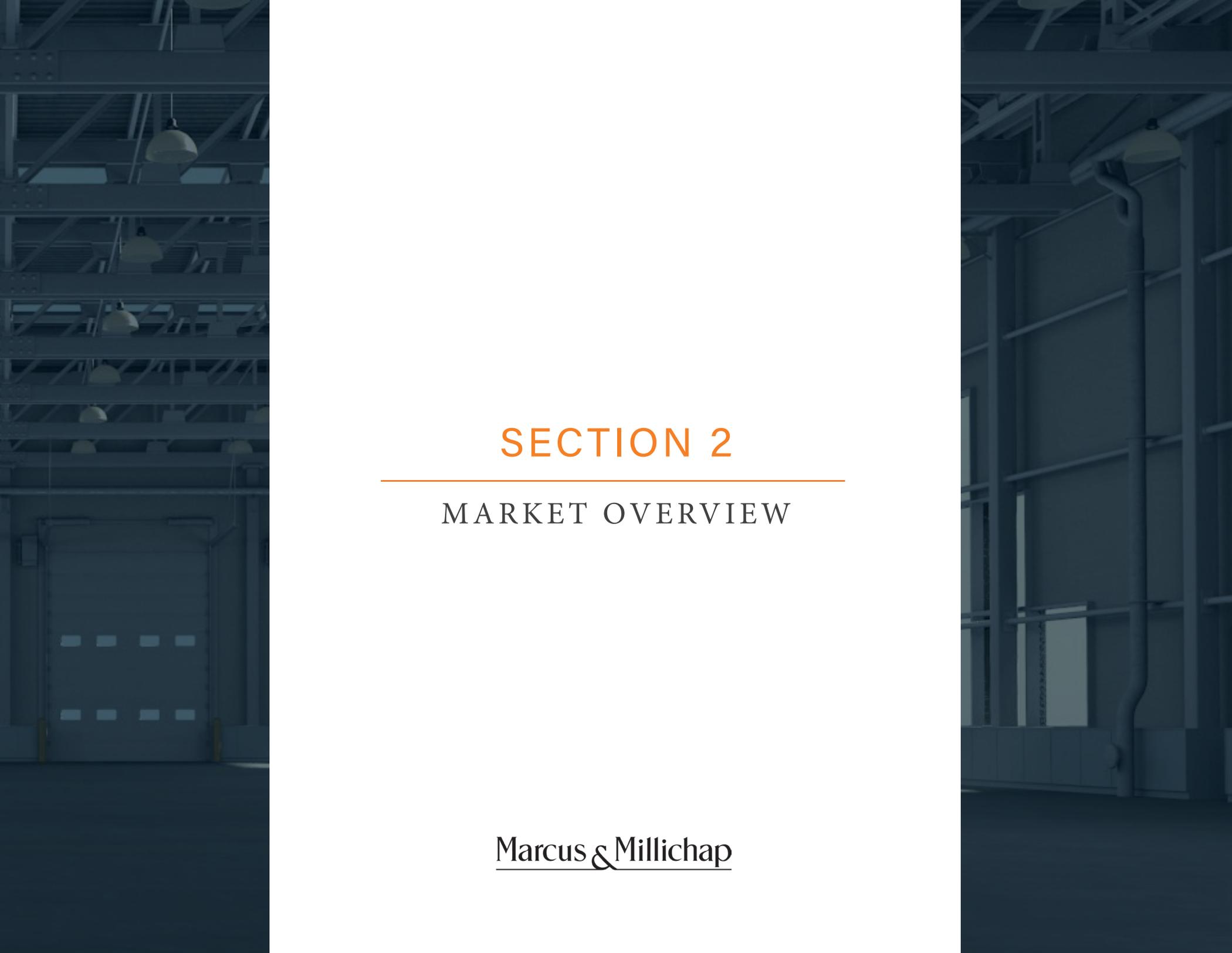
WHY MMCC?

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.



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

ST. LOUIS ILLINOIS

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county, with 992,100 people. The city of St. Louis contains around 307,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2025. St. Louis is also home to the Federal Reserve Bank of St. Louis.



CENTRAL LOCATION



EXCELLENT
TRANSPORTATION
SYSTEM

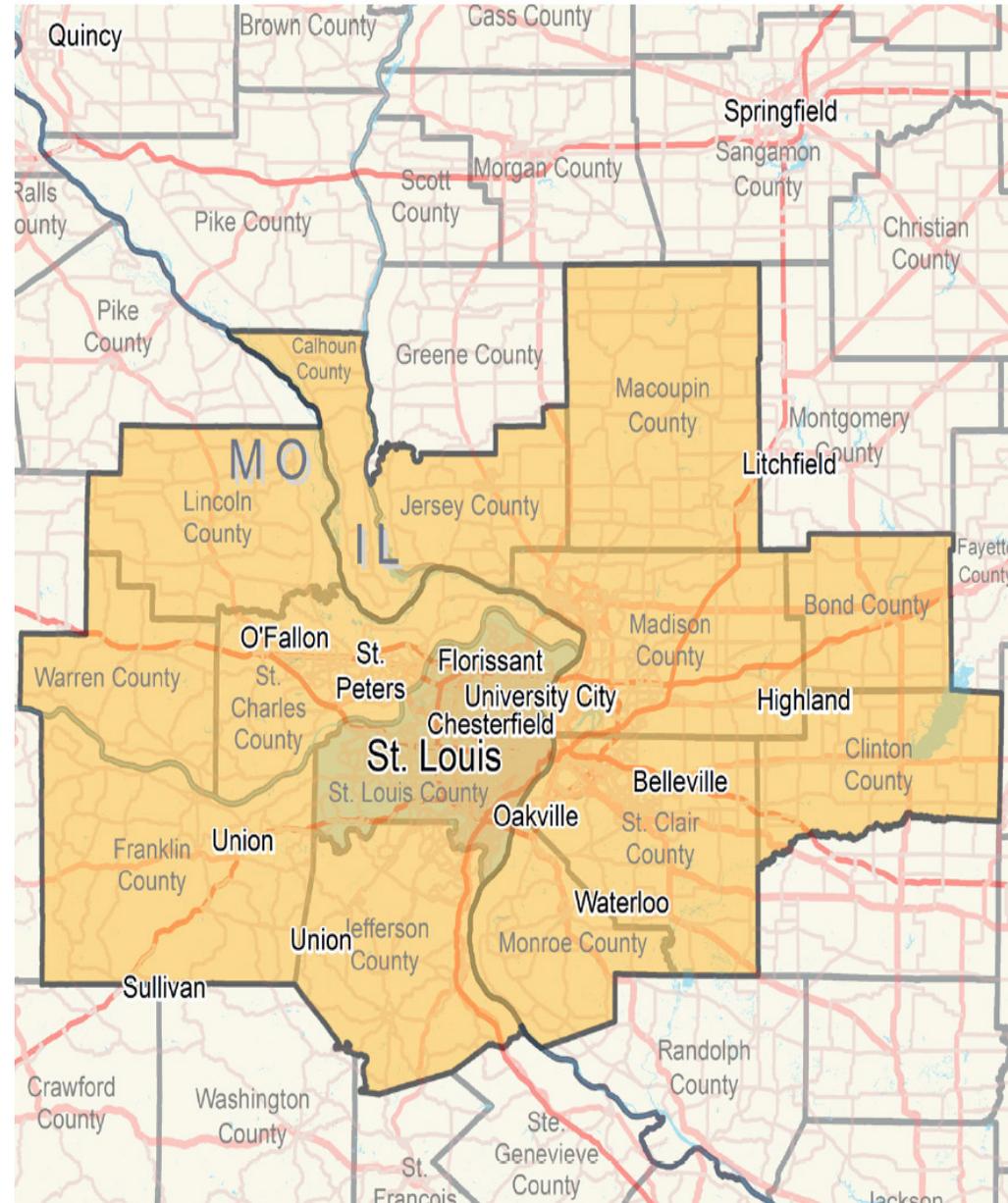
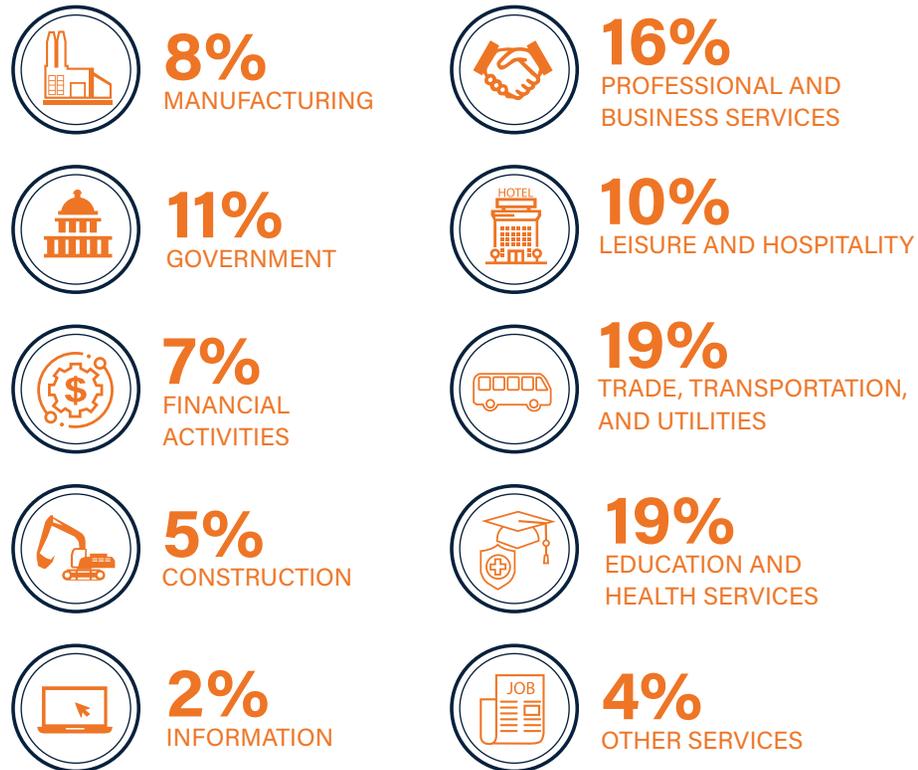


AFFORDABLE COST-
OF-LIVING

METROPLEX GROWTH

ECONOMY

St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port. The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Olin, Ameren and Graybar Electric. Government entities pursue business developments and provide resources for startups, along with incubators, with guidance and low-cost office and lab space.



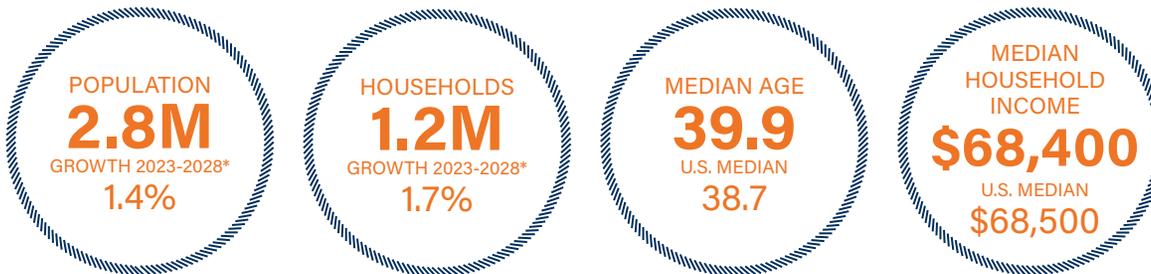
METROPLEX GROWTH

TRANSPORTATION

The St. Louis metro has extensive freight, rail, air and sea transportation systems, facilitating the shipping and distribution of goods worldwide. Additionally, the light rail system offers public transportation to the airport.

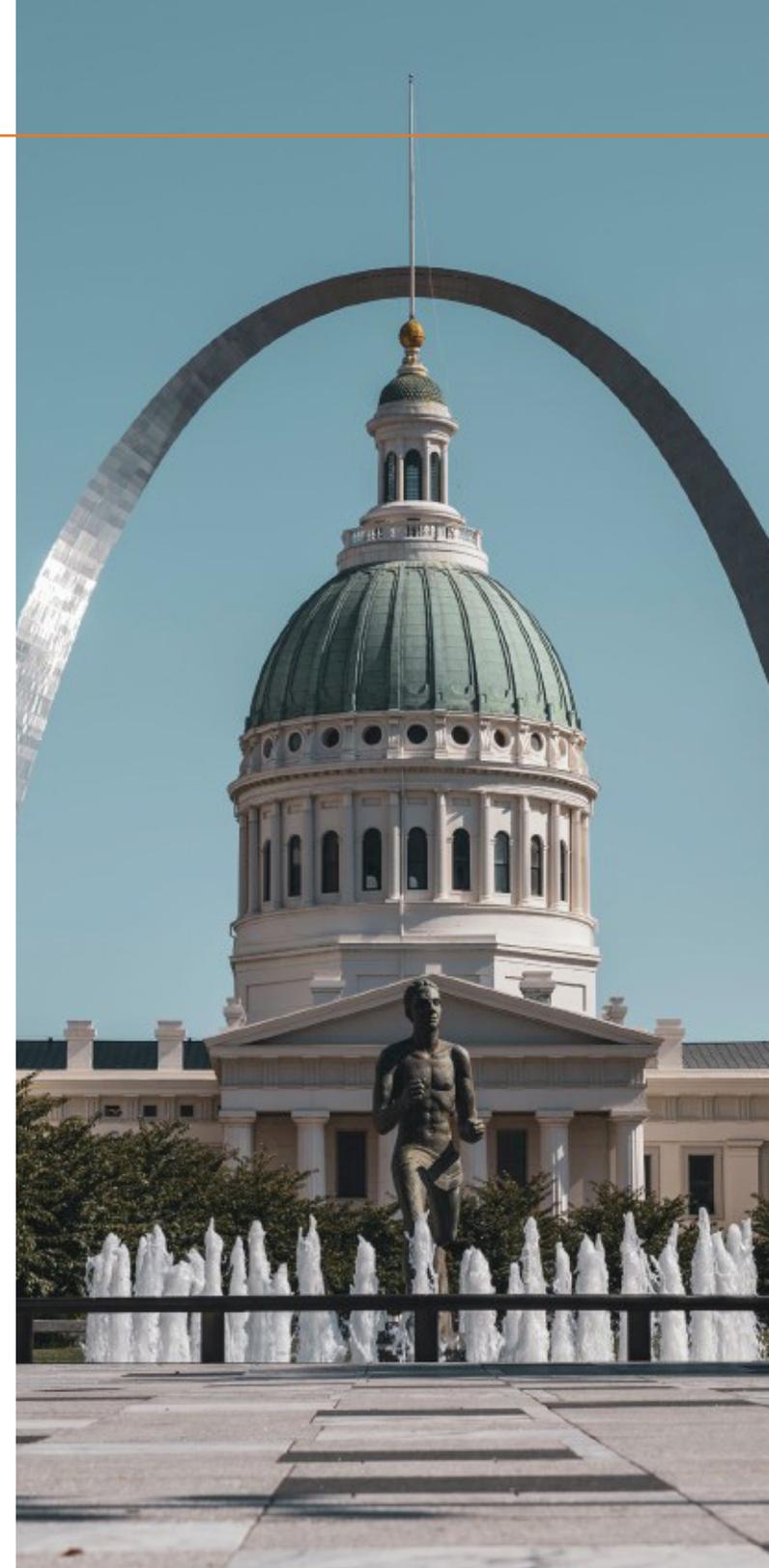
DEMOGRAPHICS

The metro is expected to see population growth over the next five years, supporting steady household formation with an approximate 20,400 additions. A median home price below the national level has produced a homeownership rate of over 70 percent, which is well above the national rate of 64 percent. Roughly 33 percent of residents hold a bachelor's degree or higher; 14 percent have also earned a graduate or professional degree.



QUALITY OF LIFE

The metro boasts numerous public and private golf courses, more than 100 parks, 200 miles of trails and the Gateway Arch National Park. Many of St. Louis' top attractions — including the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera — are located in Forest Park. The park features golf courses and athletic fields. The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown. Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 40 colleges, universities and technical schools in the metro, enrolling around 200,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.



DEMOGRAPHICS



5,484

Total Population
Within 5 Miles



48.9%



51.1%



\$77,392

Average Household Income
Within 5 Miles



2,478

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	43	722	5,441
2024 Estimate			
Total Population	43	726	5,484
2020 Census			
Total Population	43	722	5,578
2010 Census			
Total Population	45	754	5,948
Daytime Population			
2024 Estimate	24	458	5,960
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	18	309	2,371
2024 Estimate			
Total Households	18	309	2,386
Average (Mean) Household Size	2.5	2.5	2.3
2020 Census			
Total Households	18	308	2,408
2010 Census			
Total Households	19	313	2,547

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.6%	3.7%	2.8%
\$150,000-\$199,999	12.1%	11.1%	7.4%
\$100,000-\$149,999	17.9%	18.0%	17.2%
\$75,000-\$99,999	16.0%	14.9%	14.4%
\$50,000-\$74,999	16.2%	18.5%	19.6%
\$35,000-\$49,999	8.9%	8.8%	11.4%
\$25,000-\$34,999	8.4%	8.4%	7.1%
\$15,000-\$24,999	6.1%	6.6%	10.1%
Under \$15,000	10.8%	10.2%	10.0%
Average Household Income	\$86,684	\$86,135	\$77,392
Median Household Income	\$74,123	\$72,530	\$63,964
Per Capita Income	\$34,836	\$34,711	\$32,474
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	43	726	5,484
Under 20	22.9%	22.6%	23.0%
20 to 34 Years	16.6%	16.4%	19.6%
35 to 39 Years	6.1%	5.9%	6.4%
40 to 49 Years	12.0%	12.2%	12.4%
50 to 64 Years	21.1%	21.4%	19.1%
Age 65+	21.2%	21.6%	19.5%
Median Age	43.0	44.0	40.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	31	528	3,906
Elementary (0-8)	5.6%	4.2%	2.9%
Some High School (9-11)	8.0%	7.2%	10.9%
High School Graduate (12)	27.8%	28.5%	26.2%
Some College (13-15)	22.8%	21.3%	20.7%
Associate Degree Only	26.7%	29.0%	24.1%
Bachelor's Degree Only	6.8%	7.0%	10.6%
Graduate Degree	2.3%	2.9%	4.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	17.0	17.0	16.0

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