

Marcus & Millichap  
TAG INDUSTRIAL GROUP

VACANT INFILL O'HARE |  
MELROSE PARK INDUSTRIAL

4817 WEST LAKE STREET  
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: ZAG0370791

---

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)

VACANT INFILL O'HARE |  
MELROSE PARK INDUSTRIAL  
4817 WEST LAKE STREET  
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

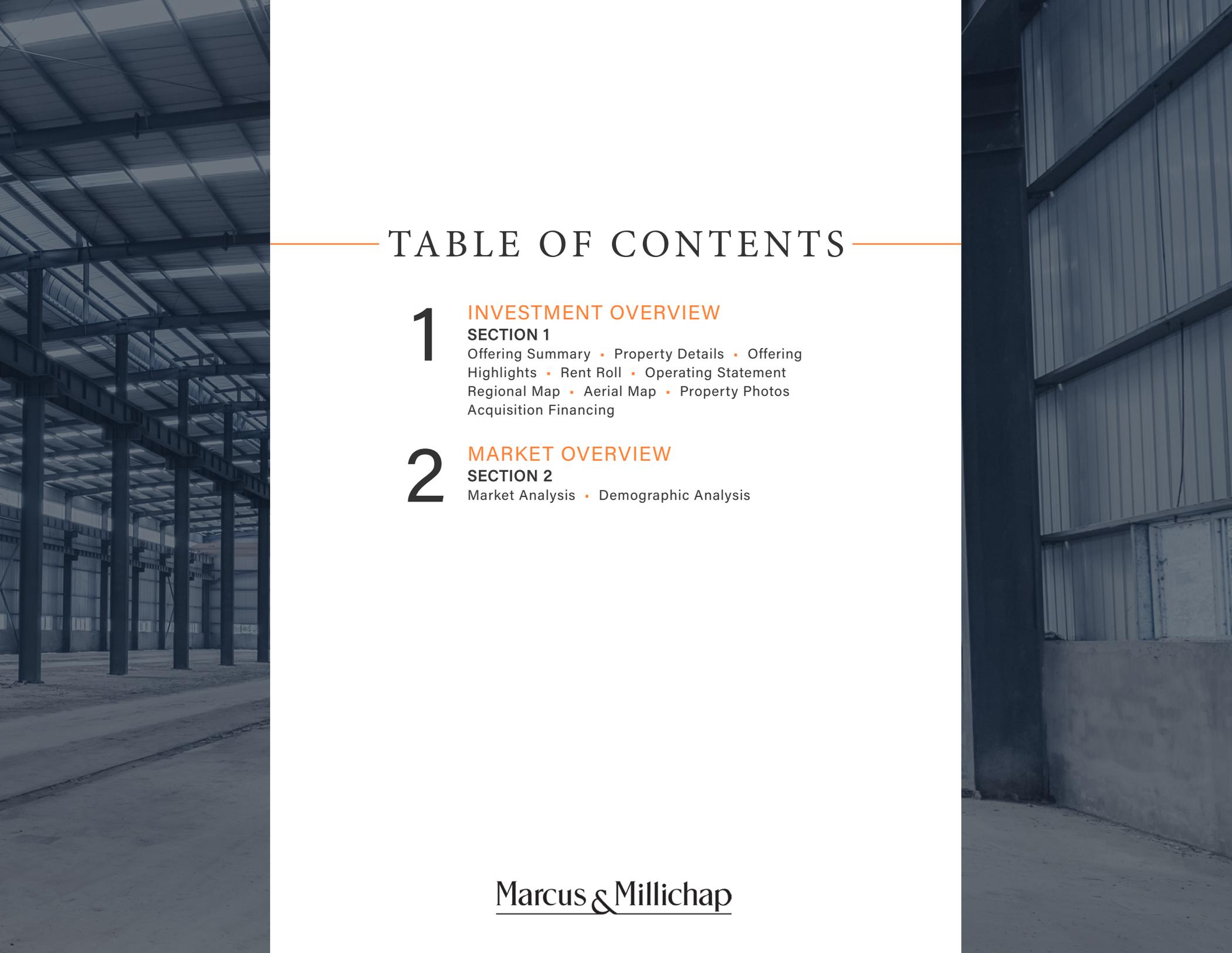
---

**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



The page features a background image 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, characterized by vertical corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

# TABLE OF CONTENTS

## 1

### INVESTMENT OVERVIEW

#### SECTION 1

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

## 2

### MARKET OVERVIEW

#### SECTION 2

Market Analysis • Demographic Analysis

# SECTION 1

---

## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Vacant 22,200-Square-Foot Warehouse Situated on 1.06 Acres
  - Features 13'-20' Clear Height, Three Grade Doors, and Three-Phase Power with 480V
- Priced Well-Below Replacement Cost | Available for Owner-User or Lease-Up Opportunity
  - Located in Close Proximity to I-290, I-294, and O'Hare International Airport
  - Outperforming Submarket Vacancy Rate of 6.0% vs. 7.7% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4817 West Lake Street in Melrose Park, Illinois. The subject property consists of approximately 22,200 square feet of warehouse space and is situated on 1.06 acres of land. The single-tenant asset features a clear height ranging from 13' to 20'; three grade-level doors, three-phase heavy power with 480 volts, TPO roofing, and 15 parking spaces. Located adjacent to a Union Pacific intermodal station in proximity to the Chicago O'Hare International Airport, the property sits about 1.5 miles from the interchange between Interstates 294 and 290. For sale as vacant and priced well-below replacement cost at just under \$79 per square foot, the property can be acquired for owner use or a lease-up investment opportunity.

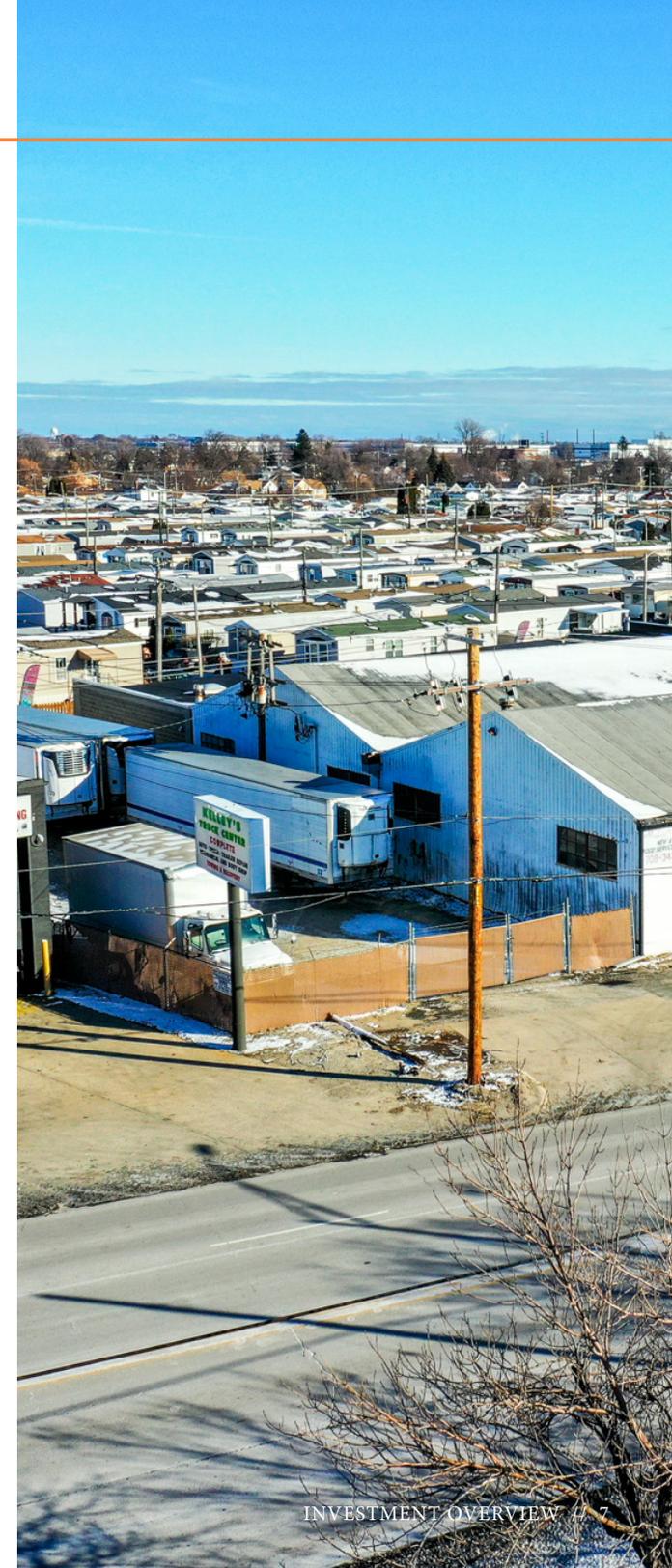
The subject property is well-positioned within the massive West Cook North submarket, containing 60.0 million square feet of industrial space. In 2025, industrial supply and demand reached equilibrium as 56,000 square feet of net deliveries were matched with 51,000 square feet of net absorption. As a result, the vacancy rate held steady at 6.0 percent, 170 basis points lower than the national average (based on the top 50 metros, classes A, B, & C, and a minimum 10,000 square feet). The steadiness in availability helped rent growth stabilize as the annual rate slowed by only 10 basis points to 4.2 percent, more than twice the national average. Due to a lack of available land, there were no industrial properties under construction in West Cook North at the start of 2026, providing support to existing landlords (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

## 4817 WEST LAKE STREET, MELROSE PARK, IL 60160

Number of Suites	1
Number of Buildings	1
Total Square Feet	22,200 SF
Warehouse Square Feet	19,500 SF
Office Square Feet	2,700 SF
Office Ratio	12.16%
Year Built	1956
Lot Size	1.06 Acres
Type of Ownership	Fee Simple
Clear Height	13'-20'
Parking Spaces	15
Parking Surface	Asphalt
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	3
Rail Served	No
Construction	Brick
Power	480v 3p
Type of Lighting	LED
Zoning	C
Roof Type	TPO
HVAC Units	1
Sprinklers	No
Market	IL-Chicago MSA
Submarket	West-Cook North
Market Vacancy	5.40%



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: ZAG0370791)

## 4817 WEST LAKE STREET

MELROSE PARK, IL 60160

OFFERING PRICE  
**\$1,750,000**

PRO FORMA CAP RATE  
**10.48%**

Offering Price	\$1,750,000
Pro Forma Cap Rate	10.48%
Price/SF	\$78.83
Total Square Feet	22,200
Rental Rate	\$0.00
Lease Type	Modified Gross
Lease Term	TBD
Rental Increases	TBD
Tenancy	Single
Occupancy	0.00%

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: ZAG0370791)

# 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	Rent Increase	Lease Type
				Comm.	Exp.						
Vacant	4817	22,200	100.0%	TBD	TBD	\$0.00	\$0.00	\$0.00	\$288,600	\$23,833	Modified Gross
Total		22,200				\$0.00	\$0.00	\$0.00	\$288,600		
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			

Notes: Pro-Forma Rent Includes Rental Rate at Fair-Market-Value.

## OPERATING STATEMENT

Income	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	0	0.00	288,600	13.00	
Expense Reimbursement Income							
Net Lease Reimbursement							
Total Reimbursement Income	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0.00
Effective Gross Revenue	\$0	\$0.00	\$0	\$0.00	\$288,600	\$13.00	

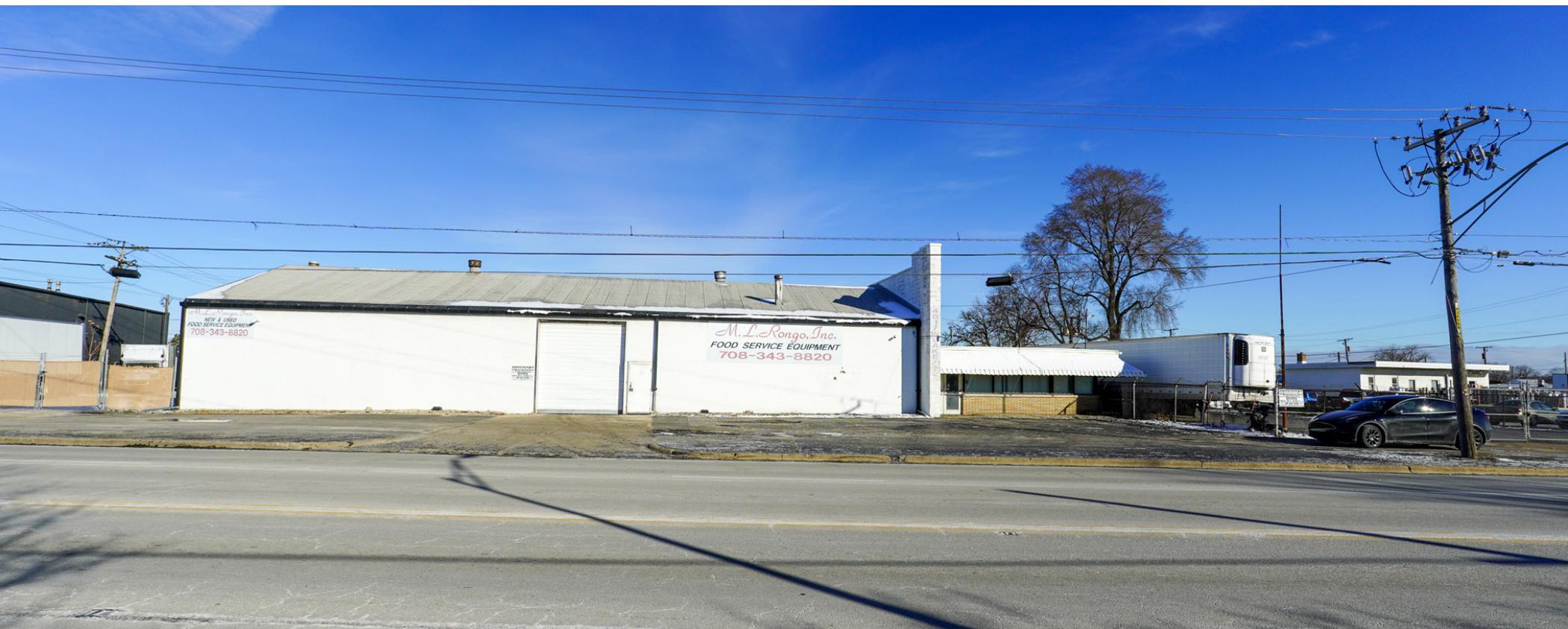
  

Operating Expenses	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	Notes
Electric	1,680	0.08	1,680	0.08	1,730	0.08	**Broker Estimated
Water	4,320	0.19	4,320	0.19	4,450	0.20	**Broker Estimated
Landscaping/Snow Removal	4,840	0.22	4,840	0.22	4,985	0.22	**Broker Estimated
Gas	15,444	0.70	15,444	0.70	15,907	0.72	**Broker Estimated
Insurance	8,800	0.40	8,800	0.40	9,064	0.41	**Broker Estimated
Real Estate Taxes	67,075	3.02	67,075	3.02	69,087	3.11	2024 Pay 2025
Total Expenses	\$102,159	\$4.60	\$102,159	\$4.60	\$105,224	\$4.74	
Expenses as % of EGR	0.0%		0.0%		36.5%		
Net Operating Income	-\$102,159	-\$4.60	-\$102,159	(\$4.60)	\$183,376	\$8.26	





4817 WEST  
LAKE STREET



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 our 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.



Closed 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

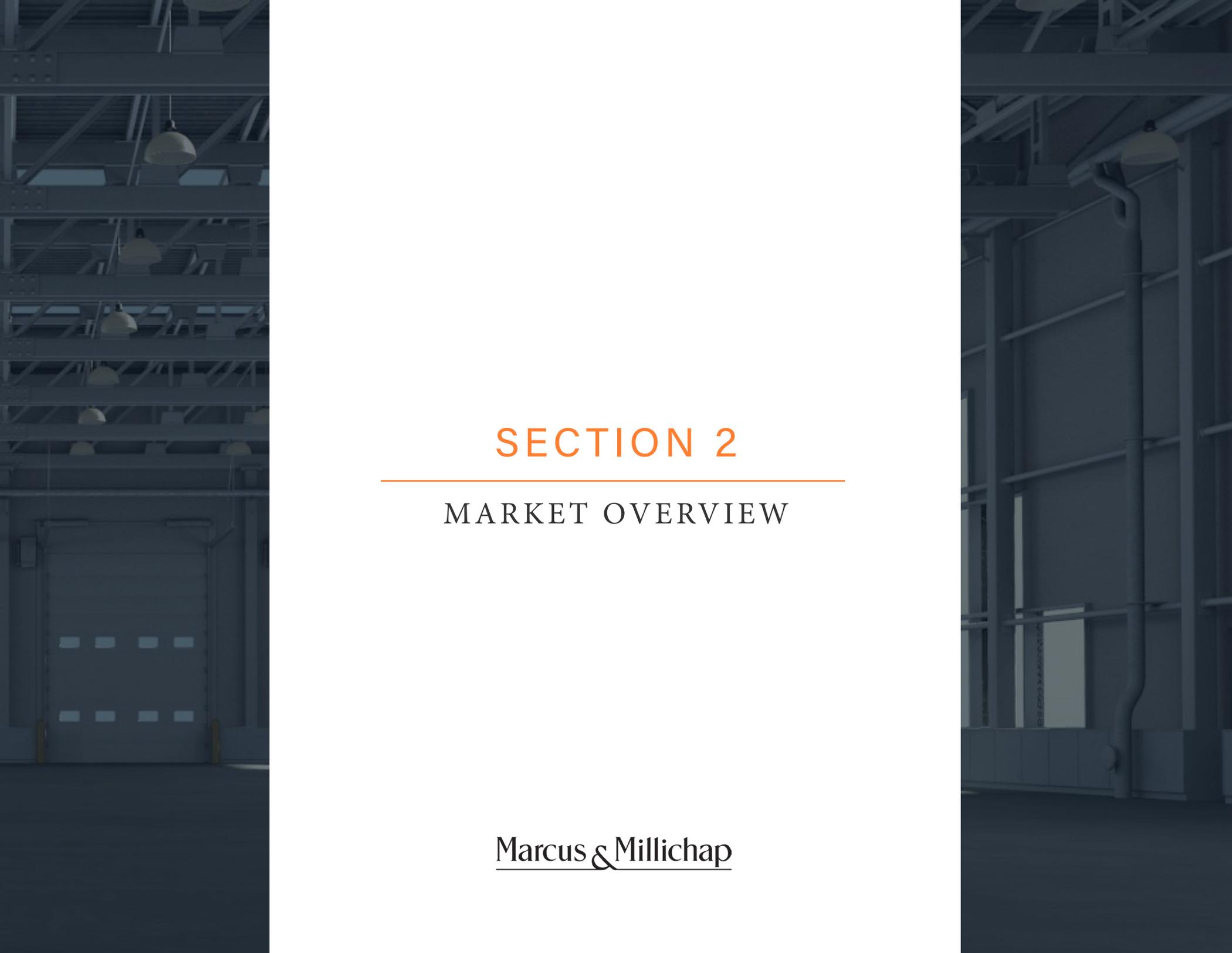
# WHY MMCC?

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 high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial-style door is visible, featuring a grid of small rectangular windows. The overall atmosphere is clean, modern, and industrial.

## 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



**20%**  
TRADE, TRANSPORTATION  
AND UTILITIES



**11%**  
GOVERNMENT



**15%**  
EDUCATION AND  
HEALTH SERVICES



**7%**  
FINANCIAL  
ACTIVITIES



**18%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**4%**  
CONSTRUCTION



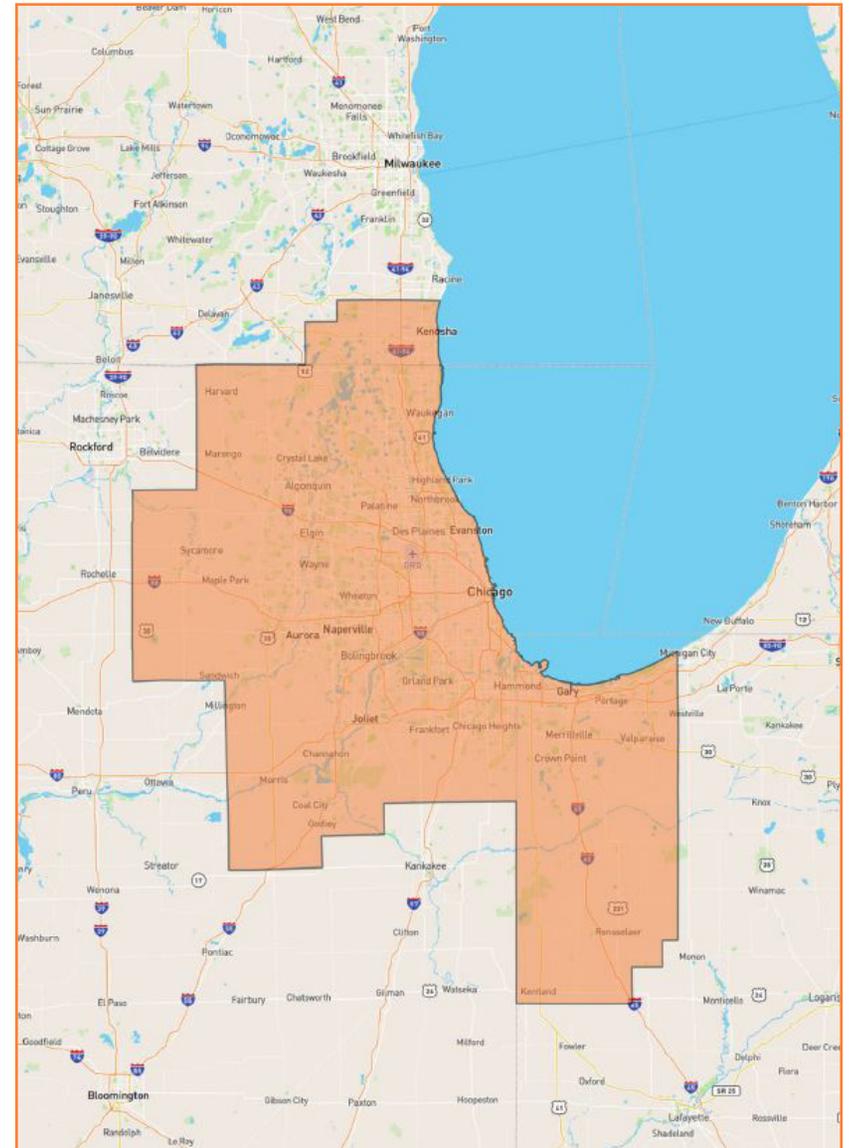
**9%**  
LEISURE AND  
HOSPITALITY



**3%**  
INFORMATION



**4%**  
OTHER SERVICES



## METROPLEX GROWTH

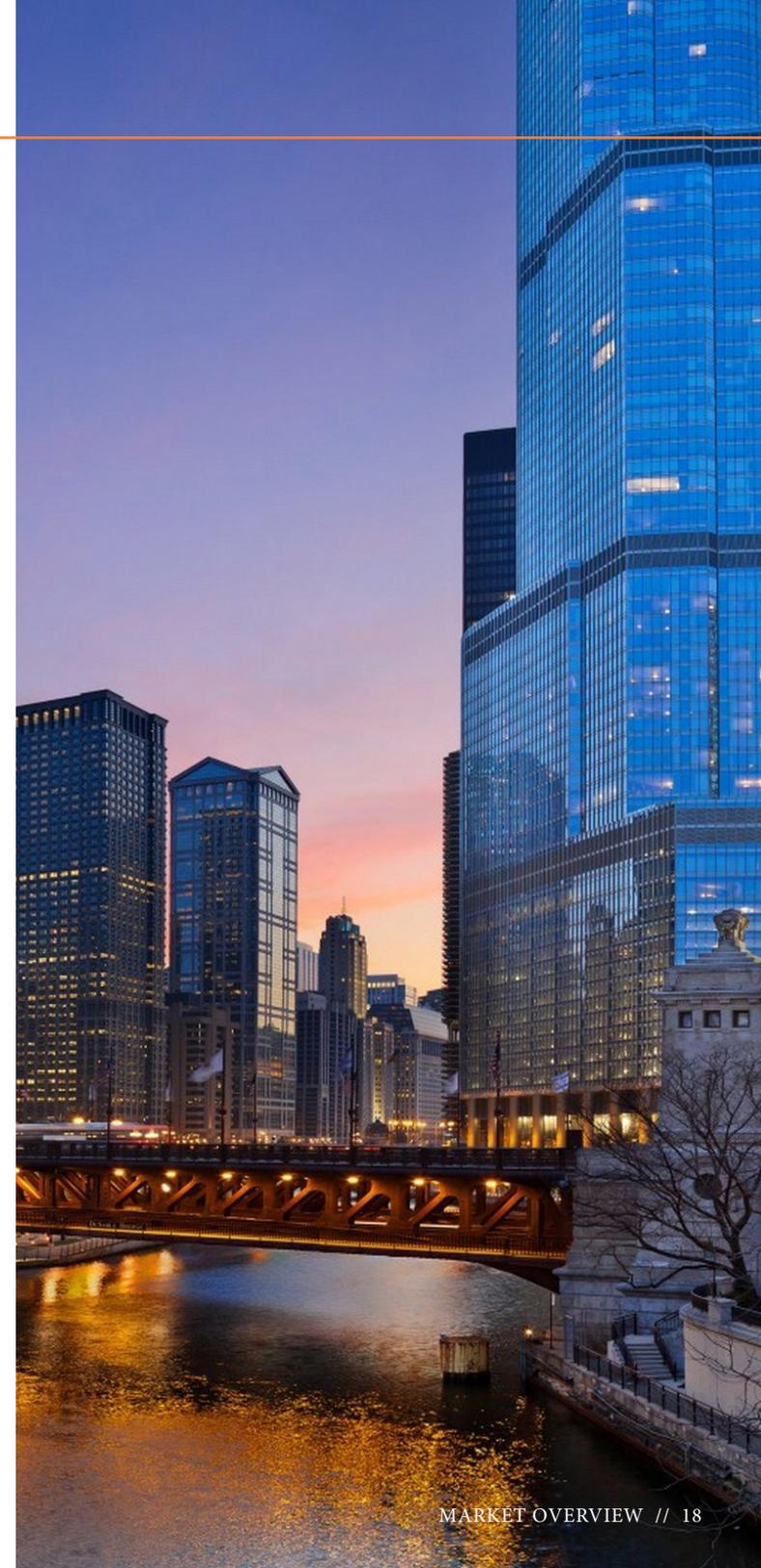
### TRANSPORTATION

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.



POPULATION

**9.4M**

2025-2029\* Growth

**0.0%**



HOUSEHOLDS

**3.7M**

2025-2029\* Growth

**0.4%**



MEDIAN AGE

**39**

U.S. Median

**39**



MEDIAN HOUSEHOLD INCOME

**\$96,000**

U.S. Median

**\$76,000**



## DEMOGRAPHICS



343,691

Total Population  
Within 5 Miles



\$114,366

Average Household Income  
Within 5 Miles



177,137

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	16,232	143,581	343,732
<b>2025 Estimate</b>			
Total Population	16,305	143,839	343,691
<b>2020 Census</b>			
Total Population	17,056	149,909	356,040
<b>2010 Census</b>			
Total Population	17,420	149,496	351,206
<b>Daytime Population</b>			
2025 Estimate	16,166	155,042	422,945
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	5,303	50,107	133,072
<b>2025 Estimate</b>			
Total Households	5,298	49,982	132,698
Average (Mean) Household Size	3.1	2.8	2.6
<b>2020 Census</b>			
Total Households	5,292	49,766	132,022
<b>2010 Census</b>			
Total Households	5,080	48,338	127,841

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	3.4%	10.9%	13.0%
\$150,000-\$199,999	7.6%	9.1%	10.4%
\$100,000-\$149,999	21.3%	19.1%	19.1%
\$75,000-\$99,999	16.2%	14.3%	13.8%
\$50,000-\$74,999	17.1%	16.6%	15.6%
\$35,000-\$49,999	11.8%	11.0%	9.9%
\$25,000-\$34,999	7.7%	6.7%	6.1%
\$15,000-\$24,999	7.1%	5.5%	5.4%
Under \$15,000	7.8%	6.6%	6.7%
Average Household Income	\$85,107	\$106,314	\$114,366
Median Household Income	\$71,810	\$89,030	\$94,912
Per Capita Income	\$27,717	\$37,268	\$44,051
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	16,305	143,839	343,691
Under 20	27.1%	26.3%	23.7%
20 to 34 Years	19.7%	18.6%	18.2%
35 to 39 Years	6.9%	6.6%	6.7%
40 to 49 Years	13.3%	13.4%	13.3%
50 to 64 Years	18.5%	19.1%	19.8%
Age 65+	14.5%	16.1%	18.2%
Median Age	37.0	39.0	41.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	10,818	96,677	241,948
Elementary (0-8)	18.1%	10.4%	6.9%
Some High School (9-11)	11.7%	8.1%	5.8%
High School Graduate (12)	30.6%	28.5%	25.4%
Some College (13-15)	19.5%	19.4%	18.9%
Associate Degree Only	7.6%	7.8%	7.8%
Bachelor's Degree Only	9.2%	16.0%	20.9%
Graduate Degree	3.3%	9.7%	14.2%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	29.0	31.0	32.0

VACANT INFILL O'HARE |  
MELROSE PARK INDUSTRIAL  
4817 WEST LAKE STREET  
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