

Marcus & Millichap
TAG INDUSTRIAL GROUP

SOUTH HOLLAND MULTI- TENANT FLEX INVESTMENT

500-562 WEST TAFT DRIVE
SOUTH HOLLAND, IL, 60473

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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 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.

TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

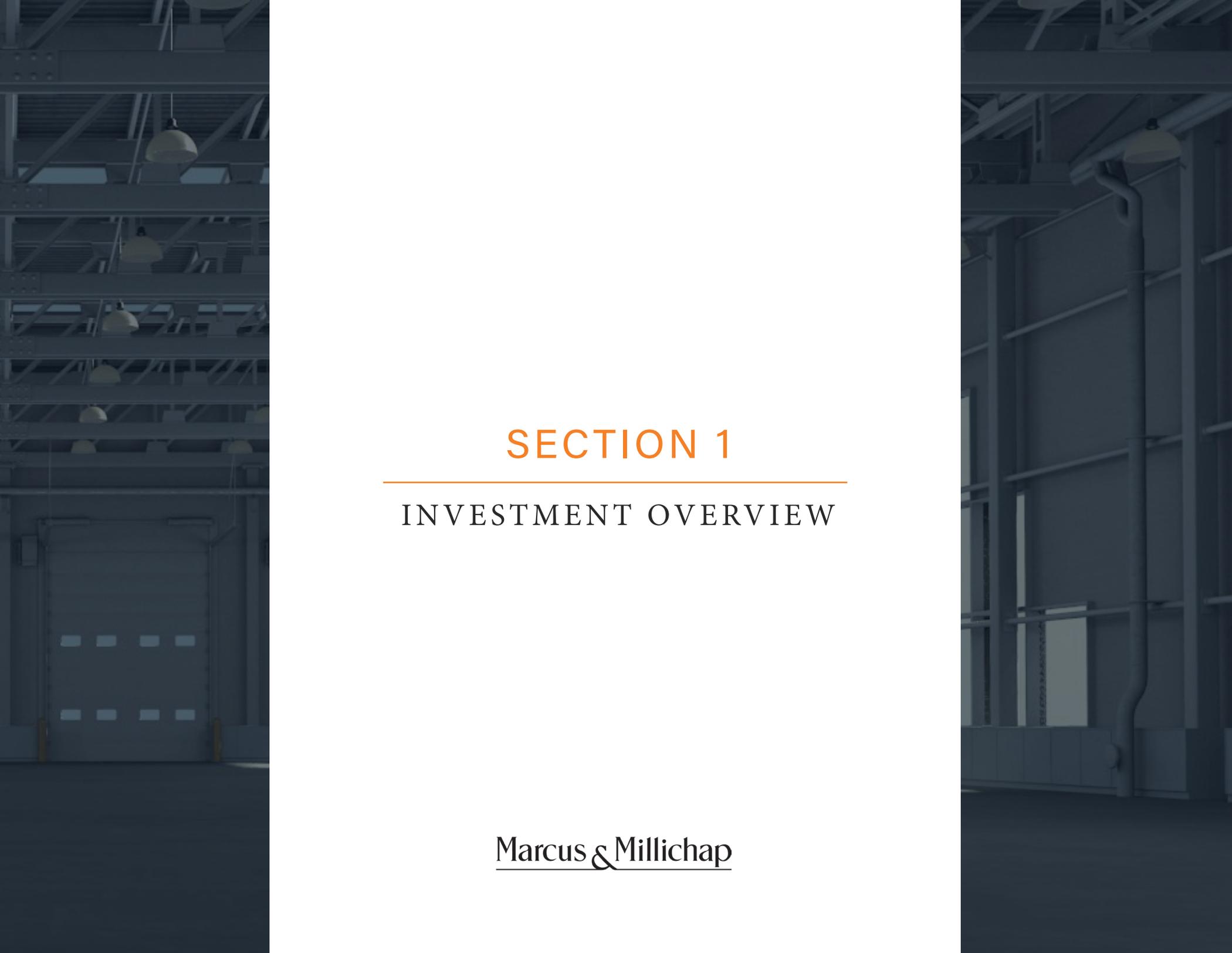
Offering Summary • Property Details • Offering Highlights • Rent Roll • Cash Flow • Market Leasing Summary • Regional Map • Aerial Map
Property Photos • Acquisition Financing

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

- Four-Building 98,840-Square-Foot Shallow-Bay Industrial Park on 6.10 Acres
- Featuring 38 Units, 14' Clear-Height, 28 Dock Doors, Three Grade Doors, and Masonry Construction
 - Premier Accessibility with Close Proximity to I-294/I-80, I-94, and Two Major Intermodals
- 7.92% Cap Rate on 95% Occupancy with +/-1.89 Years of WALT | 25% Below-Market Rents Offer Significant Upside
 - Outperforming Submarket with Low Deliveries: 3.9% Rent Growth vs. 1.6% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the industrial park located at 500 to 562 West Taft Drive (East 163rd Street) in South Holland, Illinois. The subject property consists of approximately 98,840 square feet of shallow-bay industrial space and is situated on 6.1 acres of land. The four-building asset features masonry construction, a 14' clear height, 38 units, 28 dock-high doors, and three grade-level doors. With Interstates 294/80 and 94 positioned within a seven-minute drive from the industrial park, the property has premier accessibility in the south Chicago suburbs. Two major intermodal hubs, Canadian National Chicago Intermodal Terminal and Union Pacific Dolton Illinois, are located within three miles of the industrial park. At 94.54 percent occupied, the property generates a 7.92 percent cap rate with a weighted average lease term of 1.89 years at the time of listing. With the average rent priced 24.8 percent below the going market rate, this sale offers investors a significant value-add opportunity.

The subject property is well-positioned within the massive Near South Cook submarket, containing 53.1 million square feet of industrial space. In the 12 months through Q3 2025, net absorption fell by about -536,000 square feet. During this time, net deliveries contracted by roughly -23,000 square feet as demolitions outpaced deliveries. While availability increased 100 basis points year-over-year, at 6.9 percent, the vacancy rate in Near South Cook stood 80 basis points below the national average (based on the top 50 metros, classes A, B, and C, minimum 10,000 square feet). At 3.9 percent, the asking rent growth in the submarket is more than double the 1.6 percent annual rate nationwide. Over the last decade, the average asking rent in Near South Cook has increased by 64 percent to about \$9.90 per square foot. With only 17,000 square feet of industrial space under construction in the submarket, rents and vacancies will be unaffected by new supply 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

500-562 WEST TAFT DRIVE, SOUTH HOLLAND, IL 60473

Number of Suites	38
Number of Buildings	4
Total Square Feet	98,840 SF
Year Built	1975
Lot Size	6.10 Acres
Clear Height	14
Parking Spaces	125
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi-Tenant
Dock-High Doors	28
Grade Level Doors	3
Construction	Masonry
Power	200a
Market	IL-Chicago MSA
Submarket	Near South Cook
Market Vacancy	6.80%



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SOUTH HOLLAND MULTI-TENANT FLEX INVESTMENT

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OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$7,550,000	7.92%	8.11%

Offering Price	\$7,550,000
Cap Rate	7.92%
Pro Forma Cap Rate	8.11%
Price/SF	\$76.39
Total Square Feet	98,840
Rental Rate	\$5.80
Lease Type	Triple-Net (NNN)
Weighted Average Lease Term	1.88
Rental Increases	3% Annually
Tenancy	Multi
Occupancy	94.54%

DEBT QUOTE

As Of	2/4/2026
Offering Price	\$7,550,000
Maximum LTV	70.00%
Loan Amount	\$5,285,000
Loan Term	5 Years
Amortization (Underwritten)	25 Years
Index	5yr UST
Index Pricing (As of 11/19/2025)	3.852%
Spread	2.15%
Estimated Interest Rate	6.00%
Recourse	Full
Reserves	TBD

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RENT ROLL

Tenant Name	Suite	Lease Type	Lease Status	WALT	Area	Building Share	Lease Start Date	Lease End Date	Rent PSF	Monthly Base Rent	Potential Base Rent	Scheduled Base Rent	Expense Recoveries	Potential Gross Revenue
Davidson Printing (Option 1)	500	Industrial	Option	2.40	1,800	1.82%	7/1/2025	6/30/2028	5.53	829.50	9,954	9,954	9,234	19,188
DDFK Properties	501	Industrial	Contract	1.48	1,700	1.72%	8/1/2022	7/31/2027	4.87	690.42	8,285	8,285	8,721	17,005
Womanly Delight Productions	502	Industrial	Contract	3.15	1,800	1.82%	4/1/2026	3/31/2029	7.88	1182.00	14,184	14,184	9,234	23,418
Womanly Delight Productions (Option 1)	502	Industrial	Option				4/1/2029	3/31/2031						
Black Star Line Cigars	503	Industrial	Contract	1.48	1,700	1.72%	8/1/2024	7/31/2027	7.42	1050.67	12,608	12,608	8,721	21,329
One For Gaming	504	Industrial	Contract	1.65	1,920	1.94%	10/1/2024	9/30/2027	7.93	1269.58	15,235	15,235	9,849	25,085
One For Gaming (Option 1)	504	Industrial	Option				10/1/2027	9/30/2030						
One For Gaming (Option 2)	504	Industrial	Option				10/1/2030	9/30/2033						
Lorig Construction	505	Industrial	Contract	2.07	2,020	2.04%	3/1/2026	2/29/2028	7.90	1117.73	15,958	15,958	10,362	26,320
Lorig Construction (Option 1)	505	Industrial	Option				3/1/2028	2/28/2029						
Sky Products	506	Industrial	Contract	3.07	3,000	3.04%	3/1/2026	2/28/2029	7.90	1975.00	23,700	23,700	15,390	39,090
IM Global	507	Industrial	Contract	0.23	2,900	2.93%	5/1/2025	4/30/2026	0.49	117.42	1,409	1,409	1,240	2,649
IM Global (Option 1)	507	Industrial	Option		2,900		5/1/2026	4/30/2027	5.50	1329.17	15,950	15,950	13,637	29,587
VACANT	508	Industrial	Speculative*		2,600	2.63%	4/1/2026	3/31/2028			18,200			
Pivotal Products	509	Industrial	Contract	1.15	2,600	2.63%	4/1/2024	3/31/2027	5.78	1252.33	15,028	15,028	13,338	28,366
BT Labs	510	Industrial	Contract	0.07	2,600	2.63%	3/1/2024	2/28/2026						
Metro Chicago Development	511	Industrial	Contract	1.15	2,600	2.63%	4/1/2025	3/31/2027	5.73	1241.50	14,898	14,898	13,338	28,236
Metro Chicago Development (Option 1)	511	Industrial	Option				4/1/2027	3/31/2028						
Dorico	512-514	Industrial	Contract	2.15	6,000	6.07%	4/1/2025	3/31/2028	4.86	2430.00	29,160	29,160	30,779	59,939
Debcor Inc Updated	513	Industrial	Contract	0.23	2,900	2.93%	5/1/2021	4/30/2026	5.82	1699.33	20,392	16,888	12,397	29,285
Pixel Mosaic	515	Industrial	Contract	1.90	2,900	2.93%	1/1/2025	12/31/2027	7.88	1903.75	22,845	22,845	14,877	37,721
Pixel Mosaic (Option 1)	515	Industrial	Option				1/1/2028	12/31/2029						
Brighstar Energy Construction Co	517	Industrial	Contract	1.23	2,600	2.63%	5/1/2021	4/30/2027	5.53	1197.42	14,369	14,369	13,338	27,707
Rock Solid Logistics	519	Industrial	Contract	0.65	2,600	2.63%	10/1/2025	9/30/2026	2.70	585.00	7,020	7,020	6,669	13,689
Rock Solid Logistics (Option 1)	519	Industrial	Option				10/1/2026	9/30/2027						
DaySpring	521	Industrial	Contract	6.16	2,900	2.93%	11/1/2022	3/31/2032	6.37	1539.25	18,471	18,471	14,877	33,347
Your Brand	523	Industrial	Contract	1.40	3,600	3.64%	7/1/2022	6/30/2027	5.13		18,477	18,477	18,468	36,945
The Balloon Queens	525	Industrial	Contract	1.57	3,200	3.24%	9/1/2025	8/31/2027	5.27		16,875	16,875	16,416	33,290
5 Star Linen	527	Industrial	Contract	1.90	3,200	3.24%	1/1/2026	12/31/2027	7.94	2117.33	25,408	25,408	16,416	41,824
R.E.A. Masonry (Option 1)	529	Industrial	Option	0.32	3,600	3.64%	6/1/2024	5/31/2026	6.55	2153.00	25,836	23,586	16,929	40,515
5 Star Linen Inc.	531	Industrial	Contract	0.74	3,600	3.64%	11/1/2025	10/31/2026	6.41	2285.25	27,423	23,073	15,390	38,463
JITA Enterprises	533	Industrial	Contract	0.15	3,200	3.24%	4/1/2025	3/31/2026						
JITA Enterprises (Option 1)	533	Industrial	Option				4/1/2026	3/31/2027	5.46	1456.00	17,472	17,472	16,416	33,888
Blueprint Chicago	535	Industrial	Contract	3.07	3,200	3.24%	3/1/2026	2/28/2029	7.90	2106.67	25,280	25,280	16,416	41,696
New Challenge Products	537	Industrial	Contract	1.32	3,600	3.64%	6/1/2024	5/31/2027	8.01	2403.50	28,842	28,842	18,468	47,310
Weiser Security	539	Industrial	Contract	1.65	1,800	1.82%	10/1/2024	9/30/2027	5.08	761.25	9,135	9,135	9,234	18,369
VACANT	541	Industrial	Speculative*		1,800	1.82%	4/1/2026	5/31/2028	6.25	937.50	11,250	11,250	9,234	20,484
Jess D Studios	543	Industrial	Contract	0.23	1,800	1.82%	5/1/2024	4/30/2026	6.82	1116.17	13,394	12,269	8,464	20,733
ARPPP	545	Industrial	Contract	2.40	1,800	1.82%	7/1/2025	6/30/2028	5.69	852.75	10,233	10,233	9,234	19,467
DaySpring	550-554	Industrial	Contract	6.16	5,400	5.46%	4/1/2021	3/31/2032	4.93	2218.50	26,622	26,622	27,701	54,323
VACANT	556	Industrial	Speculative*		1,800	1.82%	4/1/2026	3/31/2029		763.50	9,162		9,234	18,396
DaySpring Training Center	558	Industrial	Contract	6.16	3,600	3.64%	4/1/2021	3/31/2032	4.93	1479.00	17,748	17,748	18,468	36,216
Elan Farms	560	Industrial	Contract	1.07	3,250	3.29%	10/1/2021	2/28/2027	4.45	1368.58	16,423	14,460	15,283	29,743
Modern Evolution	562	Industrial	Contract	0.23	3,250	3.29%	5/1/2025	4/30/2026	0.49	132.00	1,584	1,584	1,389	2,974
Modern Evolution (Option 1)	562	Industrial	Option				5/1/2026	4/30/2027			17,964	17,964	15,283	33,247
Total				1.88	98,840				5.80	43,561	596,794	556,240	464,444	1,029,844

-Monthly rent figures are accounting for mid-year increases.

-Speculative* lines are using the corresponding market leasing assumptions.

CASH FLOW

For the Years Ending	Suite	Forecast						
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Forecast
		Mar-2027	Mar-2028	Mar-2029	Mar-2030	Mar-2031	Mar-2032	Total
Rental Revenue								
Potential Base Rent		622,872	684,295	729,216	750,844	771,167	791,012	4,349,405
1. Davidson Printing	500	0	0	0	0	0	0	0
2. Davidson Printing (Option 1)	500	9,954	10,256	13,325	14,609	15,047	15,460	78,650
3. DDFK Properties	501	8,285	11,543	13,362	13,763	14,141	14,565	75,660
4. Womanly Delight Productions	502	14,184	14,184	14,184	0	0	0	42,552
5. Womanly Delight Productions (Option 1)	502	0	0	0	14,184	14,184	15,650	44,018
6. Black Star Line Cigars	503	12,608	12,999	13,362	13,763	14,141	14,565	81,440
7. One For Gaming	504	15,235	7,728	0	0	0	0	22,963
8. One For Gaming (Option 1)	504	0	7,958	16,157	16,646	8,448	0	49,210
9. One For Gaming (Option 2)	504	0	0	0	0	8,698	17,654	26,352
10. Lorig Construction	505	15,958	15,036	0	0	0	0	30,994
11. Lorig Construction (Option 1)	505	0	1,407	16,819	16,555	17,051	17,563	69,396
12. Sky Products	506	23,700	24,420	24,913	23,767	24,420	25,153	146,373
13. IM Global	507	1,409	0	0	0	0	0	1,409
14. IM Global (Option 1)	507	15,950	21,301	22,143	22,807	23,377	24,078	129,656
15. VACANT	508	18,200	18,746	19,308	19,839	20,435	20,996	117,525
16. Pivotal Products	509	15,028	18,746	19,262	19,839	20,385	20,996	114,256
17. BT Labs	510	18,850	19,368	19,949	20,448	21,061	21,587	121,264
18. Metro Chicago Development	511	14,898	0	0	0	0	0	14,898
19. Metro Chicago Development (Option 1)	511	0	15,340	19,308	19,839	20,435	20,996	95,919
20. Dorico	512-514	29,160	30,060	41,375	42,409	43,682	44,992	231,679
21. Debcor Inc Updated	513	20,392	21,498	22,143	22,696	23,377	23,960	134,065
22. Pixel Mosaic	515	22,845	17,509	0	0	0	0	40,354
23. Pixel Mosaic (Option 1)	515	0	6,010	24,222	24,120	22,293	22,962	99,608
24. Brighstar Energy Construction Co	517	14,369	18,384	19,215	19,791	20,335	20,945	113,039
25. Rock Solid Logistics	519	7,020	0	0	0	0	0	7,020
26. Rock Solid Logistics (Option 1)	519	7,228	16,936	19,610	20,198	20,701	21,322	105,994
27. DaySpring	521	18,471	19,343	19,923	20,532	21,141	21,779	121,189
28. Your Brand	523	18,477	24,815	27,353	28,174	28,877	29,743	157,439
29. The Balloon Queens	525	16,875	21,059	24,195	24,921	25,541	26,308	138,898
30. 5 Star Linen	527	25,408	25,462	24,613	25,351	26,112	26,765	153,711
31. R.E.A. Masonry (Option 1)	529	25,836	27,608	28,436	29,217	30,094	30,921	172,111
32. 5 Star Linen Inc.	531	27,423	26,296	27,085	27,759	28,591	30,257	167,411
33. JITA Enterprises (Option 1)	533	17,472	23,896	24,493	25,228	25,858	26,634	143,582
34. Blueprint Chicago	535	25,280	26,048	24,523	23,239	26,048	22,347	147,485
35. New Challenge Products	537	28,842	27,233	27,421	28,243	28,948	29,816	170,503
36. Weiser Security	539	9,135	11,588	14,079	14,501	14,899	15,346	79,548
37. VACANT	541	11,250	13,838	14,253	14,644	15,084	15,498	84,567
38. Jess D Studios	543	13,394	13,838	14,253	14,644	15,084	15,498	86,710
39. ARPPP	545	10,233	10,542	13,397	14,609	15,047	15,460	79,287
40. DaySpring	550-554	26,622	27,432	28,236	29,106	29,970	30,888	172,254
41. VACANT	556	9,162	9,432	9,720	14,752	15,157	15,612	73,836
42. DaySpring Training Center	558	17,748	18,288	18,828	19,404	19,980	20,592	114,840
43. Elan Farms	560	16,423	24,269	24,937	25,685	26,327	27,116	144,758
44. Modern Evolution	562	1,584	0	0	0	0	0	1,584
45. Modern Evolution (Option 1)	562	17,964	23,880	24,815	25,560	26,198	26,984	145,402
Total Rental Revenue		608,108	642,010	697,013	705,118	745,876	727,576	4,125,701

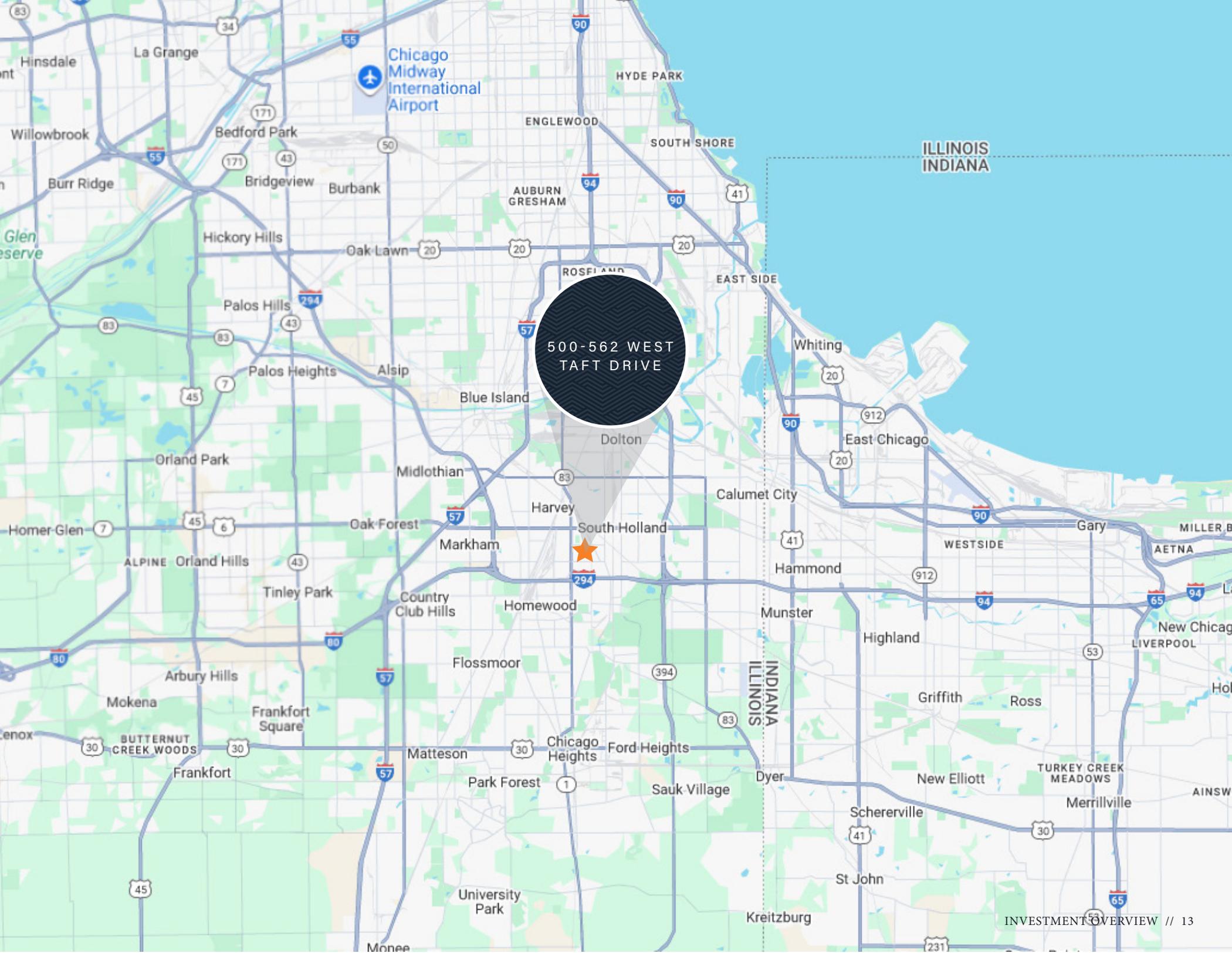
CASH FLOW

	Forecast						
Other Tenant Revenue							
Total Other Tenant Revenue	496,672	493,068	515,711	522,094	555,850	540,207	3,123,602
Total Tenant Revenue	1,104,780	1,135,078	1,212,724	1,227,212	1,301,726	1,267,783	7,249,303
Potential Gross Revenue	1,104,780	1,135,078	1,212,724	1,227,212	1,301,726	1,267,783	7,249,303
Effective Gross Revenue	1,104,780	1,135,078	1,212,724	1,227,212	1,301,726	1,267,783	7,249,303
Operating Expenses							
Common Area Maintenance	112,678	116,058	119,540	123,126	126,820	130,624	728,845
Insurance	39,536	40,722	41,944	43,202	44,498	45,833	255,735
Taxes	324,419	334,152	344,176	354,502	365,137	376,091	2,098,477
Management Fee	30,405	32,101	34,851	35,256	37,294	36,379	206,285
Total Operating Expenses	507,038	523,032	540,511	556,086	573,748	588,927	3,289,342
Net Operating Income	597,742	612,046	672,213	671,126	727,978	678,856	3,959,961
Total Leasing Costs	6,234	13,442	13,027	18,123	10,156	22,690	83,671
Cash Flow Before Debt Service	591,508	598,604	659,187	653,004	717,821	656,166	3,876,290
Debt Service							
Interest							
Acquisition Financing	314,013	308,212	302,053	295,516	288,576	0	1,508,370
Total Interest	314,013	308,212	302,053	295,516	288,576	0	1,508,370
Principal							
Acquisition Financing	94,215	100,017	106,175	112,712	119,653	0	532,772
Total Principal	94,215	100,017	106,175	112,712	119,653	0	532,772
Total Debt Service	408,228	408,229	408,228	408,228	408,229	0	2,041,142
Cash Flow After Debt Service	183,280	190,375	250,959	244,776	309,592	656,166	1,835,148
Cash Flow Available for Distribution	183,280	190,375	250,959	244,776	309,592	656,166	1,835,148

MARKET LEASING SUMMARY

	1700-2000 SQFT SH Market Leasing	2600-3600 SQFT SH Market Leasing	5400+ SQFT SH Market Leasing
Term Length (Years/Months)	2/0	2/0	3/0
Renewal Probability	50.00%	50.00%	50.00%
Months Vacant	2	3	3
Months Vacant (Blended)	1	1.5	1.5
Market Base Rent (UOM)	\$ / SF / Year	\$ / SF / Year	\$ / SF / Year
Market Base Rent (New)	7.50	7.25	6.50
Market Base Rent (Renewal)	7.50	7.25	6.50
Market Base Rent (Blended)	7.50	7.25	6.50
Rent Increases(UOM)	% Increase	% Increase	% Increase
Fixed Steps	3.00%	3.00%	3.00%
Leasing Commissions (New UOM)	% of Economic Rent	% of Economic Rent	% of Economic Rent
Leasing Commissions (New)	5.00%	5.00%	5.00%
Leasing Commissions (Renew UOM)	% of Economic Rent	% of Economic Rent	% of Economic Rent
Leasing Commissions (Renew)	5.00%	5.00%	5.00%
Leasing Commissions (Blended)	5.00%	5.00%	5.00%
Upon Expiration	1700-2000 SQFT SH Market Leasing	2600-3600 SQFT SH Market Leasing	5400+ SQFT SH Market Leasing

-Owners is a licensed real estate salesperson in IL.



500-562 WEST
TAFT DRIVE



500-562 WEST
TAFT 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

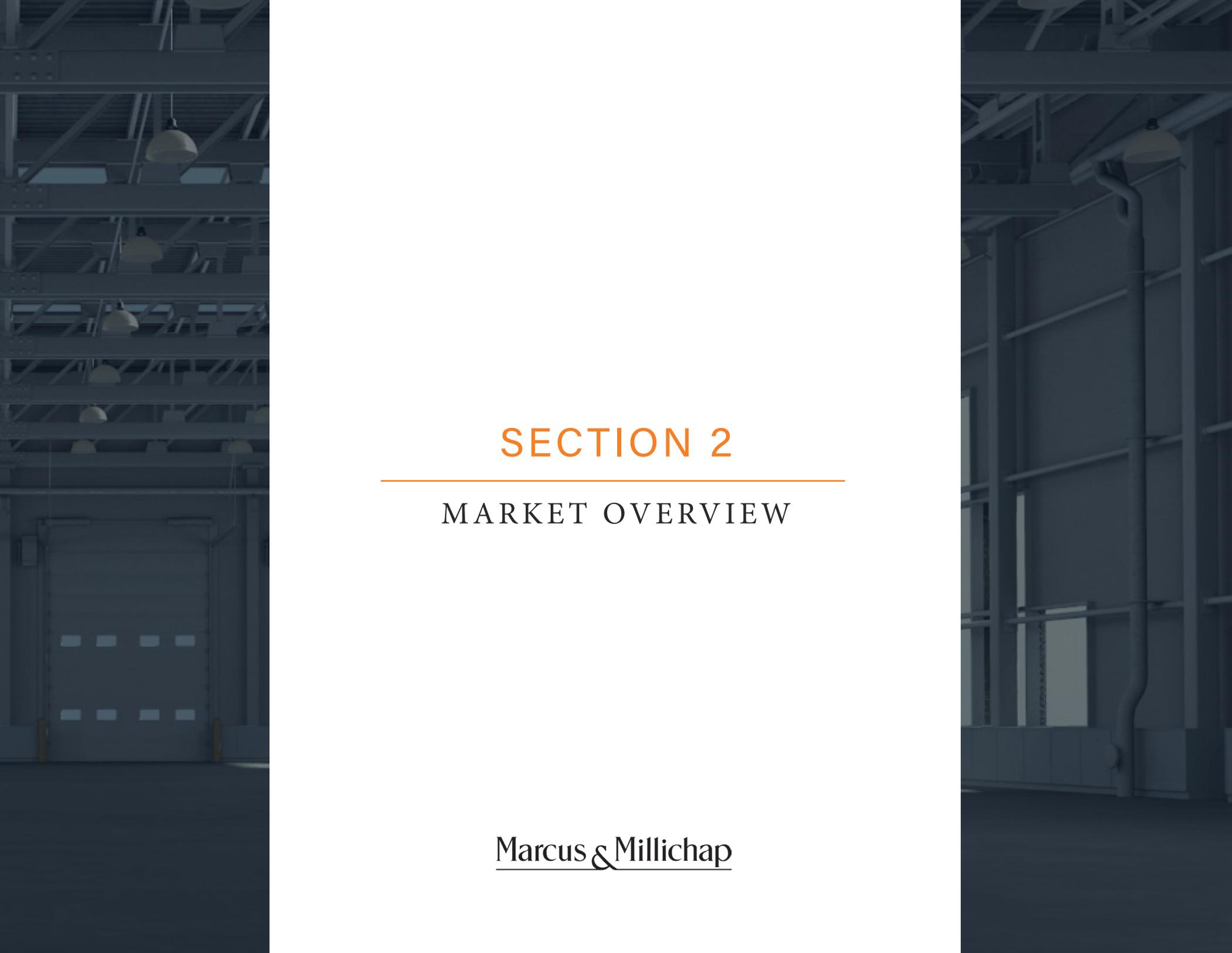
WHY MMCC?

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



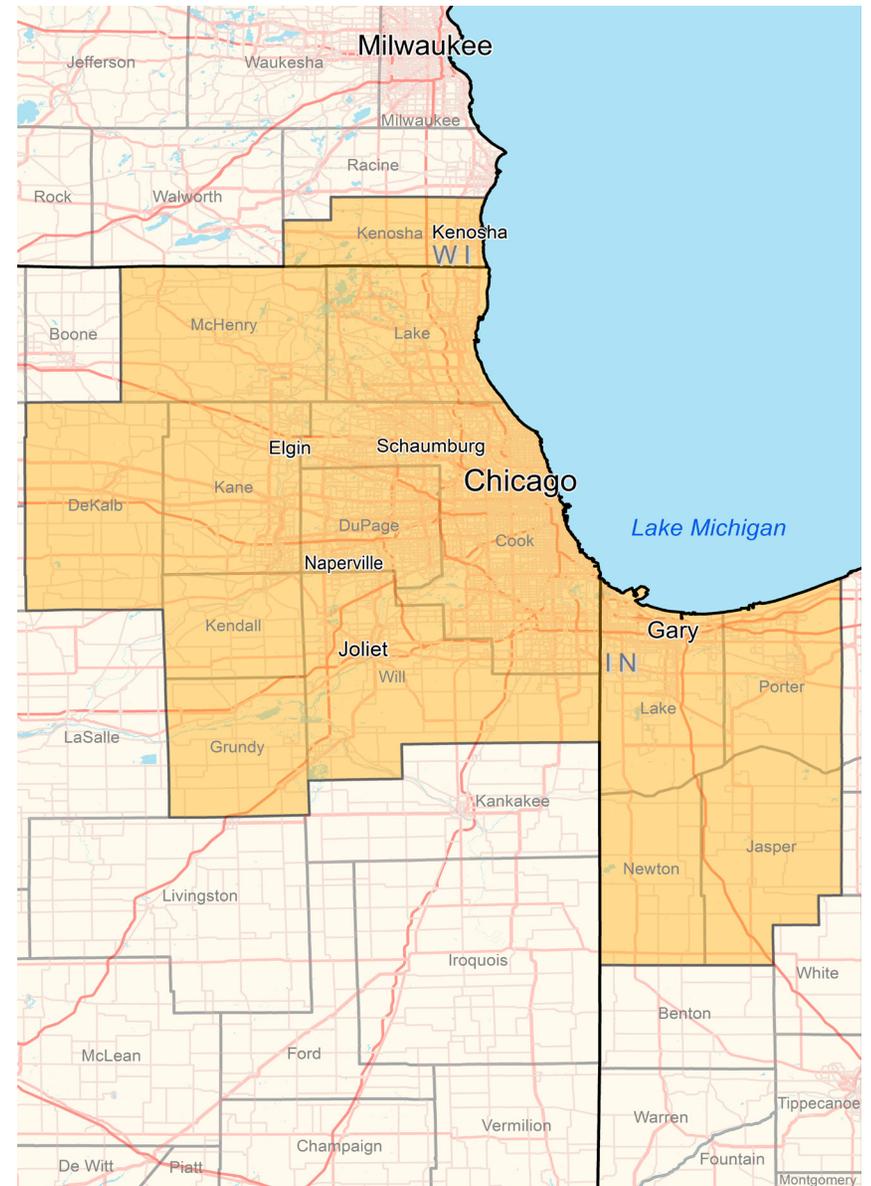
16%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

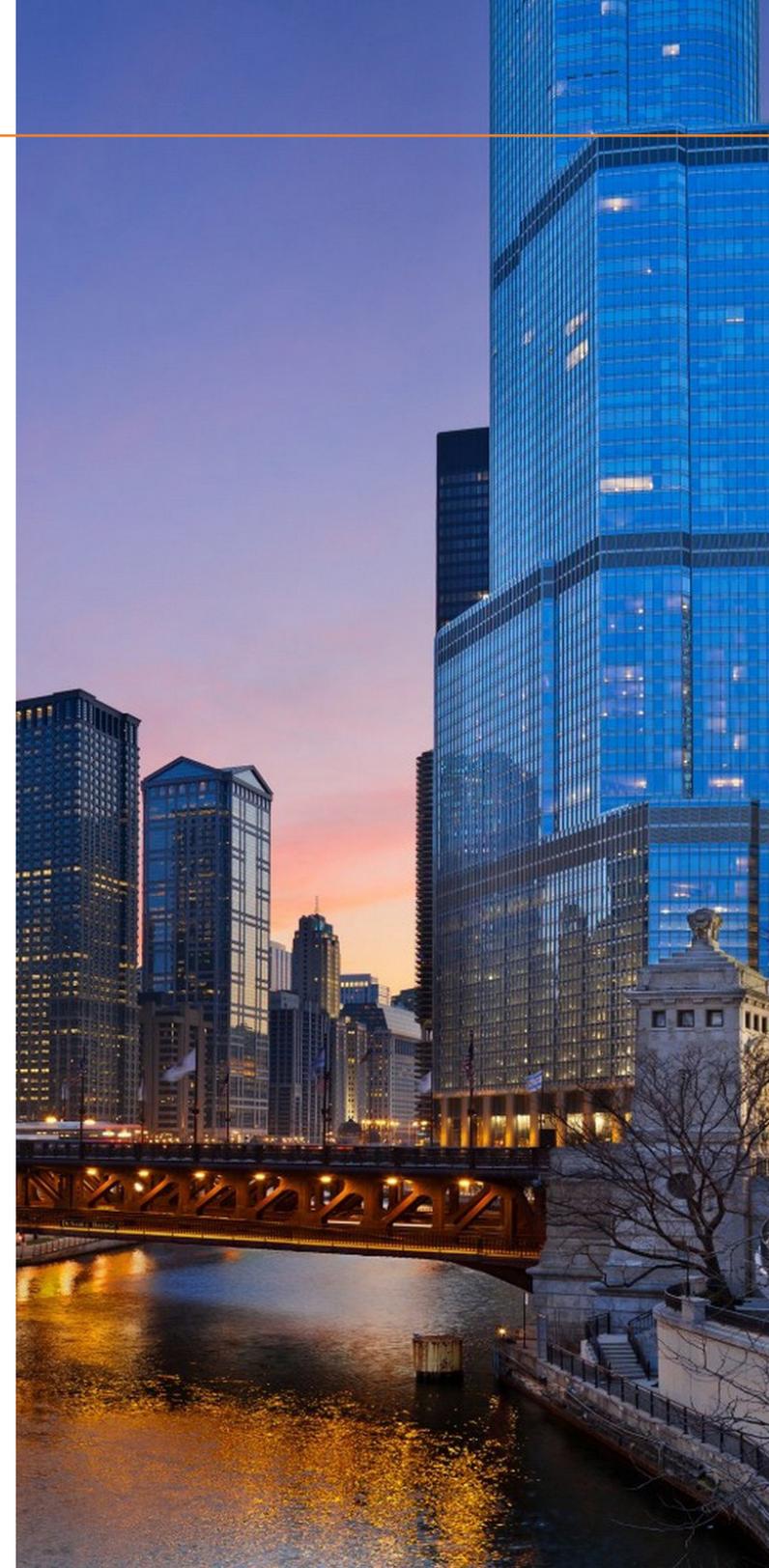
TRANSPORTATION

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



222,912

Total Population
Within 5 Miles



53.3%



46.7%



\$80,144

Average Household Income
Within 5 Miles



99,045

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	4,504	72,909	220,533
2024 Estimate			
Total Population	4,557	73,778	222,912
2020 Census			
Total Population	4,744	78,182	235,382
2010 Census			
Total Population	5,504	86,425	248,114
Daytime Population			
2024 Estimate	9,726	81,349	194,309
HOUSEHOLDS			
2029 Projection			
Total Households	1,528	28,678	86,747
2024 Estimate			
Total Households	1,528	28,763	86,905
Average (Mean) Household Size	2.9	2.6	2.6
2020 Census			
Total Households	1,528	28,894	87,149
2010 Census			
Total Households	1,537	29,889	86,992

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	5.4%	4.2%	5.0%
\$150,000-\$199,999	6.5%	5.7%	6.0%
\$100,000-\$149,999	15.3%	15.8%	15.9%
\$75,000-\$99,999	16.0%	13.4%	13.9%
\$50,000-\$74,999	20.2%	16.7%	16.7%
\$35,000-\$49,999	10.3%	11.9%	11.8%
\$25,000-\$34,999	5.3%	9.8%	8.9%
\$15,000-\$24,999	9.7%	9.9%	9.2%
Under \$15,000	11.1%	12.6%	12.8%
Average Household Income	\$83,343	\$76,942	\$80,144
Median Household Income	\$65,099	\$62,566	\$65,267
Per Capita Income	\$28,154	\$29,764	\$30,966
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	4,557	73,778	222,912
Under 20	30.6%	26.2%	26.8%
20 to 34 Years	19.9%	17.6%	17.8%
35 to 39 Years	6.2%	5.7%	5.8%
40 to 49 Years	12.8%	11.9%	12.2%
50 to 64 Years	16.9%	20.7%	20.1%
Age 65+	13.7%	17.9%	17.3%
Median Age	35.0	40.0	39.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	2,853	49,709	149,263
Elementary (0-8)	19.8%	4.8%	4.3%
Some High School (9-11)	10.7%	6.5%	6.1%
High School Graduate (12)	33.4%	31.0%	29.4%
Some College (13-15)	23.0%	28.0%	28.3%
Associate Degree Only	6.6%	7.6%	8.2%
Bachelor's Degree Only	3.2%	13.7%	14.4%
Graduate Degree	3.3%	8.5%	9.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	36.0	37.0

SOUTH HOLLAND MULTI-TENANT FLEX INVESTMENT

500-562 WEST TAFT DRIVE
SOUTH HOLLAND, IL, 60473

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