

Marcus & Millichap
TAG INDUSTRIAL GROUP

MCHENRY COUNTY | VALUE-ADD OR OWNER-USER
6710 PINGREE ROAD
CRYSTAL LAKE, IL 60014

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 or 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: ZAH0370223

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

MCHENRY COUNTY | VALUE- ADD OR OWNER-USER

6710 PINGREE ROAD
CRYSTAL LAKE, IL 60014

PRESENTED BY

TIMOTHY SULLIVAN

Associate Investments
Office & Industrial Division
Chicago Office
Office (312) 624-7078
Timothy.Sullivan@MarcusMillichap.com
License: IL 475.200518

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
Tel: (630) 570-2200
Steven.Weinstock@MarcusMillichap.com
License: 471.011175

Marcus & Millichap
TAG INDUSTRIAL GROUP



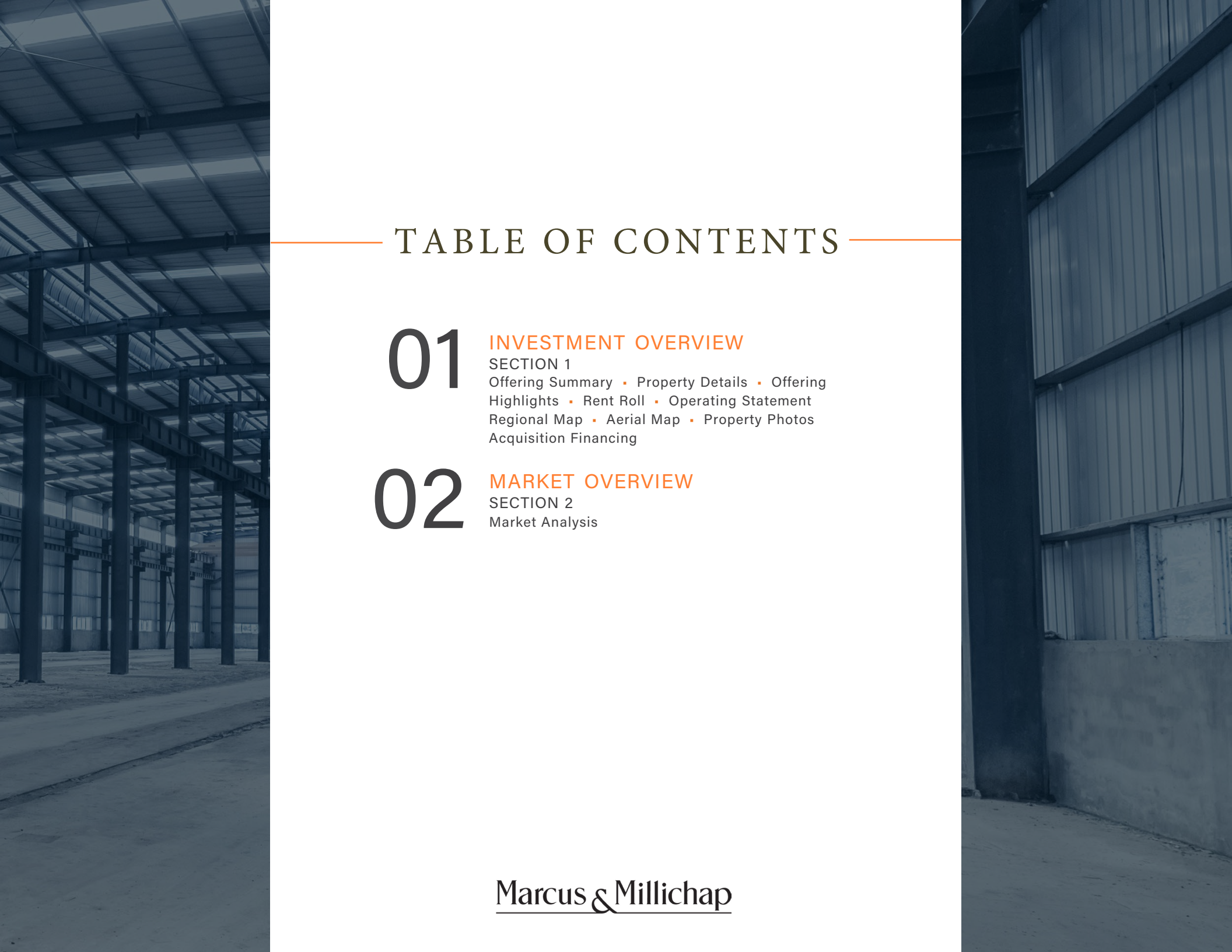


TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

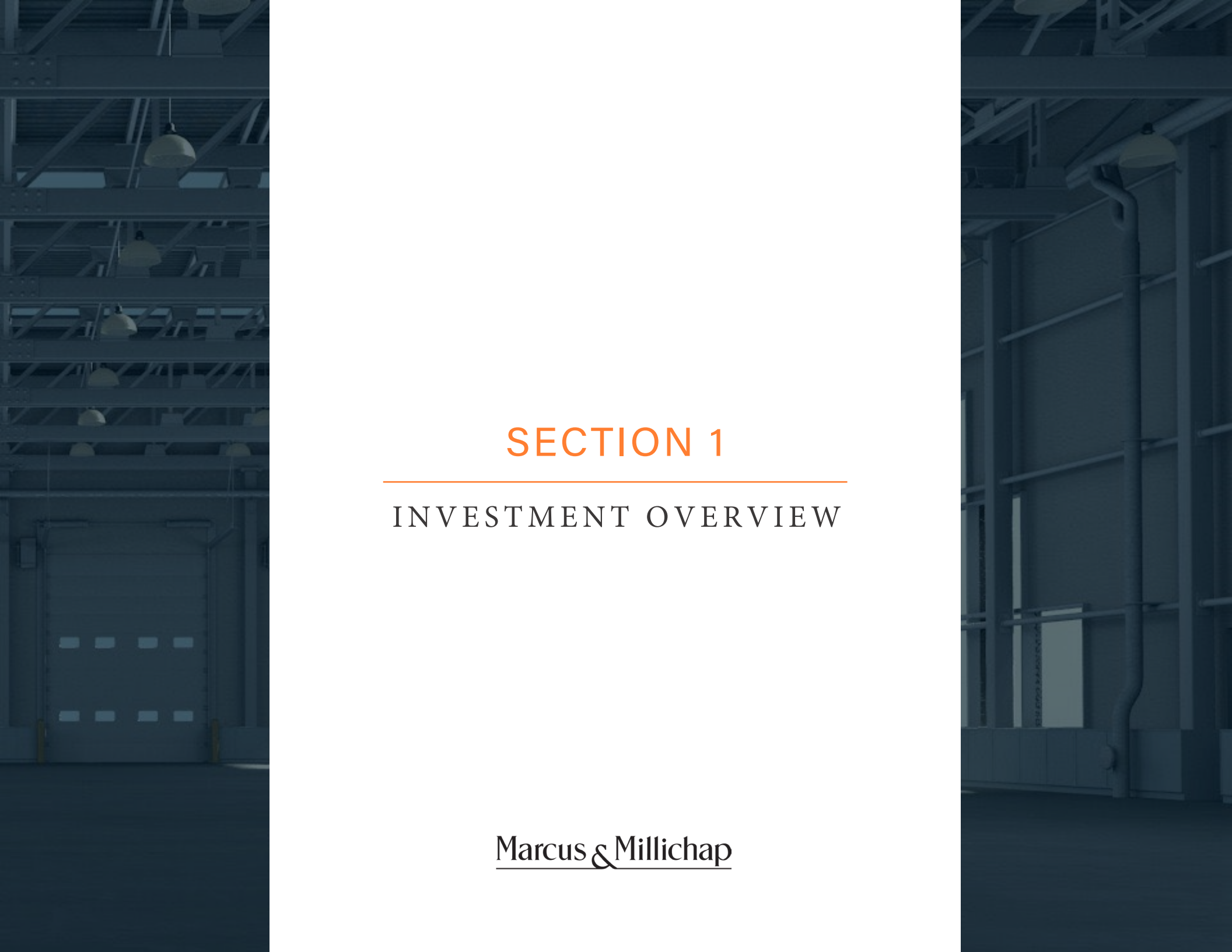
Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Single-Tenant ± 11,000-Square-Foot Industrial Warehouse Situated on 1.11 Acres
- Features ± 16'-17.5' Clear Height, Two Drive-In Doors, Recently Renovated Office Space, 10 Parking Spaces, and a Rubber Membrane Roof
 - Available for Owner-Use or Value-Add Lease-Up Opportunity | Current Tenant to Vacate Upon Closing
- Excellent Visibility for Business with +/- 254 Feet of Frontage Along Pingree Road with 12,600 VPD (IDOT) | One Mile from Route 31 and U.S. 14 Interchange
 - Located in Desirable McHenry County Submarket with a 2.1% Vacancy Rate in Q2 2026 (CoStar)

The property for sale is a single-tenant industrial warehouse that spans approximately 11,000 square feet and is situated on 1.11 acres of land. The current tenant is set to vacate the premises upon closing, providing an opportunity for a new owner to occupy the space or lease it out. With a building coverage ratio of 23 percent, the property has ample industrial outdoor storage space. The warehouse itself boasts a clear height of approximately 16 to 17.5 feet, making it suitable for a variety of industrial uses. Additionally, it features two drive-in doors, which facilitate easy loading and unloading of goods. The office space within the warehouse has been recently renovated, offering a modern and comfortable working environment. The property also includes 10 parking spaces, catering to the needs of employees and visitors.

The property's location is another significant advantage, offering excellent visibility for businesses. With approximately 254 feet of frontage along Pingree Road, it benefits from a high volume of traffic, with 12,600 vehicles passing by daily, as reported by the Illinois Department of Transportation. This exposure can be particularly beneficial for companies looking to increase their brand awareness or attract customers. Located only one mile from the interchange between South Illinois Route 31 and U.S. Route 14, the property has close proximity to the area's major thoroughfares. The property is situated in the desirable McHenry County submarket, which has demonstrated a low vacancy rate of 2.1 percent in Q2 2026, according to CoStar. This indicates a strong demand for industrial spaces in the area, making it an attractive location for businesses and investors alike.

PROPERTY DETAILS

6710 PINGREE ROAD, CRYSTAL LAKE, IL 60014

Number of Suites	1
Number of Buildings	1
Total Square Feet	±11,000 SF
Year Built	1978
Lot Size	1.11 acres
Clear Height (Approx.)	16' – 17.5'
Parking Spaces	10
Parking Surface	Asphalt
Building Class	C
Tenancy	Owner-User
Drive-In Doors	2
Construction	Precast Concrete
Power	400amp 480v 3-Phase
Zoning	M
Roof Type	Rubber Membrane
Market	IL-Chicago MSA
Submarket	McHenry County
Market Vacancy	2.10%





OFFERING HIGHLIGHTS

6710 PINGREE ROAD

OFFERING PRICE
\$1,200,000

Offering Price	\$1,200,000
Price/SF	\$109.09
Total Square Feet	±11,000
Tenancy	Owner-User
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: ZAH0370223)

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	Renewal Options and Option Year Rental Information
Vacant (TBD)	Full Bldg.	11,000	100.0%	TBD	TBD	\$0.00	\$0.00	\$0.00	\$77,000	NNN	Pro-forma is broker estimated at \$7.00 PSF NNN
Total		11,000				\$0.00	\$0.00	\$0.00	\$77,000		
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			

Notes: The current tenant will vacate the property prior to a closing.

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	77,000	7.00	
Expense Reimbursement Income					
Net Lease Reimbursement					
Insurance	0	0.00	3,850	0.35	
Real estate Taxes	0	0.00	32,932	2.99	
Management Fees	0	0.00	0	0.00	[3]
Total Reimbursement Income	\$0 0.0%	\$0.00	\$36,782 100.0%	\$3.34	
Effective Gross Revenue	\$0	\$0.00	\$113,782	\$10.34	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Insurance	3,850	0.35	3,850	0.35	Broker Estimated
Real Estate Taxes	32,932	2.99	32,932	2.99	Per County Website
Total Expenses	\$36,782	\$3.34	\$36,782	\$3.34	
Expenses as % of EGR	0.0%		32.3%		
Net Operating Income	-\$36,782	(\$3.34)	\$77,000	\$7.00	

Pingree Road 

Juniper Ln

Pingree Rd

Feinberg Park

6710 PINGREE ROAD

Volleyball Court
Feinberg Park

Basketball Court

 Emerald Architectural Products

RiBorn

Pingree Rd

 Paws on Pingree

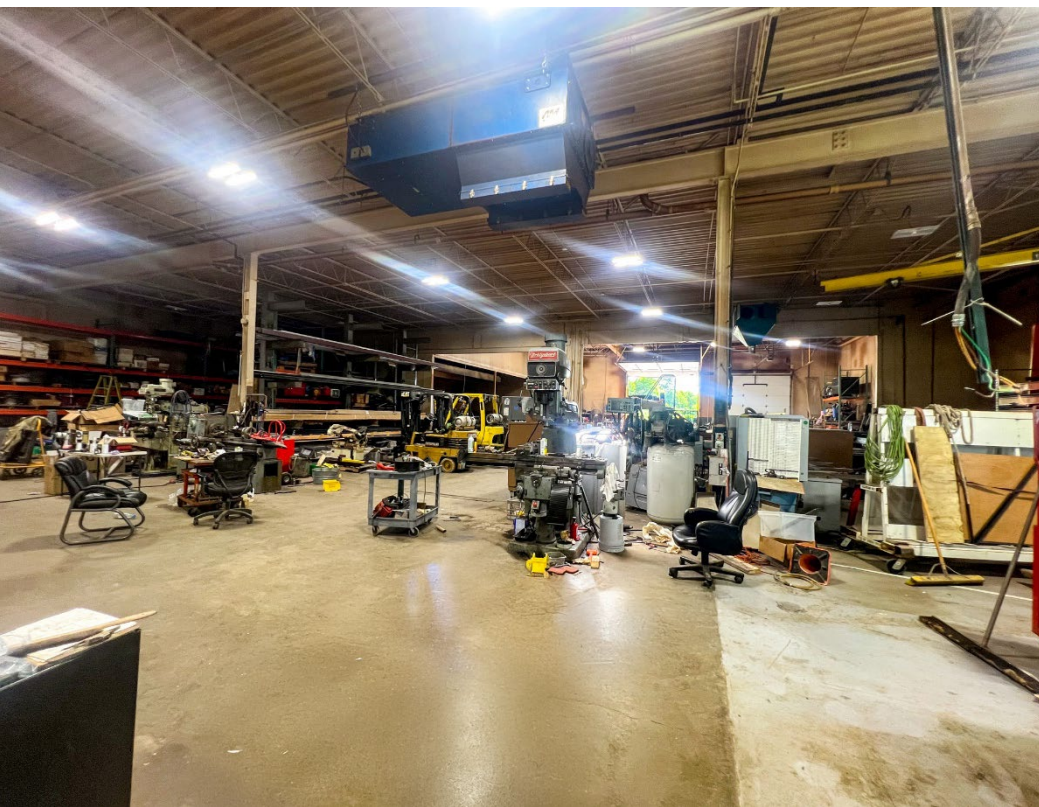
Rickert Rd

Congress Pkwy



6710 PINGREE
ROAD





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 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 enhanced value

.....

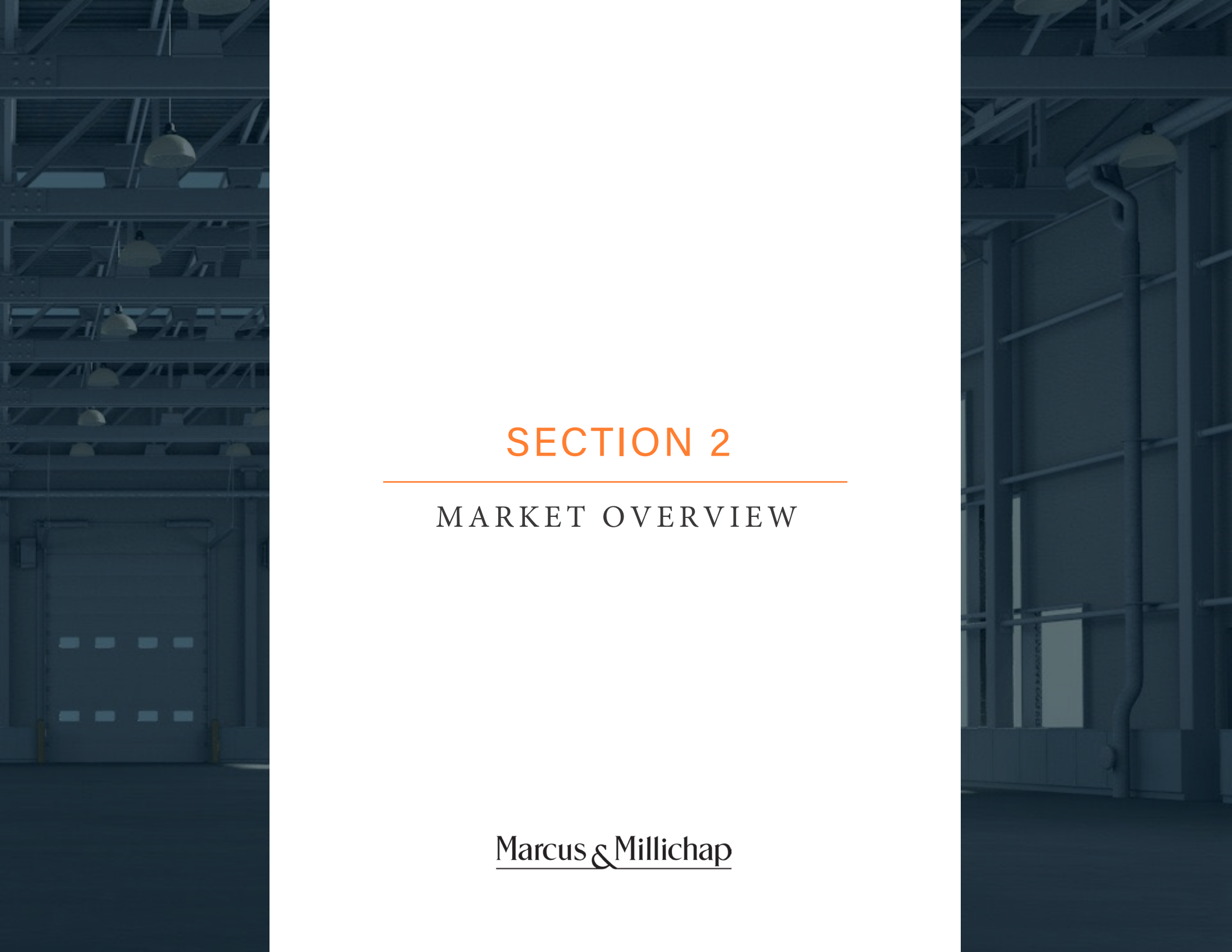
Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

.....

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-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and pipes. Several large, dome-shaped industrial lights are visible, hanging from the ceiling. The overall atmosphere is gritty 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



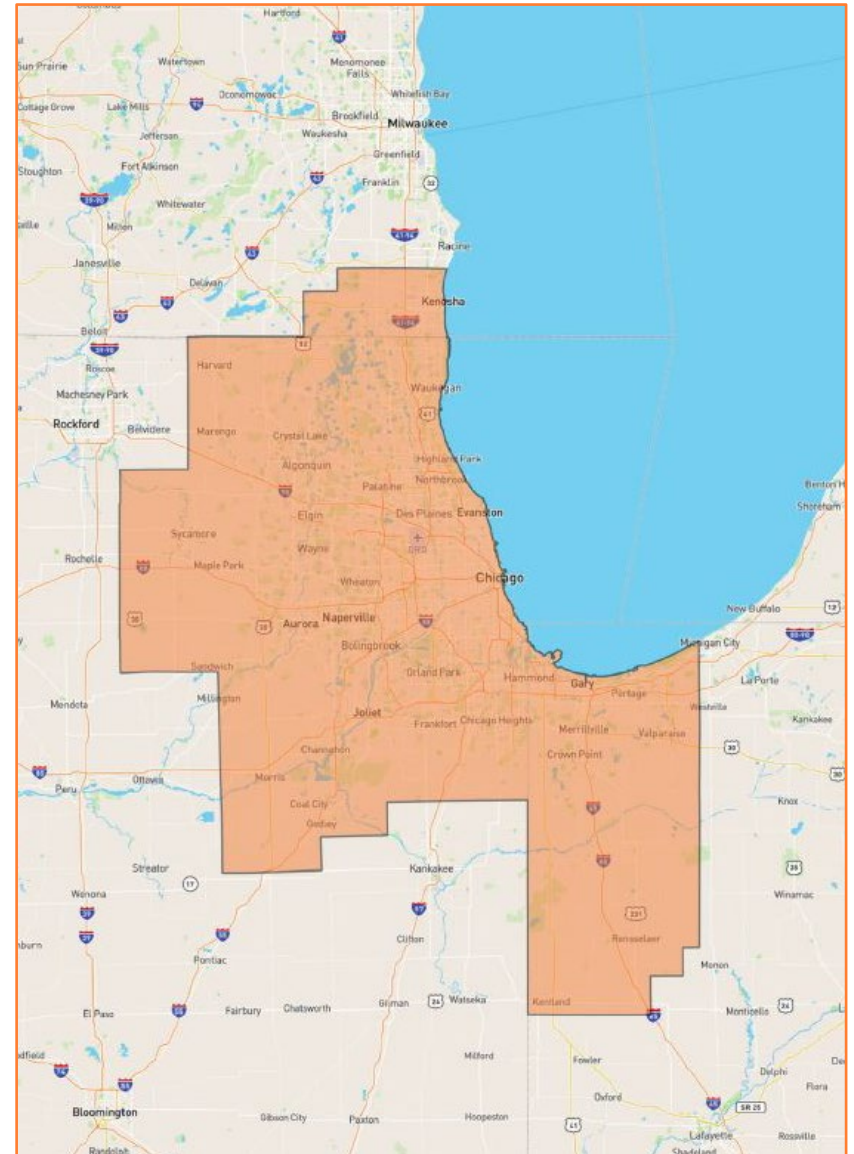
3%

INFORMATION



4%

OTHER SERVICES



METROPLEX GROWTH

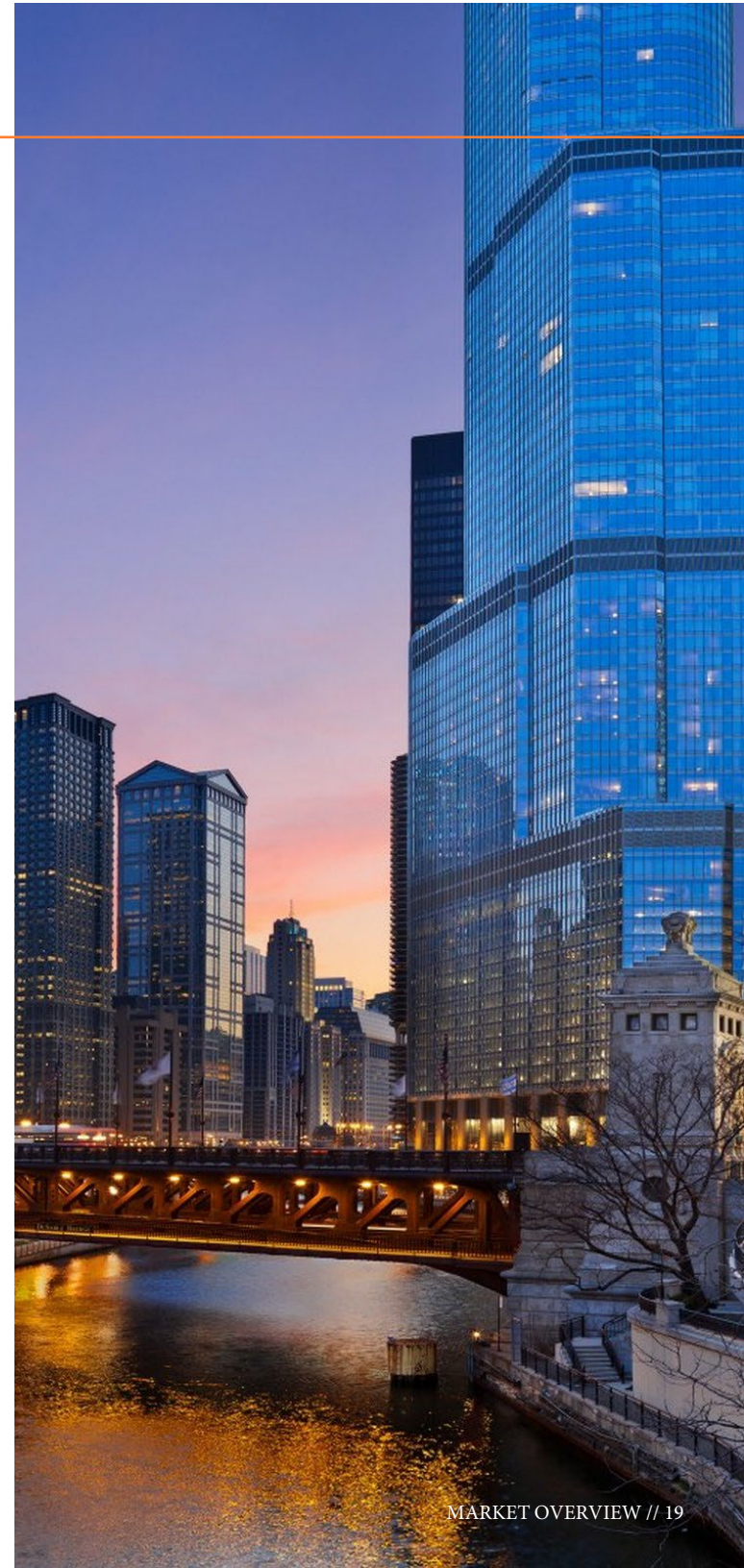
TRANSPORTATION

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

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.



MCHENRY COUNTY | VALUE ADD OR OWNER-USER

6710 PINGREE ROAD

CRYSTAL LAKE, IL 60014

PRESENTED BY

TIMOTHY SULLIVAN

Associate Investments
Office & Industrial Division
Chicago Office
Office (312) 624-7078
Timothy.Sullivan@MarcusMillichap.com
License: IL 475.200518

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
Tel: (630) 570-2200
Steven.Weinstock@MarcusMillichap.com
License: 471.011175

Marcus & Millichap

TAG INDUSTRIAL GROUP