

Marcus & Millichap  
TAG INDUSTRIAL GROUP

TWO-TENANT MELROSE PARK INDUSTRIAL  
1605-1609 NORTH 31ST AVENUE

MELROSE PARK, IL 60160

# 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 of Chicago, Inc. © 2026 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: ZAG0370650

---

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)

TWO-TENANT MELROSE  
PARK INDUSTRIAL  
1605-1609 NORTH 31ST AVENUE  
MELROSE PARK, IL 60160

PRESENTED BY

---

**REESE ISACSON**

Associate Investments  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5459  
Reese.Isacson@MarcusMillichap.com  
License: IL: 475.216.053

**TYLER SHARP**

Senior Director 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  
Office (630) 570-2200  
Steven.Weinstock@MarcusMillichap.com  
License: 471.011175

**Marcus & Millichap**

TAG INDUSTRIAL GROUP



AUTO SERVICE

E.W. KLINE, INC.  
708-544-2410

The background of the page 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.

# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

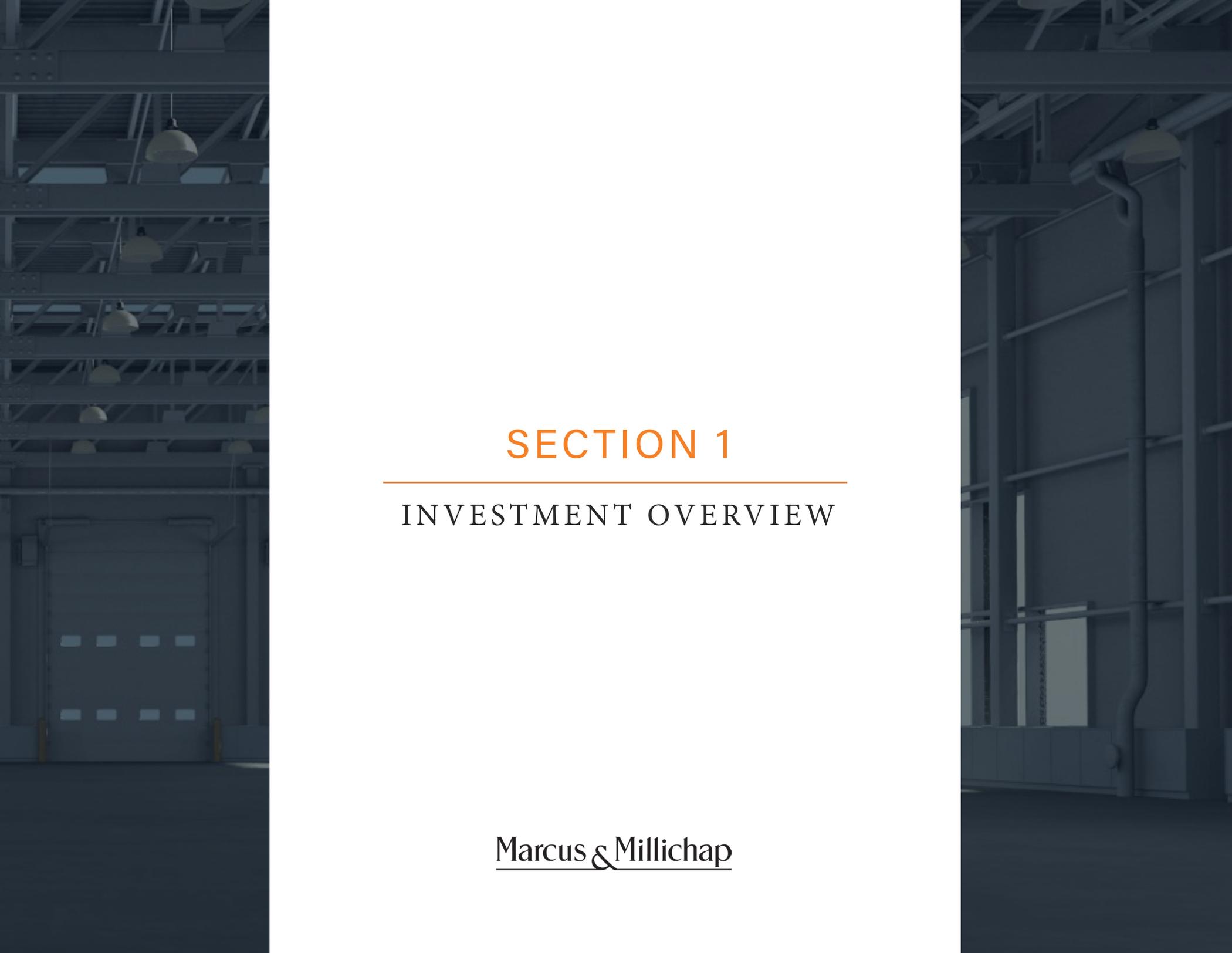
Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Regional Map • Aerial Map • Property Photos  
Acquisition Financing

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.

# SECTION 1

---

## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- 10,060-Square-Foot Multi-Tenant Manufacturing Flex Asset Situated on 0.4 Acres
- Featuring Two Suites, 14' Clear Height, Two Grade-Level Doors, and Two Dock Doors
- Asset Positioned Well-Below Replacement Cost | Ideal for Owner-User or Investor Opportunity
  - Located in Close Proximity to I-290, I-294, and O'Hare International Airport
- Fully Occupied by F.W. Kline Inc. and Your Custom Cabinetry Co. | 1.45 WALT and 3.00% Escalations
  - Outperforming Submarket Vacancy Rate of 5.4% vs. 7.6% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1605 to 1609 North 31st Avenue in Melrose Park, Illinois. The subject property consists of approximately 10,060 square feet of manufacturing warehouse space and is situated on 0.40 acres of land. The multi-tenant asset features masonry construction with metal roofing, two units, a 14' clear height, two dock-high doors, two grade-level doors, two HVAC units, 200 amps with 220 volts, and 12 parking spaces. Located 6.8 miles south of the Chicago O'Hare International Airport, the property has close proximity to Interstates 294, 290, and 88. The fully-leased asset is equally occupied by the commercial door hardware provider F.W. Kline, Inc., and Your Custom Cabinetry, a custom builder of high-end residential cabinetry. The average lease rate of \$12.30 per square foot escalates by 3.0 percent annually. With one of the leases expiring by the start of October 2026, the property can easily be acquired for partial owner use. At \$86.98 per square foot, the asset is priced well below replacement costs.

The subject property is located within the massive West Cook North submarket, containing 62.2 million square feet of industrial space. In the 12 months through Q3 2025, net absorption contracted by nearly -513,000 square feet as about 56,000 square feet of deliveries were added to the submarket on net. Year-over-year, the vacancy rate increased by 90 basis points, but at 6.5 percent, availability in West Cook North was 120 basis points below the national average. The annual growth rate of rents in the submarket was twice the national average at 3.2 percent. The average market rent of \$9.80 per square foot was up 60.9 percent over the last decade. With about 257,000 square feet of industrial space under construction in West Cook North, representing 0.4 percent of the inventory, demand will largely be in the driver's seat of vacancies and rents 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

### 1605-1609 NORTH 31ST AVENUE, MELROSE PARK, IL 60160

Number of Suites	2
Number of Buildings	1
Total Square Feet	10,060 SF
Warehouse Square Feet	+/- 8,800 SF
Office Square Feet	+/-1,200 SF
Office Ratio	11.93%
Year Built	1959
Lot Size	0.40 Acres
Type of Ownership	Fee Simple
Clear Height	14'
Parking Spaces	12
Parking Surface	Asphalt
Building Class	B
Tenancy	Multi-Tenant
Dock-High Doors	2
Grade Level Doors	2
Construction	Brick
Power	200a/220v
Type of Lighting	LED
Zoning	M-1
Roof Type	Metal
Age/Condition of Roofs	17-Years   Estimated Age of Roof
HVAC Units	2
Sprinklers	Wet
Market	IL-Chicago MSA
Submarket	O'Hare
Market Vacancy	3.10%



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 of Chicago, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0370650)



## OFFERING HIGHLIGHTS

### 1605-1609 NORTH 31ST AVENUE

MELROSE PARK, IL 60160

OFFERING PRICE

**\$850,000**

CAP RATE

**7.60%**

PRO FORMA CAP RATE

**7.88%**

Offering Price	\$850,000
Cap Rate	7.60%
Pro Forma Cap Rate	7.88%
Price/SF	\$84.49
Total Square Feet	10,060
Rental Rate	\$12.30
Lease Type	Modified Gross
WALT	1.45 Years
Rental Increases	3% Annual
Tenancy	Multi
Occupancy	100.00%

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 of Chicago, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0370650)

# 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	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
F.W. Kline Inc.	1605	5,030	50.0%	8/1/24	7/31/27	\$11.33	\$4,749	\$56,990	\$58,699	Aug-2026	3.00%	Gross	-
Your Custom Cabinetry Co.	1609	5,030	50.0%	10/1/23	9/30/26	\$13.26	\$5,559	\$66,704	\$68,705	Oct-2026	3.00%	Gross	Option to Extend See Below
<b>Total</b>		<b>10,060</b>				<b>\$12.30</b>	<b>\$10,308</b>	<b>\$123,694</b>	<b>\$127,405</b>				
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$10,308						Occupied Current Rents: \$10,308		Unoccupied Current Rents: \$0					

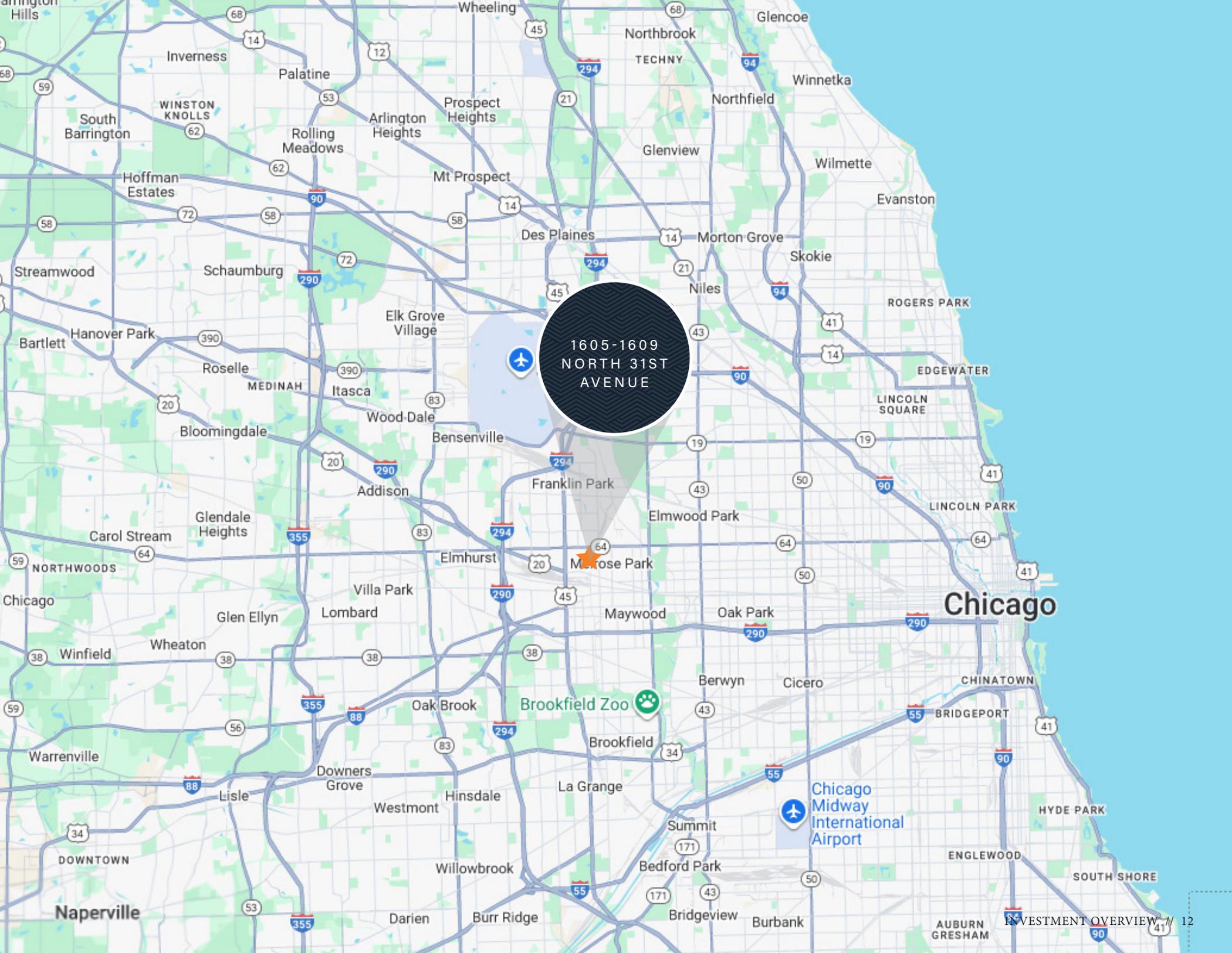
Your Custom Cabinetry Co. Renewal Language: "Tenant shall have a one-time option to renew the Lease effective as of September 30, 2026 provided that tenant provides Lessor a 120 day advance irrevocable written notice of its intention to extend the Lease. Such rental rate for two year extension shall be at Fair Market Value (FMV), and Tenant shall provide notice to Lessor of its intent to extend the Lease by no later than June 1, 2026." | Pro Forma estimates 3% Increase

## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	123,694	12.30	127,405	12.66	
Expense Reimbursement Income					
Net Lease Reimbursement					
Total Reimbursement Income	\$0	0.0%	\$0	0.0%	\$0.00
Effective Gross Revenue	\$123,694	\$12.30	\$127,405	\$12.66	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Water	6,280	0.62	6,280	0.62	Estimated
Landscaping/Snow Removal	2,300	0.23	2,300	0.23	Estimated
Fire Alarm Monitoring	900	0.09	900	0.09	Estimated
Fire Alarm/Sprinkler Inspection	535	0.05	535	0.05	Estimated
Insurance	4,551	0.45	4,551	0.45	[2025]
Real Estate Taxes	44,527	4.43	45,863	4.56	2024 Pay 2025
Total Expenses	\$59,093	\$5.87	\$60,429	\$6.01	
Expenses as % of EGR	47.8%		47.4%		
Net Operating Income	\$64,601	\$6.42	\$66,976	\$6.66	

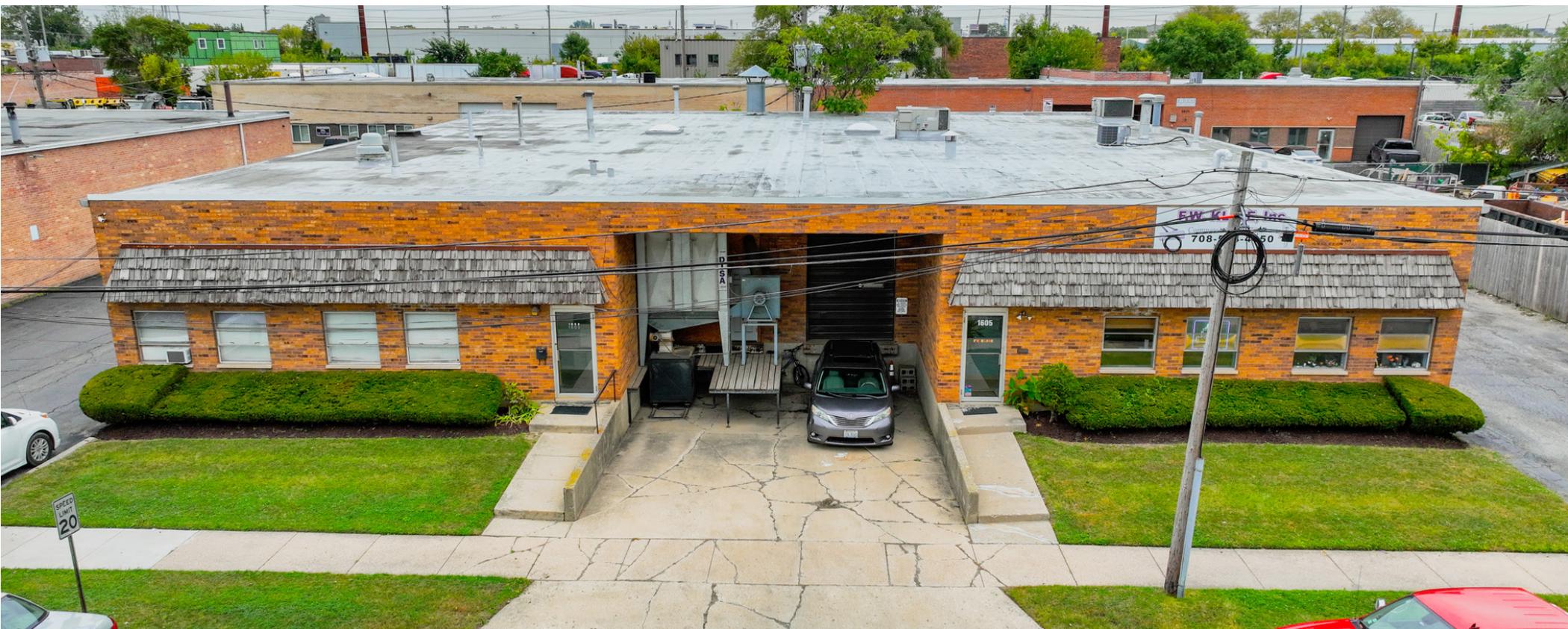


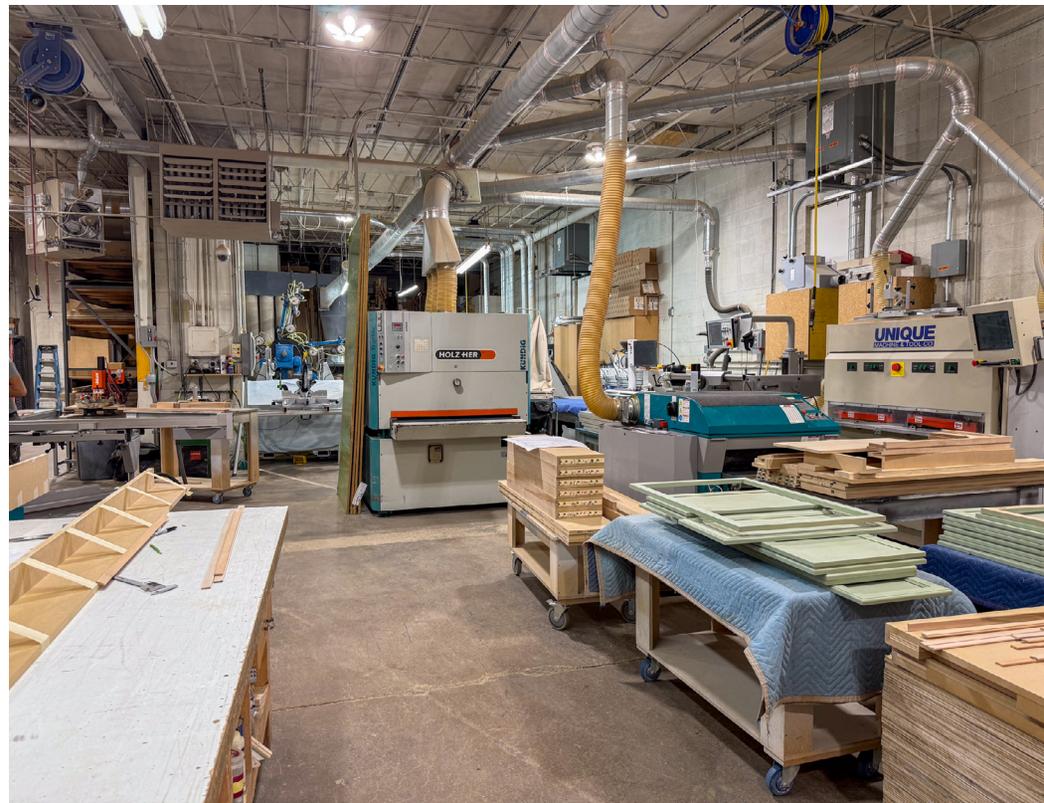
1605-1609  
NORTH 31ST  
AVENUE

Chicago

An aerial photograph of an industrial and residential neighborhood. In the center, a callout bubble with a dark, textured background and a white star points to a specific building. The callout contains the text '1605-1609 NORTH 31ST AVENUE'. The surrounding area includes various industrial buildings, parking lots with cars and trucks, and residential houses. A large white warehouse is visible on the right side, and a railway line runs through the middle ground. The sky is overcast.

1605-1609  
NORTH 31ST  
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.



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

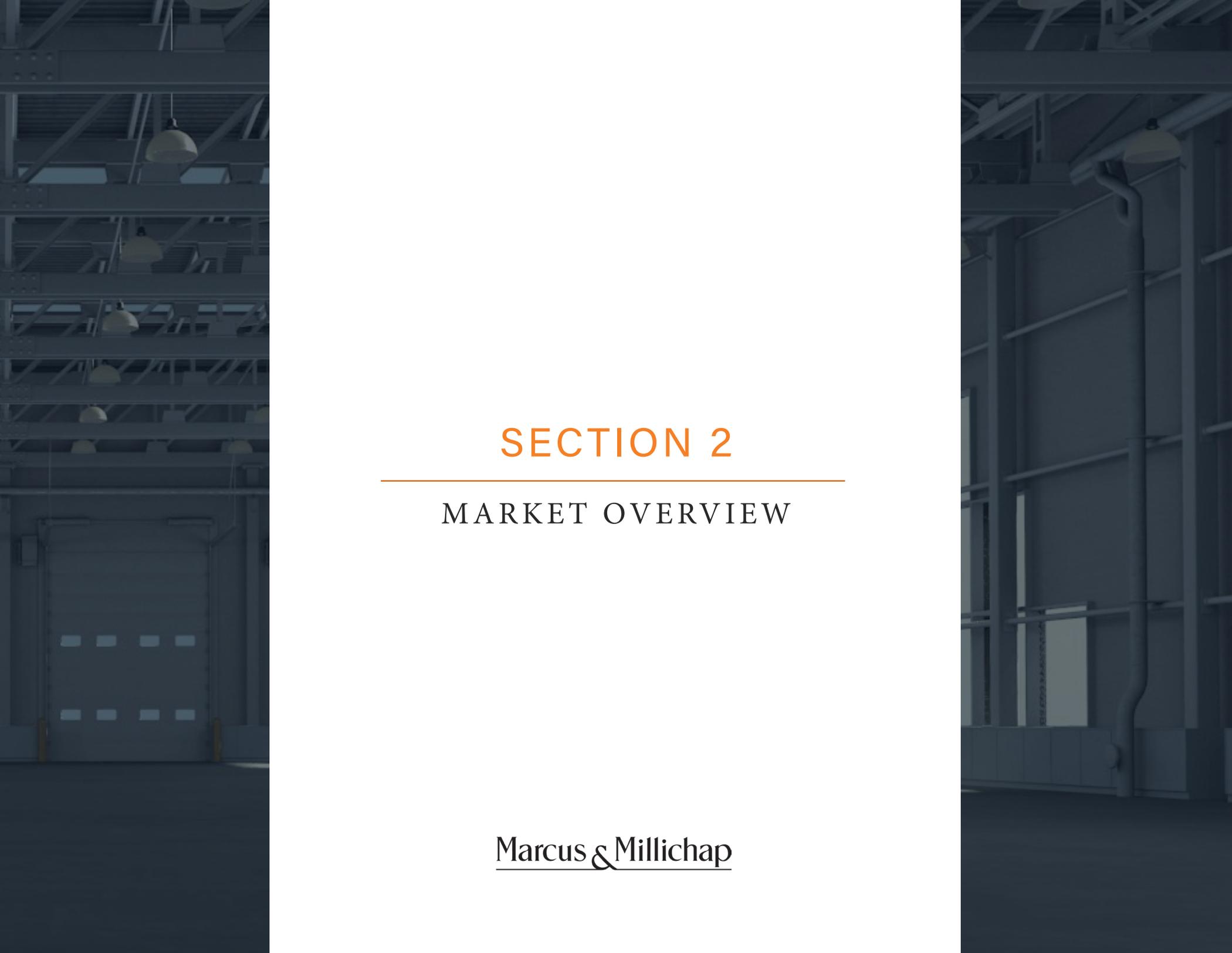
# WHY MMCC?

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-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 and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana. The metro houses 9.4 million people and comprises 14 counties. The city of Chicago contains 2.6 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020 and 2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.



SECOND-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, State Farm Insurance and McDonald's. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially. 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



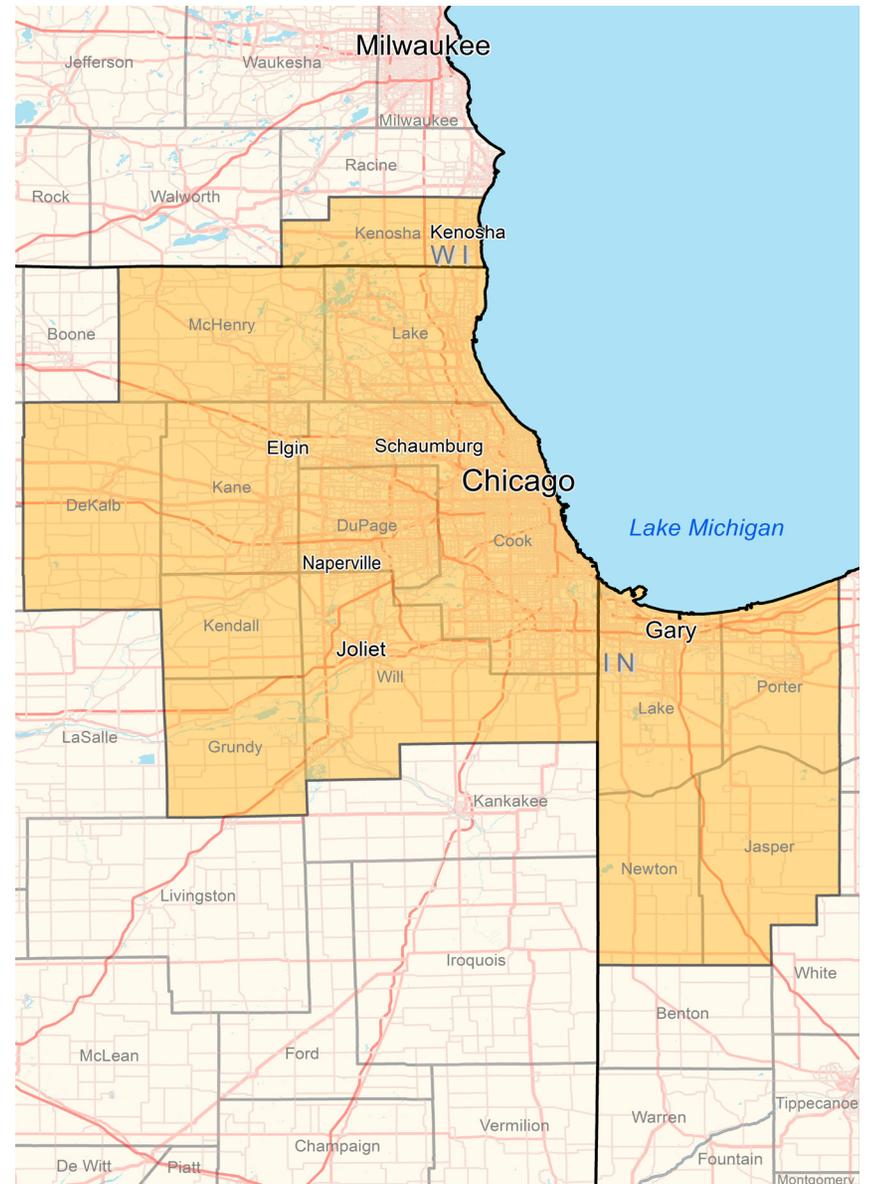
**16%**  
EDUCATION AND  
HEALTH SERVICES



**2%**  
INFORMATION



**4%**  
OTHER SERVICES



## METROPLEX GROWTH

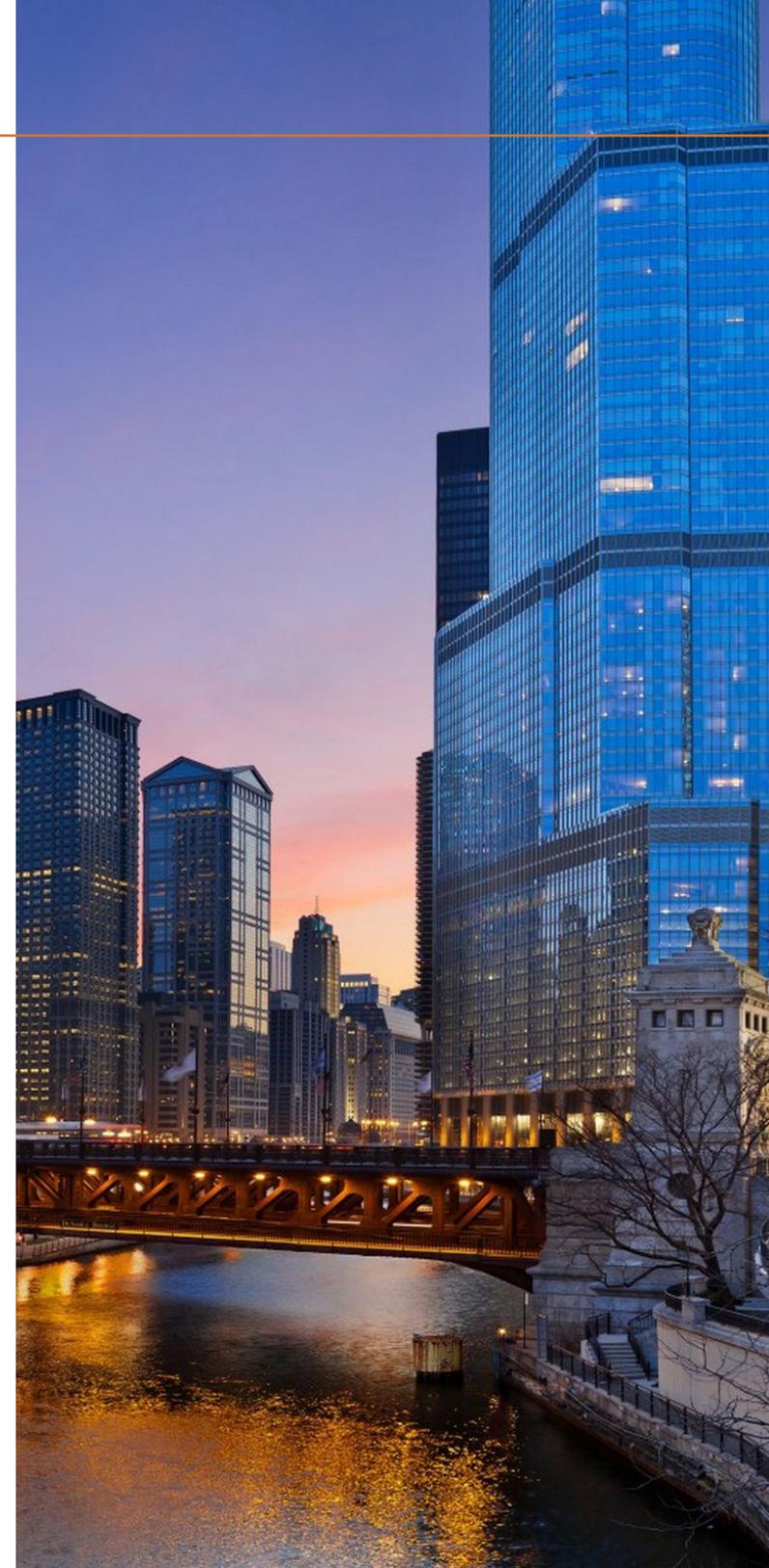
### TRANSPORTATION

The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 200 miles across the metro. 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 "L" serves the city of Chicago. The Metra commuter rail provides passenger service in the suburbs. International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.



### QUALITY OF LIFE

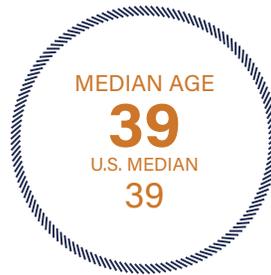
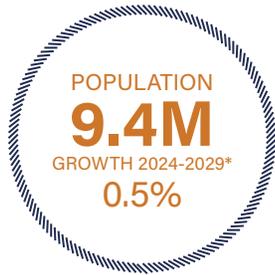
The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping, or recreational amenities. The Chicago area's relative affordability is largely due to its 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 is set to open in 2026.



# METROPLEX GROWTH

## DEMOGRAPHICS

Chicago is the second-most populous metro in the U.S. with 9.4 million residents. During the next five years, however, the population is expected to lower marginally. World-class education institutions, including Northwestern University and the University of Chicago, help provide the metro with a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 16 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 roughly in line with 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. Local homeownership is slightly below the national rate of 65 percent.



## DEMOGRAPHICS



**417,632**

Total Population  
Within 5 Miles



51.2%



48.8%



**\$114,881**

Average Household Income  
Within 5 Miles



**213,043**

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	20,989	147,585	416,199
<b>2024 Estimate</b>			
Total Population	21,116	148,174	417,632
<b>2020 Census</b>			
Total Population	22,265	154,929	434,519
<b>2010 Census</b>			
Total Population	23,492	154,882	426,595
<b>Daytime Population</b>			
2024 Estimate	19,833	170,639	456,213
<b>HOUSEHOLDS</b>			
<b>2029 Projection</b>			
Total Households	6,915	52,095	160,856
<b>2024 Estimate</b>			
Total Households	6,916	52,105	161,112
Average (Mean) Household Size	3.1	2.8	2.6
<b>2020 Census</b>			
Total Households	6,917	52,128	161,499
<b>2010 Census</b>			
Total Households	6,690	50,868	155,845

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	3.5%	7.4%	13.1%
\$150,000-\$199,999	6.0%	7.5%	10.2%
\$100,000-\$149,999	17.8%	19.4%	18.9%
\$75,000-\$99,999	16.5%	15.7%	14.2%
\$50,000-\$74,999	19.7%	17.1%	15.1%
\$35,000-\$49,999	14.0%	11.6%	9.5%
\$25,000-\$34,999	9.5%	7.5%	6.4%
\$15,000-\$24,999	7.3%	6.5%	6.0%
Under \$15,000	5.6%	7.2%	6.6%
Average Household Income	\$81,670	\$96,026	\$114,881
Median Household Income	\$68,269	\$80,142	\$94,524
Per Capita Income	\$26,626	\$33,709	\$44,140
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2024 Estimate Total Population	21,116	148,174	417,632
Under 20	29.5%	25.6%	24.1%
20 to 34 Years	21.7%	19.3%	18.2%
35 to 39 Years	7.6%	6.7%	6.8%
40 to 49 Years	13.8%	13.2%	13.5%
50 to 64 Years	16.7%	19.2%	20.0%
Age 65+	10.7%	16.0%	17.4%
Median Age	34.0	39.0	40.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	13,419	100,571	292,311
Elementary (0-8)	19.2%	10.7%	6.8%
Some High School (9-11)	12.3%	8.2%	5.6%
High School Graduate (12)	34.9%	31.5%	24.6%
Some College (13-15)	18.6%	19.9%	18.7%
Associate Degree Only	7.2%	8.3%	7.8%
Bachelor's Degree Only	5.7%	13.4%	20.7%
Graduate Degree	2.2%	8.0%	15.8%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	28.0	32.0	34.0

# TWO-TENANT MELROSE PARK INDUSTRIAL

1605-1609 NORTH 31ST AVENUE  
MELROSE PARK, IL 60160

## PRESENTED BY

### REESE ISACSON

Associate Investments  
Office & Industrial Division  
Chicago Office

Office (312) 327-5459

Reese.Isacson@MarcusMillichap.com

License: IL: 475.216.053

### TYLER SHARP

Senior Director 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

Office (630) 570-2200

Steven.Weinstock@MarcusMillichap.com

License: 471.011175

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP