

Marcus & Millichap  
TAG INDUSTRIAL GROUP

STAWICKI INDUSTRIAL PARK  
21750 MAIN STREET  
MATTESON, IL 60443

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TAG INDUSTRIAL GROUP

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#### SECTION 2

Market Analysis • Demographic Analysis

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Three Building 45,706-Square-Foot Shallow-Bay Industrial Park Situated on 3.86 Acres
- Featuring 20 Units with 32 Drive-In Doors, 10'-16' Clear Height, Wet Sprinkler System, & Metal Construction
  - 27% Building Coverage Ratio Provides Ample Parking & Outside Storage for Variet of Tenant Needs
- 87% Occupied at Average of \$6.33 Per Square Foot Annually, Creating Value-Add Lease-Up Opportunity | Priced Well-Below Replacement Costs
  - Situated in Far South Cook Submarket with Outperforming Fundamentals: 2.2% Vacancy & 5.2% Rent Growth
    - Strategically Located in Proximity to I-57 & U.S. Route 30 | Eligible for Lower Property Taxes via Cook County's Class 8 Tax Incentive

The industrial park consists of three buildings with a total of 45,706 square feet of shallow-bay industrial space situated on 3.86 acres. The property features 20 units with 32 drive-in doors and offers 10' to 16' clear height, making it suitable for a variety of industrial uses. The units are designed to accommodate different tenant needs, with ample parking and outside storage available due to the 27 percent building coverage ratio.

The property is currently 87 percent occupied, with an average annual rent of \$6.33 per square foot, presenting a value-add lease-up opportunity. The current occupancy rate and rent provide a solid foundation for potential investors. The property is priced well below replacement costs, making it an attractive option for those looking to invest in the industrial market.

The industrial park is strategically located in the Far South Cook submarket, which has an impressive 2.2 percent vacancy rate in Q1 2026, 5.6 percentage points below the national average. Unlike rents in most markets that continue to decelerate, annual rent growth in Far South Cook bottomed in Q2 2025, rising 190 basis points to 5.2 percent in Q1 (CoStar). The property's proximity to I-57 and U.S. Route 30 provides easy access to major transportation routes, making it an ideal location for industrial businesses. The property is also eligible for lower property taxes via Cook County's Class 8 Tax Incentive, which can help reduce operating costs.

## PROPERTY DETAILS

STAWICKI INDUSTRIAL PARK  
21750 MAIN STREET, MATTESON, IL 60443

Number of Suites	20
Number of Buildings	3
Total Square Feet	+/- 45,706
Warehouse Square Feet	+/- 34,280
Office Square Feet	+/- 11,427*
Office Ratio	25%
Year Built	1973
Lot Size	3.86 Acres
Type of Ownership	Fee Simple
Clear Height	Varied
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Grade Level Doors	32
Sprinklers	Dry System
Construction	Metal
Power	Varied
Type of Lighting	Flourescent
Zoning	I-1
Roof Type	Metal & Shingle
Age/Condition of Roofs	Fair Condition
Market	Chicago
Submarket	Far South Cook
Submarket Vacancy	8.60%

\*Estimated

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## OFFERING HIGHLIGHTS

### STAWICKI INDUSTRIAL PARK

21750 MAIN STREET, MATTESON, IL 60443

OFFERING PRICE  
**\$1,800,000**

STABILIZED YIELD ON COST  
**10.84%**

Offering Price	\$1,800,000
Stabilized Yield On Cost *	10.84%
* Includes \$468,832 in Estimated CapEx, TI/LC & Downtime Costs to Stabilize	
Price/SF	\$39.38
Total Square Feet	45,706
Rental Rate	\$6.33
Lease Type	Modified Gross
Lease Term	MTM
Tenancy	Multi
Occupancy	87.14%

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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	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
Unit 1 & 5	-	1,865	4.1%			\$8.38	\$1,303	\$15,636	\$22,380	TBD	\$1,865	Modified Gross	*DELINQUENT*
Unit 2	VACANT	927	2.0%			\$0.00	\$0.00	\$0.00	\$6,489	TBD	\$541	Modified Gross	*Pro Forma @ \$7psf*
Unit 3	VACANT	3,553	7.8%			\$0.00	\$0.00	\$0.00	\$42,636	TBD	\$3,553	Modified Gross	-
Unit 7	VACANT	1,400	3.1%			\$0.00	\$0.00	\$0.00	\$16,800	TBD	\$1,400	Modified Gross	-
Unit 8	-	2,761	6.0%			\$5.48	\$1,260	\$15,120	\$33,138	TBD	\$2,761	Modified Gross	*DELINQUENT*
Unit 9 & 10	-	11,200	24.5%			\$2.79	\$2,600	\$31,200	\$134,400	TBD	\$11,200	Modified Gross	*DELINQUENT*
Unit 11 & 12	-	3,720	8.1%			\$6.53	\$2,025	\$24,300	\$44,640	TBD	\$3,720	Modified Gross	*DELINQUENT*
Unit 14	-	1,980	4.3%			\$7.12	\$1,175	\$14,100	\$23,760	TBD	\$1,980	Modified Gross	*DELINQUENT*
Unit 15	-	1,500	3.3%			\$9.20	\$1,150	\$13,800	\$18,000	TBD	\$1,500	Modified Gross	-
Unit 16	-	1,200	2.6%			\$7.15	\$715	\$8,580	\$14,400	TBD	\$1,200	Modified Gross	-
Unit 17	-	900	2.0%			\$12.33	\$925	\$11,100	\$10,800	TBD	\$900	Modified Gross	*DELINQUENT*
Unit 18 & 19	-	2,500	5.5%			\$6.19	\$1,290	\$15,480	\$15,480	TBD	\$1,419	Modified Gross	*DELINQUENT*
Unit 20	-	1,250	2.7%			\$9.41	\$980	\$11,760	\$15,000	TBD	\$1,250	Modified Gross	*DELINQUENT*
Unit 21 & 22	-	2,500	5.5%			\$7.80	\$1,626	\$19,512	\$30,000	TBD	\$2,500	Modified Gross	*DELINQUENT*
Unit 23	-	1,250	2.7%			\$9.60	\$1,000	\$12,000	\$15,000	TBD	\$1,250	Modified Gross	*DELINQUENT*
Unit 24 & 25	-	3,600	7.9%			\$5.75	\$1,724	\$20,688	\$43,200	TBD	\$3,600	Modified Gross	-
Unit 26-30	-	3,600	7.9%			\$10.74	\$3,223	\$38,676	\$43,200	TBD	\$3,600	Modified Gross	-
<b>Total</b>		<b>45,706</b>				<b>\$6.33</b>	<b>\$20,996</b>	<b>\$251,952</b>	<b>\$529,323</b>				
Occupied Tenants: 14				Unoccupied Tenants: 3		Occupied GLA: 87.10%		Unoccupied GLA: 12.90%					
Total Current Rents: \$20,996						Occupied Current Rents: \$20,996		Unoccupied Current Rents: \$0					

\*DELINQUENT\* Signifies Tenant is Occupying the Property But Delinquent or Behind on Rent.

## PRO FORMA OPERATING STATEMENT

Income	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	529,323	11.58	
Expense Reimbursement Income			
Net Lease Reimbursement			
Management Fees	0	0.00	[3]
<b>Total Reimbursement Income</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0.00</b>
Potential Gross Revenue	529,323	11.58	
General Vacancy	(52,932)	10.0%	
<b>Effective Gross Revenue</b>	<b>\$476,390</b>	<b>\$10.42</b>	

Operating Expenses	Pro Forma	Per SF	
Landscaping	330	0.01	
Snow Removal	2,575	0.06	
Sprinkler Inspection	1,293	0.03	
Fire Alarm - Fee	2,596	0.06	
Fire Alarm Inspection	1,159	0.03	
Insurance	21,185	0.46	
Real Estate Taxes	175,000	3.83	
Management Fee	23,820	0.52	
	5.0%		
<b>Total Expenses</b>	<b>\$230,531</b>	<b>\$5.04</b>	
<b>Expenses as % of EGR</b>	<b>48.4%</b>		
<b>Net Operating Income</b>	<b>\$245,859</b>	<b>\$5.38</b>	

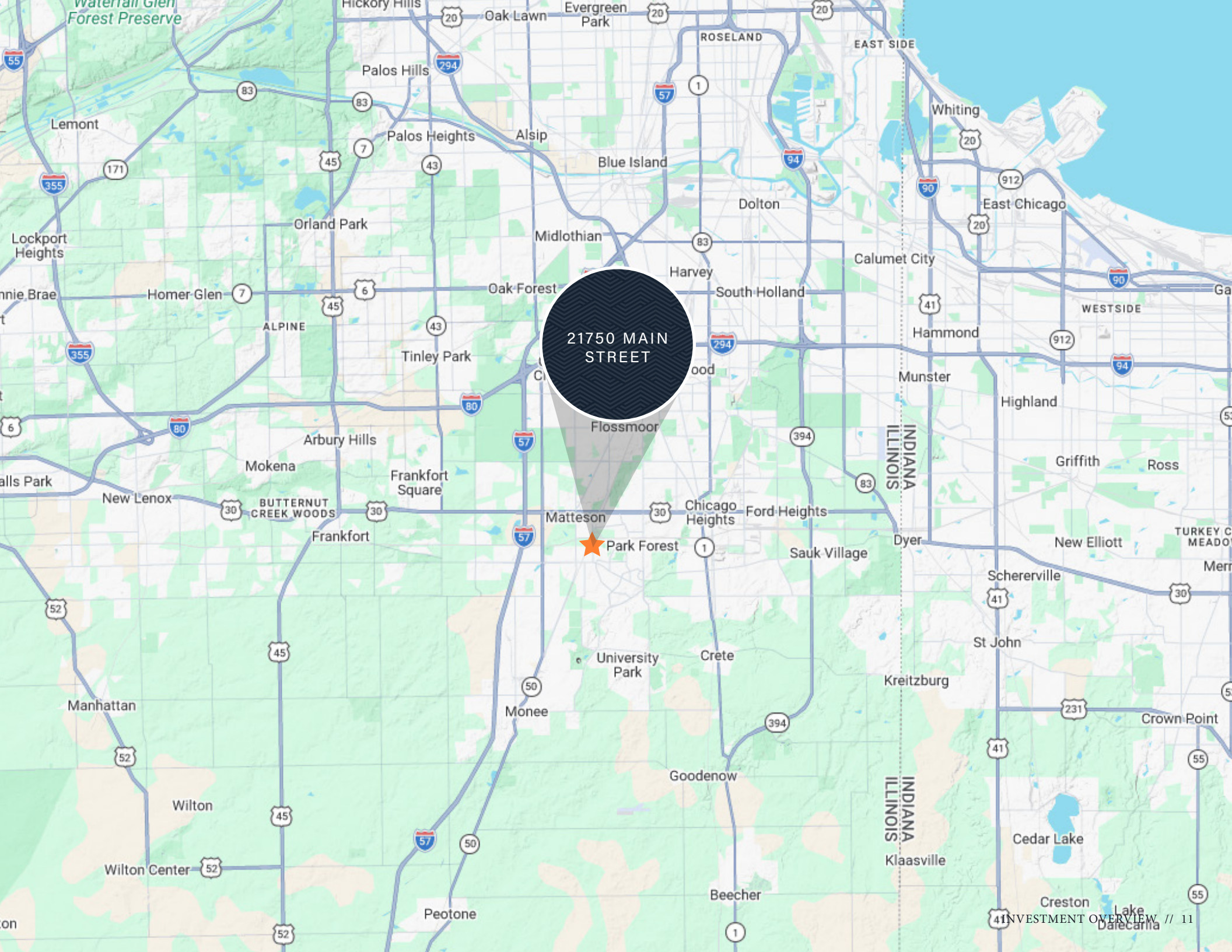
\*\* Insurance Has Been Grossed Up to Market Pricing

\*\*\* Repairs & Maintenance Estimated

2025 Actual Taxes \$119,528 - Pro-Forma Taxes Based on Estimated Increase Following Sale (Without Class 8)

\*\*\*\* Pro Forma Income Based on All-In \$11.58 MG Rents or \$5.38 NNN

\*! Reach Out Directly For Historic Lease Rates & Total Delinquency Amounts



21750 MAIN STREET

★ Park Forest



21750 MAIN  
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 door is visible, featuring a grid of small rectangular windows. The overall atmosphere is clean, modern, and industrial.

## SECTION 2

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### 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



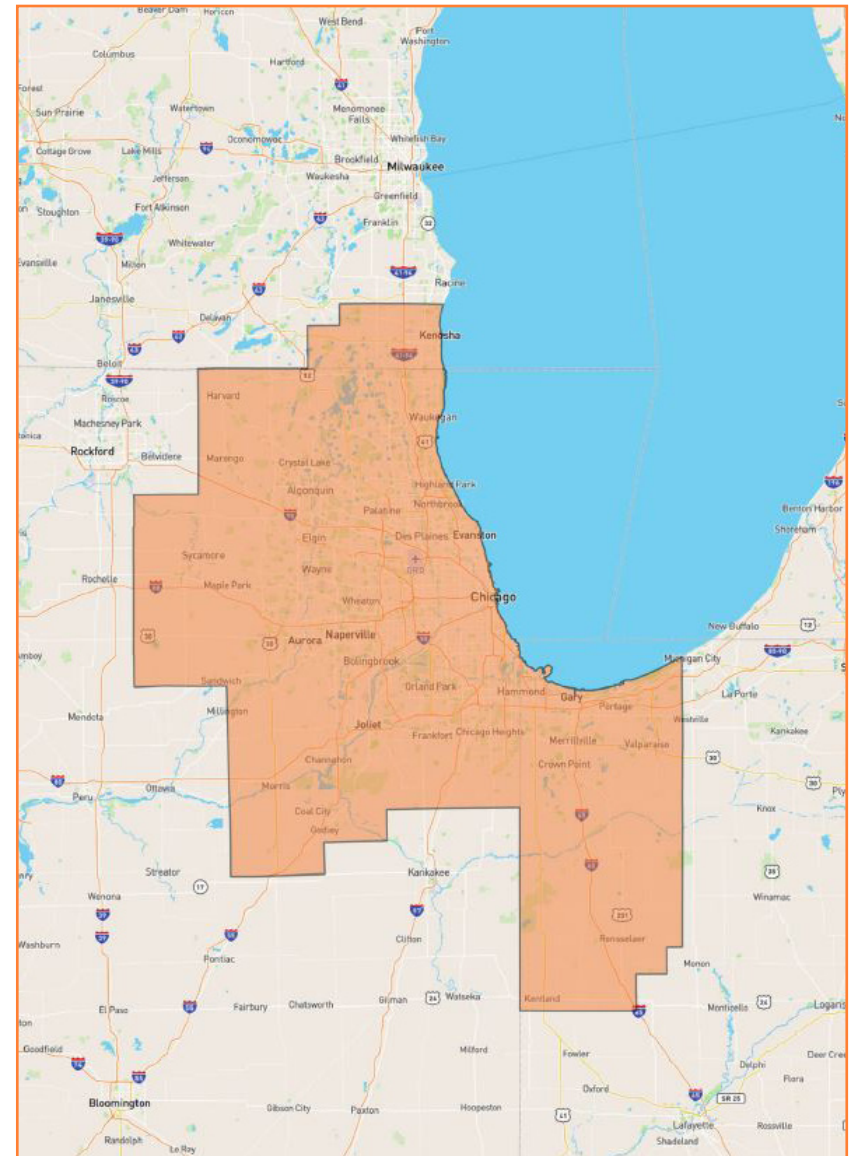
**9%**  
LEISURE AND  
HOSPITALITY



**3%**  
INFORMATION



**4%**  
OTHER SERVICES



## METROPLEX GROWTH

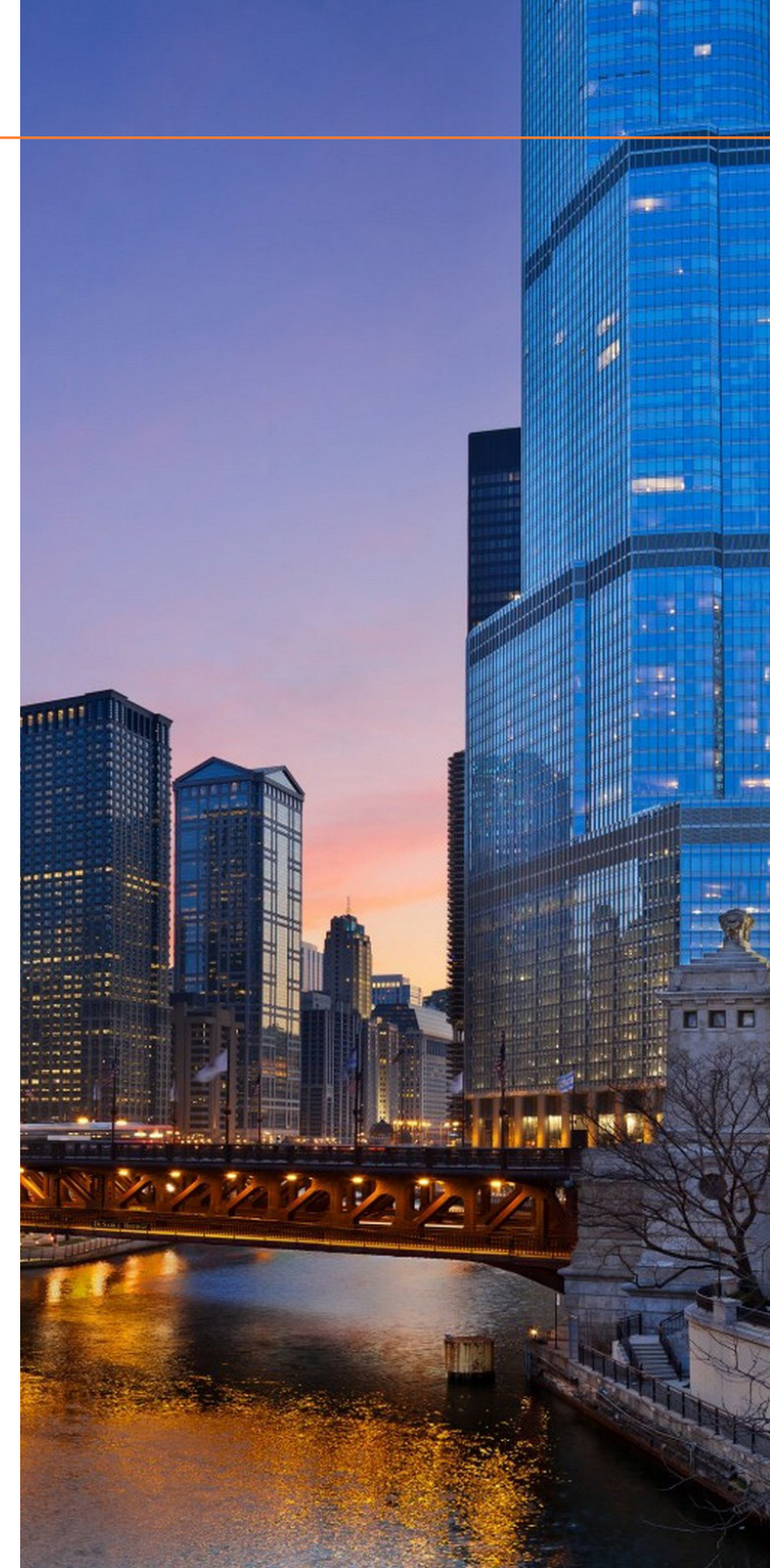
### TRANSPORTATION

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



145,602

Total Population  
Within 5 Miles



46.6%



53.4%



\$97,183

Average Household Income  
Within 5 Miles



68,125

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	11,783	60,052	145,044
<b>2025 Estimate</b>			
Total Population	11,923	60,503	145,602
<b>2020 Census</b>			
Total Population	12,448	62,642	150,214
<b>2010 Census</b>			
Total Population	12,967	64,582	153,868
<b>Daytime Population</b>			
2025 Estimate	12,500	52,032	122,393
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	5,050	24,063	56,517
<b>2025 Estimate</b>			
Total Households	5,050	24,044	56,380
Average (Mean) Household Size	2.4	2.5	2.6
<b>2020 Census</b>			
Total Households	5,052	24,017	56,132
<b>2010 Census</b>			
Total Households	5,086	23,815	55,892

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	2.6%	5.9%	7.6%
\$150,000-\$199,999	8.5%	8.6%	9.2%
\$100,000-\$149,999	16.9%	18.6%	18.9%
\$75,000-\$99,999	15.1%	15.1%	15.0%
\$50,000-\$74,999	18.6%	16.9%	16.1%
\$35,000-\$49,999	10.1%	9.8%	10.0%
\$25,000-\$34,999	6.0%	5.8%	5.9%
\$15,000-\$24,999	7.6%	7.4%	6.7%
Under \$15,000	14.6%	11.8%	10.5%
Average Household Income	\$79,835	\$91,258	\$97,183
Median Household Income	\$65,066	\$76,542	\$81,956
Per Capita Income	\$32,041	\$35,372	\$36,978
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	11,923	60,503	145,602
Under 20	25.4%	24.6%	25.4%
20 to 34 Years	18.0%	17.6%	17.6%
35 to 39 Years	6.0%	5.7%	5.7%
40 to 49 Years	12.8%	12.1%	12.3%
50 to 64 Years	20.7%	20.6%	20.3%
Age 65+	17.1%	19.3%	18.6%
Median Age	40.0	41.0	41.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	8,141	41,851	99,368
Elementary (0-8)	4.7%	3.2%	3.6%
Some High School (9-11)	4.5%	4.3%	4.5%
High School Graduate (12)	24.1%	24.9%	25.4%
Some College (13-15)	28.4%	27.4%	25.8%
Associate Degree Only	10.6%	9.6%	8.7%
Bachelor's Degree Only	14.9%	17.1%	17.9%
Graduate Degree	12.7%	13.5%	13.9%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	39.0	37.0	37.0

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