

Marcus & Millichap
TAG INDUSTRIAL GROUP

LAKE COUNTY WAREHOUSE WITH FENCED IN IOS

675 SUNSET DRIVE
ROUND LAKE, IL, 60073

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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 steel 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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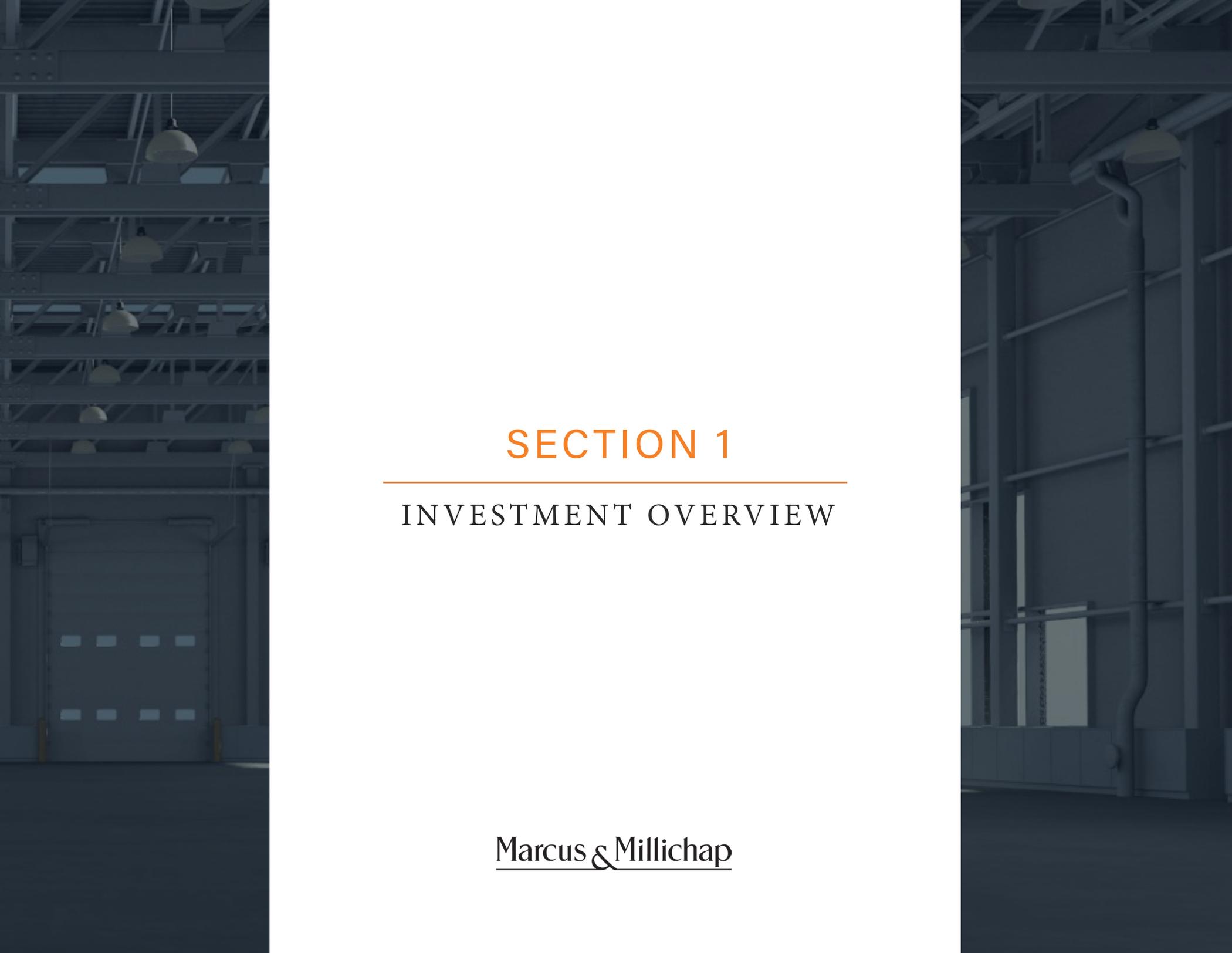
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The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a complex network of metal beams, pipes, and overhead lighting fixtures, creating a sense of depth and structure. The lighting is dim, with some fixtures glowing softly.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant 4,500-Square-Foot IOS Property Situated on 1.14 Acres
- Featuring Masonry Construction, 12' Clear-Height, One Dock Door, and Fully Fenced-in IOS
 - Located 0.3 Miles from IL-134 with Proximity to I-94, Connecting Chicago to Milwaukee
 - Immediately Available for Owner Use or Lease-Up Investment Opportunity
- Outperforming North Lake County Submarket: 6.2% Vacancy, 3.6% Rent Growth, and Zero Square Feet Under Construction

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 675 Sunset Drive in Round Lake, Illinois. The subject property consists of approximately 4,500 square feet of warehouse space and is situated on 1.14 acres of land. The single-tenant asset features masonry construction, a clear height of 12', one dock-high door set in a truck well, and a fully fenced-in lot. Located 0.3 miles from Illinois Route 134, which merges into Illinois Route 120, the property has proximity to Interstate 94 that connects Chicago to Milwaukee. For sale as vacant, the property can be acquired for immediate owner use or as a lease-up investment opportunity. With a building coverage ratio of 9 percent, the property is ideal for industrial outdoor storage (IOS) use.

The subject property is well-positioned within the North Lake County submarket, containing a sizeable 45.9 million square feet of industrial space. In the 12 months through Q3 2025, demand was comfortably in positive territory as more than 548,000 square feet were absorbed on net. During this time, only about 247,000 square feet were delivered to North Lake County. As a result, the vacancy rate bucked the national trend and fell by 70 basis points year-over-year to 6.2 percent in Q3, more than a full percent below the national average. At 3.6 percent, the annual growth rate of market rents has actually increased by 40 basis points in 2025, while the national average has decelerated toward 1 percent. The average market rent in North Lake County stands at roughly \$9.10 per square foot, up 59.6 percent over the last decade. With no industrial properties under construction in the submarket, demand will be in the driver's seat of 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

675 SUNSET DRIVE, ROUND LAKE, IL 60073

Number of Suites	1
Number of Buildings	1
Total Square Feet	4,500 SF
Warehouse Square Feet	4,000 SF
Office Square Feet	500 SF
Office Ratio	11.11%
Year Built	1971
Lot Size	1.14 Acres
Type of Ownership	Fee Simple
Clear Height	12
Parking Surface	Crushed Gravel
Building Class	C
Tenancy	Vacant
Dock-High Doors	1
Construction	Masonry
Zoning	I
Sprinklers	Yes
Market	IL-Chicago MSA
Submarket	North Lake County
Market Vacancy	6.20%



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675 SUNSET DRIVE

ROUND LAKE, IL, 60073

OFFERING PRICE
\$800,000

PRO FORMA CAP RATE
9.00%

Offering Price	\$800,000
Pro Forma Cap Rate	9.00%
Price/SF	\$177.78
Total Square Feet	4,500
Tenancy	Owner-User
Occupancy	0.00%



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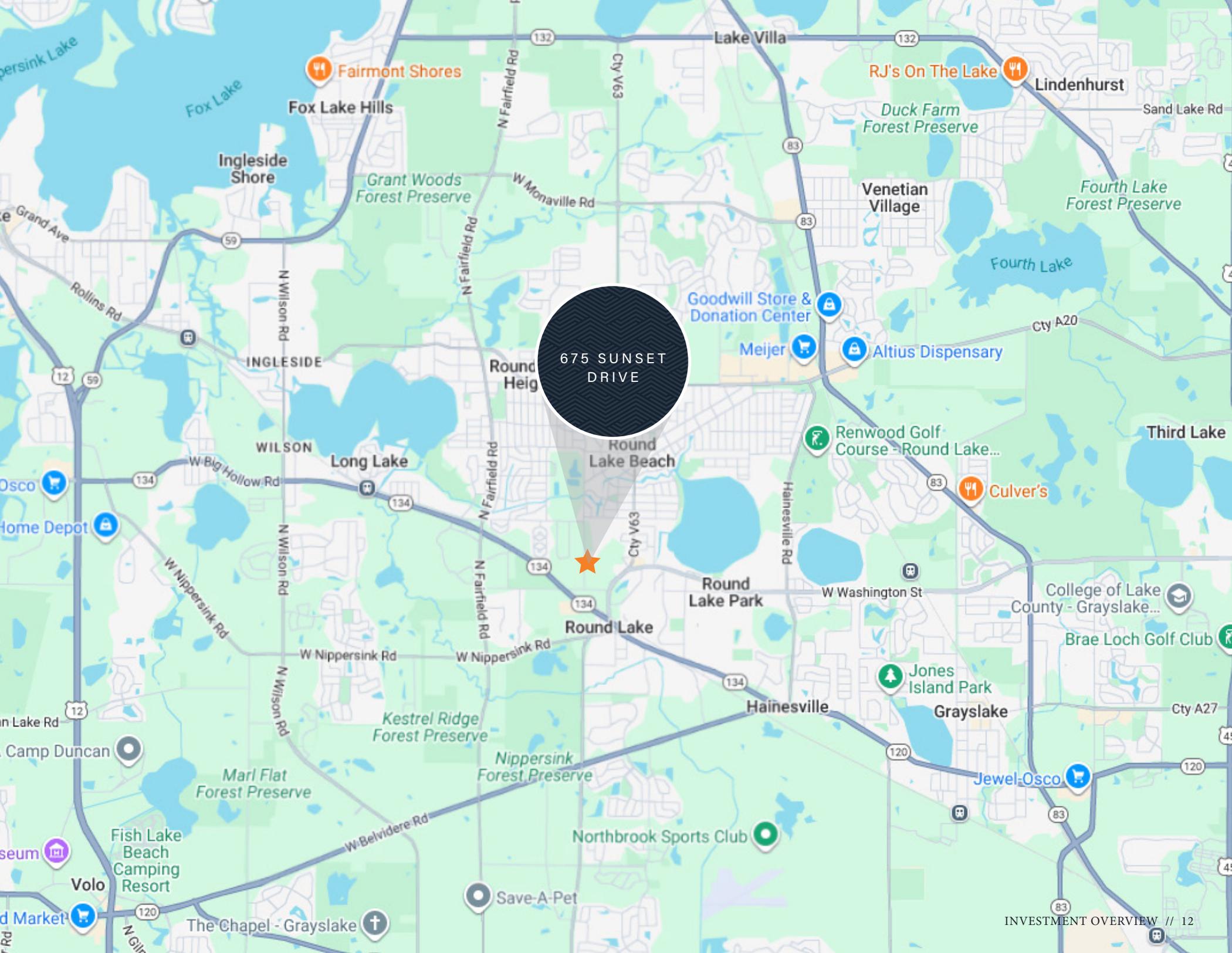
RENT ROLL

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	Lease Type
				Comm.	Exp.					
New Tenant	A	4,500	100.0%	-	-	\$0.00	\$0.00	\$0.00	\$72,000	NNN
Total		4,500				\$0.00	\$0.00	\$0.00	\$72,000	
Occupied Tenants: 0				Unoccupied Tenants: 1		Occupied GLA: 0.00%		Unoccupied GLA: 100.00%		
Total Current Rents: \$0						Occupied Current Rents: \$0		Unoccupied Current Rents: \$0		

Current tenant lease expiring 2/28/2026. No renewal options.

OPERATING STATEMENT

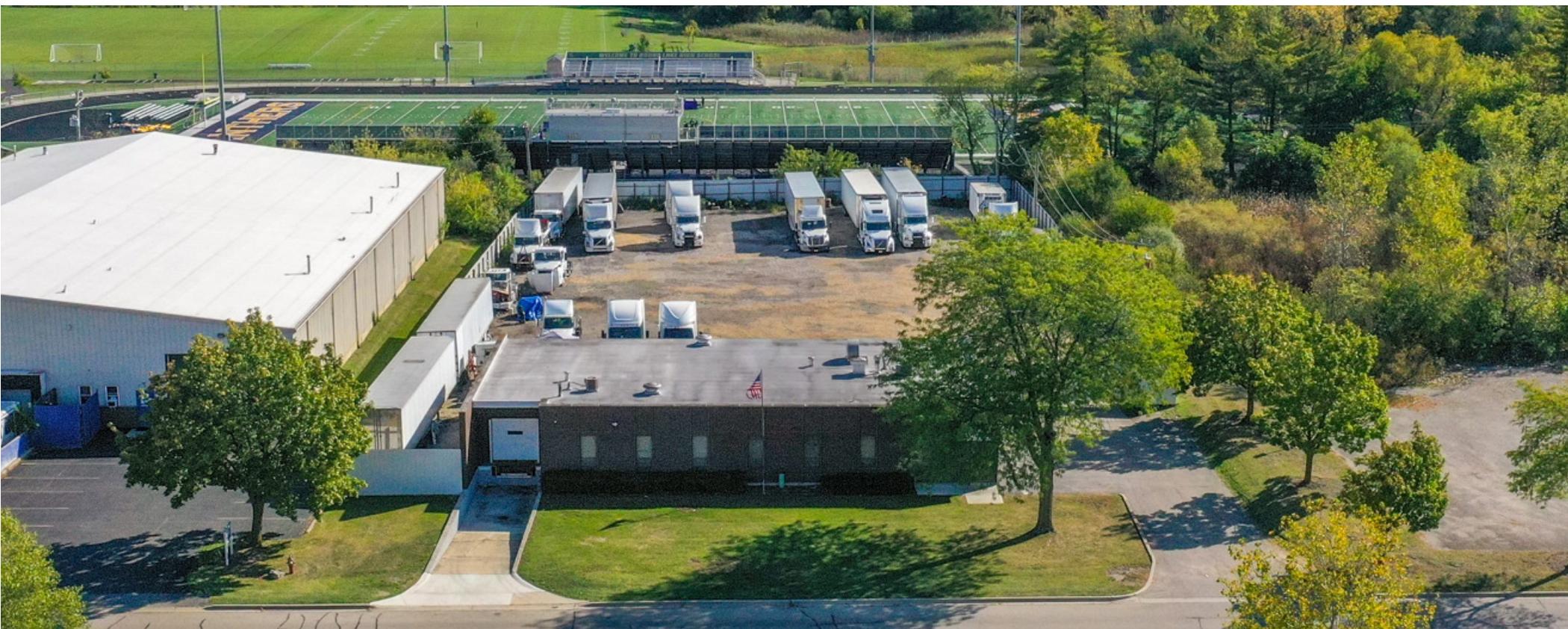
Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	72,000	16.00	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	0	0.00	4,500	1.00	\$1/SQFT - Broker Estimate - Pro-Forma Grossed 103%
Insurance	0	0.00	1,800	0.40	\$0.4/SQFT - Broker Estimate - Pro-Forma Grossed 103%
Real estate Taxes	0	0.00	12,477	2.77	Pro-Forma Grossed 105%
Total Reimbursement Income	\$0	0.0%	\$18,777	100.0%	\$4.17
Effective Gross Revenue	\$0	\$0.00	\$90,777	\$20.17	
Operating Expenses	Current	Per SF	Pro Forma	Per SF	
CAM	4,500	1.00	4,500	1.00	
Insurance	1,800	0.40	1,800	0.40	
Real Estate Taxes	11,883	2.64	12,477	2.77	
Total Expenses	\$18,183	\$4.04	\$18,777	\$4.17	
Expenses as % of EGR	0.0%		20.7%		
Net Operating Income	-\$18,183	(\$4.04)	\$72,000	\$16.00	



675 SUNSET
DRIVE



675 SUNSET
DRIVE



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

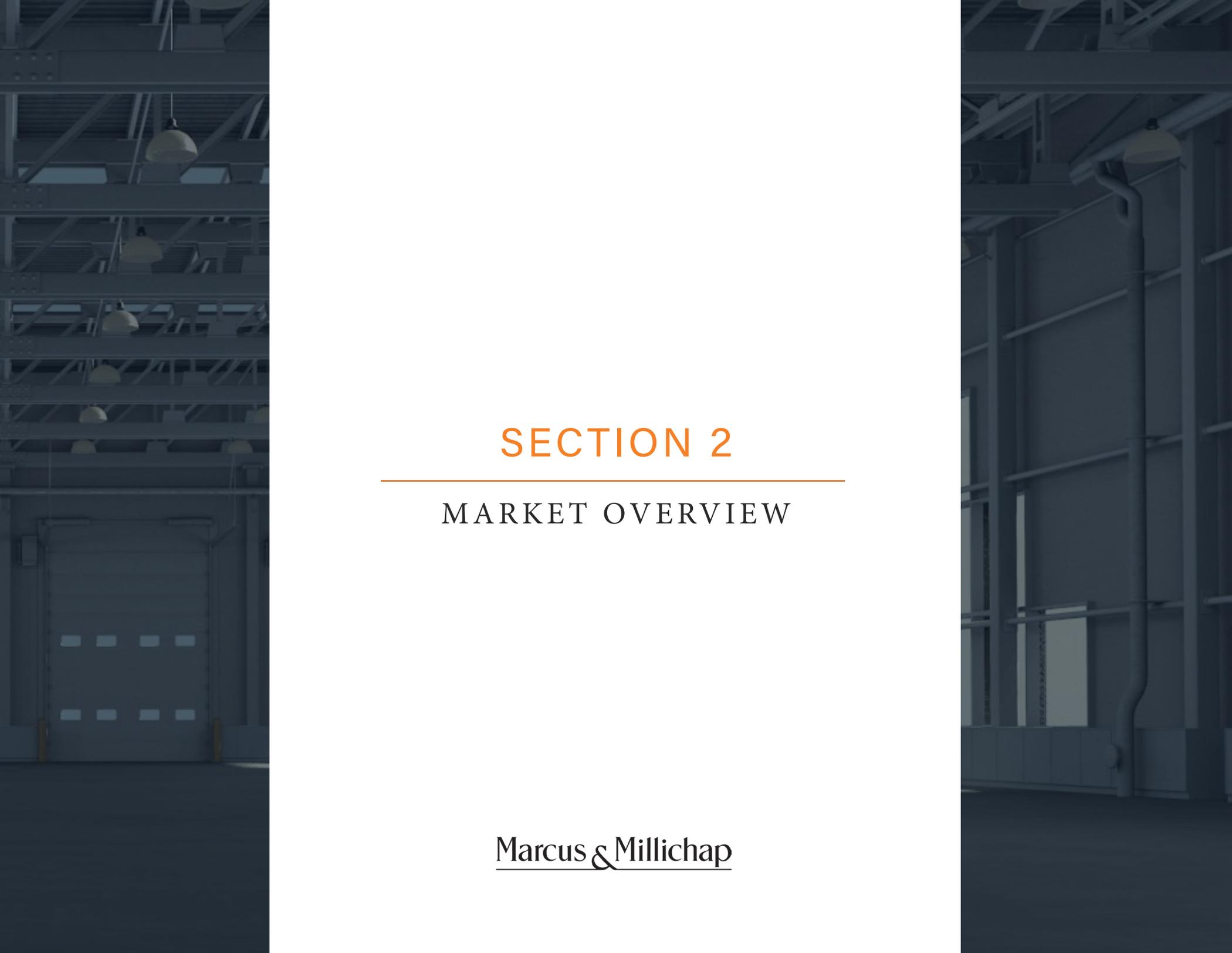
WHY MMCC?

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



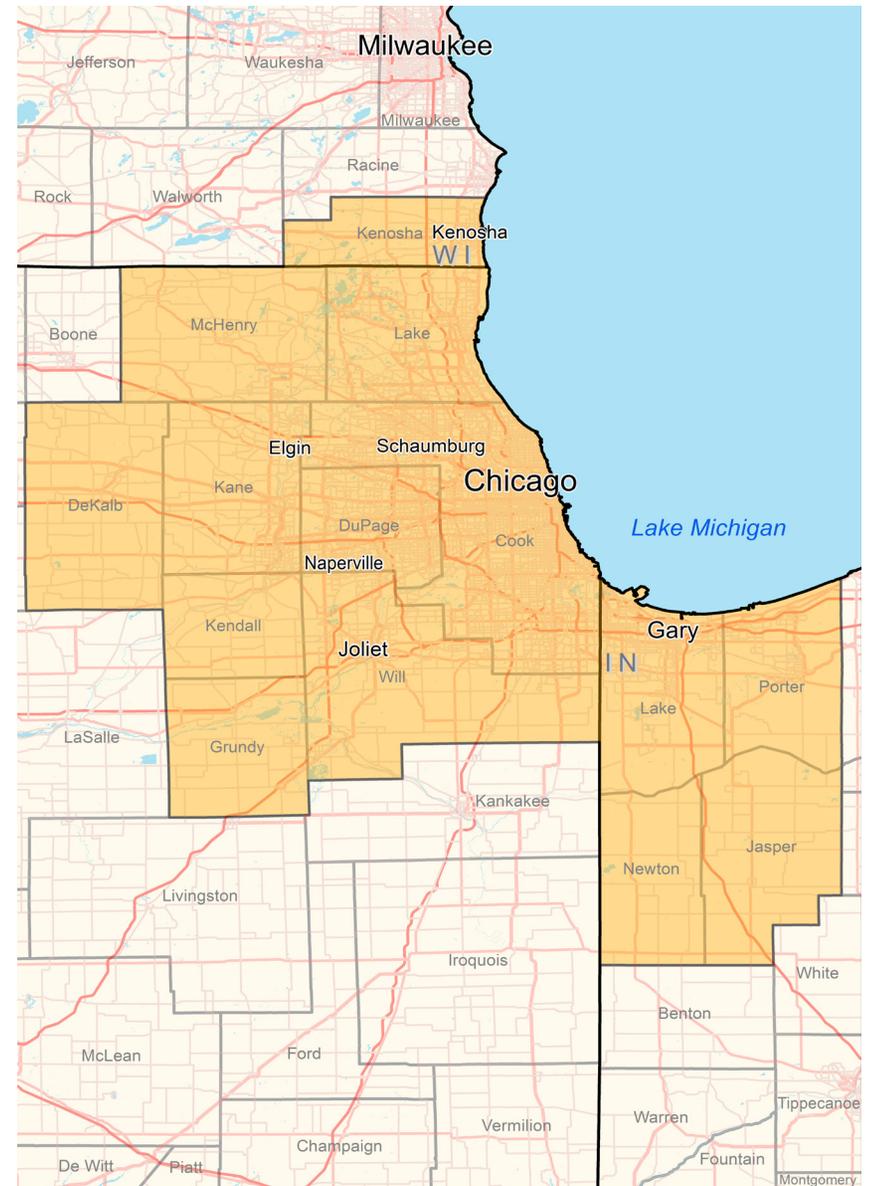
16%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

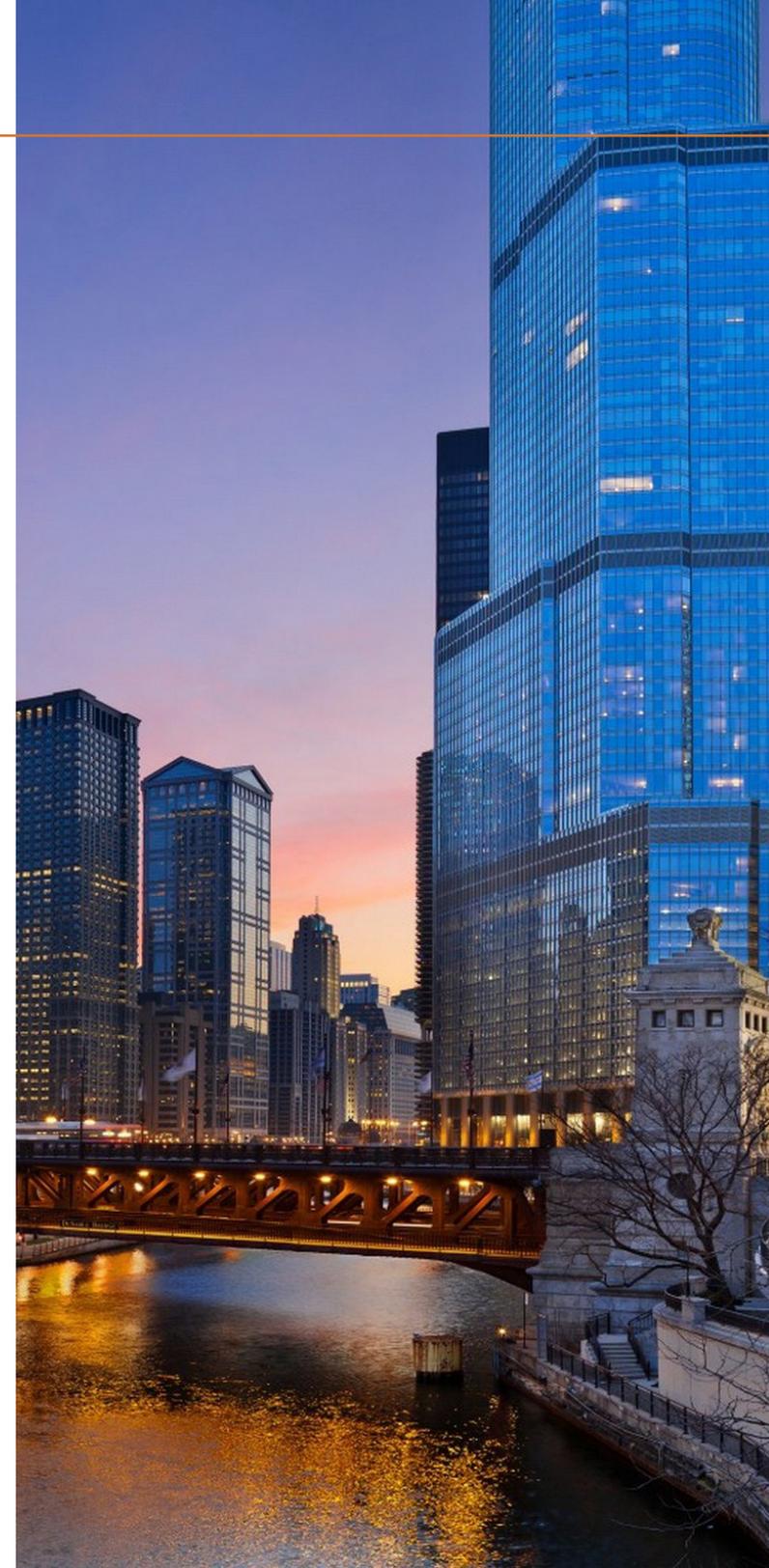
TRANSPORTATION

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

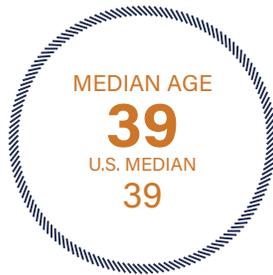
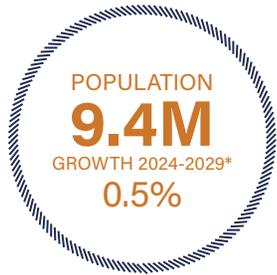
The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping, or recreational amenities. The Chicago area's relative affordability is largely due to its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



126,336

Total Population
Within 5 Miles



49.8%



50.2%



\$119,868

Average Household Income
Within 5 Miles



65,428

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	13,236	73,857	125,639
2024 Estimate			
Total Population	13,270	74,245	126,336
2020 Census			
Total Population	13,544	75,693	128,978
2010 Census			
Total Population	13,985	76,218	126,451
Daytime Population			
2024 Estimate	9,802	46,120	91,732
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,094	24,595	45,630
2024 Estimate			
Total Households	4,099	24,622	45,676
Average (Mean) Household Size	3.2	3.0	2.8
2020 Census			
Total Households	4,103	24,659	45,742
2010 Census			
Total Households	4,055	23,701	43,317

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.8%	11.0%	12.7%
\$150,000-\$199,999	4.2%	10.7%	11.8%
\$100,000-\$149,999	20.7%	23.0%	23.1%
\$75,000-\$99,999	15.8%	14.4%	13.3%
\$50,000-\$74,999	19.6%	15.9%	14.7%
\$35,000-\$49,999	14.1%	10.0%	9.4%
\$25,000-\$34,999	8.8%	5.5%	5.1%
\$15,000-\$24,999	5.9%	5.1%	5.2%
Under \$15,000	7.1%	4.5%	4.7%
Average Household Income	\$81,491	\$113,299	\$119,868
Median Household Income	\$68,706	\$94,266	\$99,009
Per Capita Income	\$25,524	\$38,213	\$42,805
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	13,270	74,245	126,336
Under 20	29.7%	28.3%	26.8%
20 to 34 Years	23.8%	20.7%	19.5%
35 to 39 Years	7.1%	7.2%	7.1%
40 to 49 Years	14.0%	14.2%	13.9%
50 to 64 Years	16.2%	18.5%	19.4%
Age 65+	9.3%	11.2%	13.3%
Median Age	32.0	35.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	8,173	47,855	84,058
Elementary (0-8)	15.4%	8.5%	5.6%
Some High School (9-11)	11.0%	7.2%	5.4%
High School Graduate (12)	35.8%	27.0%	25.4%
Some College (13-15)	20.2%	20.8%	21.2%
Associate Degree Only	6.4%	7.4%	8.1%
Bachelor's Degree Only	8.1%	19.7%	22.9%
Graduate Degree	3.0%	9.5%	11.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	32.0	35.0	35.0

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