OFFERING MEMORANDUM

Marcus & Millichap
TAG INDUSTRIAL GROUP

BRENNAN
INVESTMENT GROUP

SINGLE-TENANT INDUSTRIAL | NORTH I-55 CORRIDOR

8585 SOUTH 77TH AVENUE

BRIDGEVIEW, IL 60455

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

NON-ENDORSEMENT NOTICE

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

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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MICRON METAL
FINISHING

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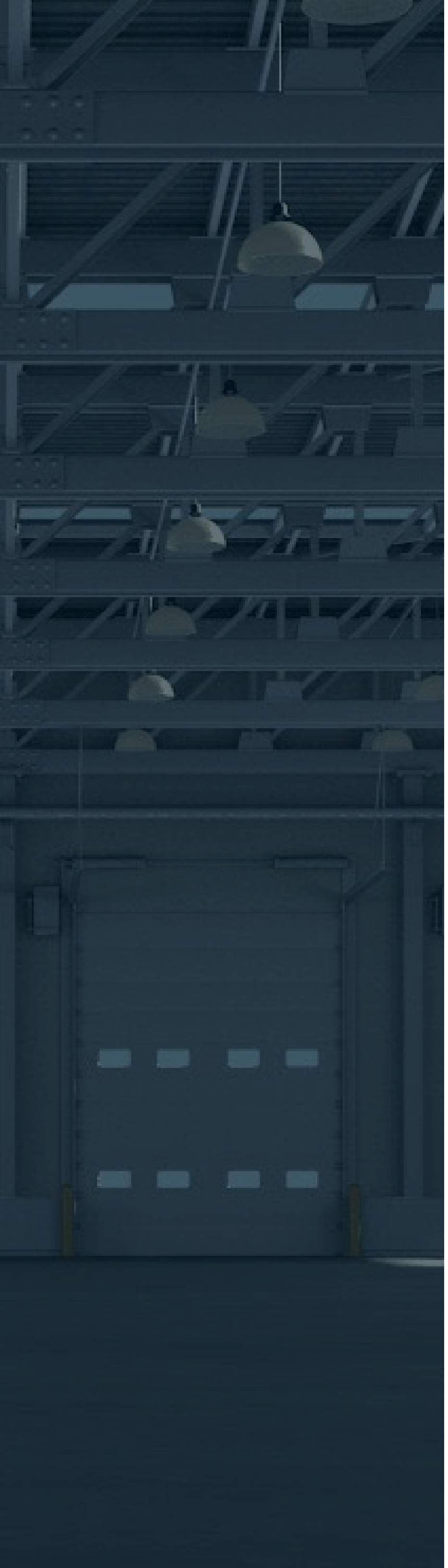
Marcus & Millichap



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Single-Tenant 75,000-Square-Foot Industrial Asset Situated on 3.07 Acres
- Features 18' Clear Height, Five Dock-High Doors, Two Drive-In Doors, & 50 Parking Spaces
- Modified Gross Lease Through April 2028 at $6.26/SF with 3.0% Escalations and Two Three-Year Renewal Options | Below-Market Rent Creates Value-Add Opportunity if Tenant Vacates
- Leased to Micron Metal Finishing, LLC, Provider of Industrial Power Coating and Custom Metal Finishing Services
- Located Along I-294 with Close Proximity to I-55 and CSX Bedford Park Intermodal
- Prime Location in Outperforming North I-55 Corridor Submarket with 3.9% Vacancy Rate and 4.1% Rent Growth During Q2 2026

The property is a single-tenant industrial asset that spans 75,000 square feet and is situated on 3.07 acres of land. This industrial property features 18' clear height, five dock-high doors, and two drive-in doors, making it an ideal location for a variety of industrial uses. With 50 parking spaces, the property provides ample room for employees and visitors.

Micron Metal Finishing, LLC currently leases the property through April 2028 at a rate of $6.26 per square foot on modified gross terms, with 3.0 percent annual escalations and two three-year renewal options. This lease structure provides a stable source of income for the property owner. The rent is considered below-market, creating a value-add opportunity if the tenant were to vacate the property. Supported by a management team with over a combined 100 years of experience, Micron Metal Finishing, LLC, is a provider of industrial power coating and custom metal finishing services.

Located along Interstate 294, the property provides easy access to major transportation routes. The proximity to Interstate 55 and the CSX Bedford Park Intermodal also enhances the property's accessibility. This strategic location allows for efficient logistics and transportation of goods. The property's location in the North Interstate 55 Corridor submarket is particularly desirable, with a low vacancy rate of 3.9 percent and a strong rent growth of 4.1 percent during Q2 2026 (CoStar).

PROPERTY DETAILS

8585 SOUTH 77TH AVENUE, BRIDGEVIEW, IL 60455

Number of Suites	1
Number of Buildings	1
Total Square Feet	75,000 SF
Warehouse Square Feet	68,325 SF
Office Square Feet	6,675 SF
Office Ratio	8.90%
Year Built	1959
Lot Size	3.07 acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Spaces	50
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	5
Drive-In Doors	2
Construction	Masonry
Type of Lighting	Fluorescent
Zoning	I-2
Roof Type	EPDM | TPO | Metal
Market	IL-Chicago MSA

OFFERING HIGHLIGHTS

8585 SOUTH 77TH AVENUE

OFFERING PRICE	CAP RATE	YEAR 3 YIELD ON COST
$3,990,000	8.18%	9.84%

Offering Price	$3,990,000
Cap Rate	8.18%
Year 3 Yield On Cost	9.84%
Price/SF	$53.20
Total Square Feet	75,000
Rental Rate	$6.26
Lease Type	Modified Gross
Lease Term	~ 2-Years
Rental Increases	3% Annually
Tenancy	Single-Tenant
Occupancy	100.00%

DEBT QUOTE

As Of	5/29/2026
Offering Price	$3,990,000
Maximum LTV	65.00%
Loan Amount	$2,593,500
Loan Term	3 Years
Amortization (Underwritten)	25 Years
Interest Only	0 Months
Index	3yr UST
Index Pricing (As of 5/29/2026)	4.06%
Spread	2.50%
Estimated Interest Rate	6.56%
Recourse	Full-Recourse
Reserve	TBD

RENT ROLL

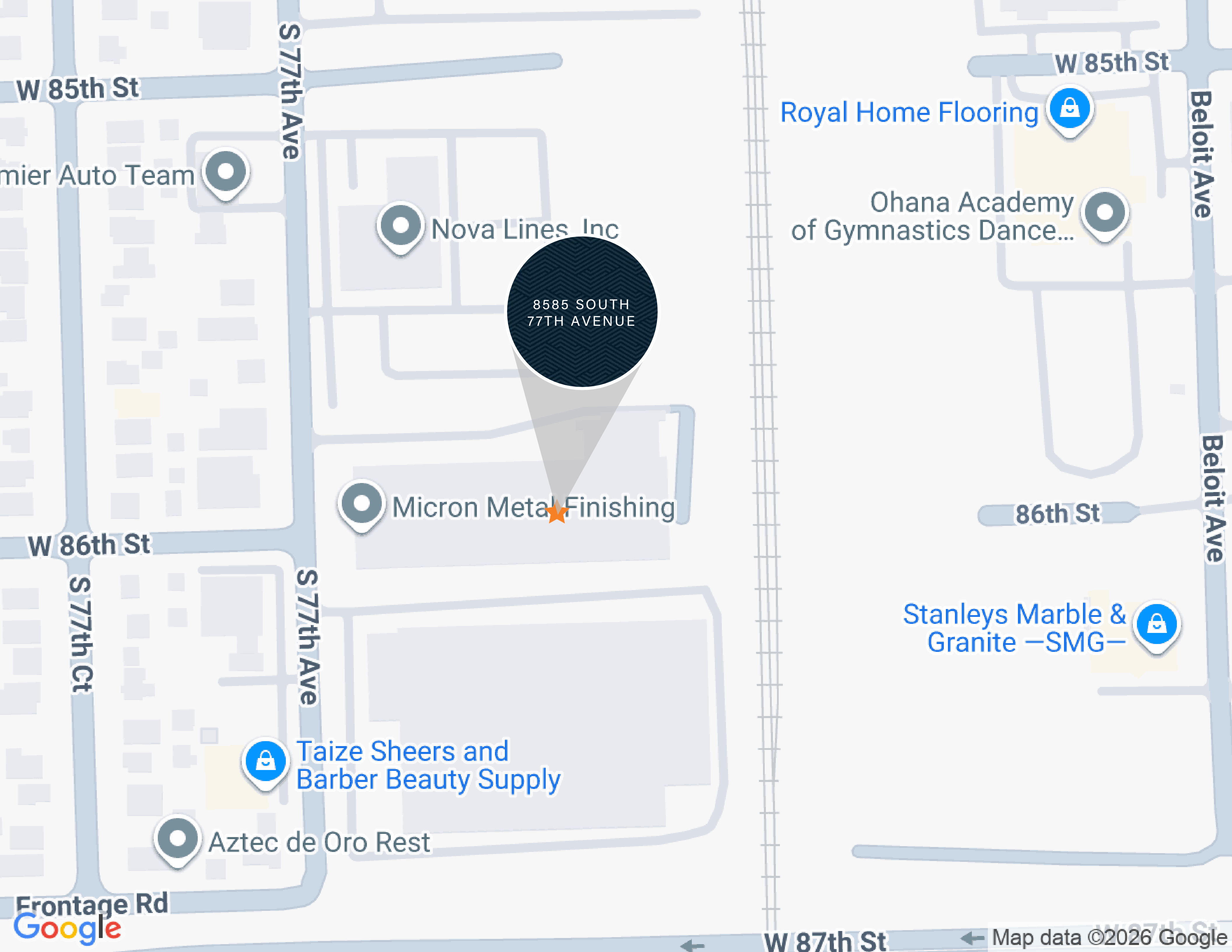
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Micron Metal Finishing LLC	Full Building	75,000	100.0%	4/1/09	4/30/28	$6.26	$39,126	$469,506	$483,591	Jan-2027	3.00%	Modified Gross	Two (2) 3-Year Options, 9-Month Notice Required
Total		75,000				$6.26	$39,126	$469,506	$483,591				

Occupied Tenants: 1	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%
	Total Current Rents: $39,126	Occupied Current Rents: $39,126	Unoccupied Current Rents: $0

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	469,506		6.26	483,591		6.45	
Expense Reimbursement Income							
Net Lease Reimbursement							
Management Fees	0		0.00	0		0.00	[3]
Total Reimbursement Income	$0	0.0%	$0.00	$0	0.0%	$0.00	
Effective Gross Revenue	$469,506		$6.26	$483,591		$6.45	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
Repairs & Maintenance	5,625		0.08	5,794		0.08	Broker Estimated
Insurance	14,954		0.20	15,403		0.21	[2025]
Real Estate Taxes	98,923		1.32	121,580		1.62	Pro-Forma Grossed
Management Fee	23,475	5.0%	0.31	24,180	5.0%	0.32	Market Assumption
Total Expenses	$142,977		$1.91	$166,957		$2.23	
Expenses as % of EGR	30.5%			34.5%			
Net Operating Income	$326,529		$4.35	$316,634		$4.22	



W 85th St
S 77th Ave
mier Auto Team
Nova Lines, Inc
8585 SOUTH
77TH AVENUE
Royal Home Flooring
Ohana Academy
of Gymnastics Dance...
Beloit Ave
Micron Metal Finishing
W 86th St
86th St
S 77th Ct
Stanleys Marble &
Granite —SMG—
Taize Sheers and
Barber Beauty Supply
Aztec de Oro Rest
Frontage Rd
W 87th St
Google
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8585 SOUTH
77TH AVENUE


MICRON METAL
FINISHING

TENANT SUMMARY

> "To provide the highest quality metal finishing combined with the best customer service in the industry."

TENANT
Micron Metal Finishing LLC

HEADQUARTERS
Bridgeview, IL

www.micronmetalfinishing.com

Micron Metal Finishing is a full-service, large-volume custom electrostatic powder coating job shop serving Chicago and the surrounding suburbs, as well as Illinois, Wisconsin, Indiana, Michigan, and the greater Midwest region. Operating from a 75,000-square-foot facility, the company utilizes three conveyorized lines with state-of-the-art automatic reclaim booths and two batch operations. Micron Metal Finishing can accommodate parts as large as 90" × 40' × 120" and as small as nuts and bolts.

With the capability to run multiple colors on multiple lines, the company offers the flexibility to meet customers' time-sensitive needs while delivering the highest-quality finishes. Its two batch booth operations allow for same-day sample production, and its established systems ensure reliable service and consistency for every customer

Backed by a management team with more than 100 years of combined experience in the metal finishing industry, Micron Metal Finishing is committed to providing exceptional quality and service. From the initial design phase through final delivery, the company strives to support customers' finishing needs so they can focus on manufacturing their products while Micron concentrates on the finishing process.

MARCUS & MILLICHAP
CAPITAL CORPORATION

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

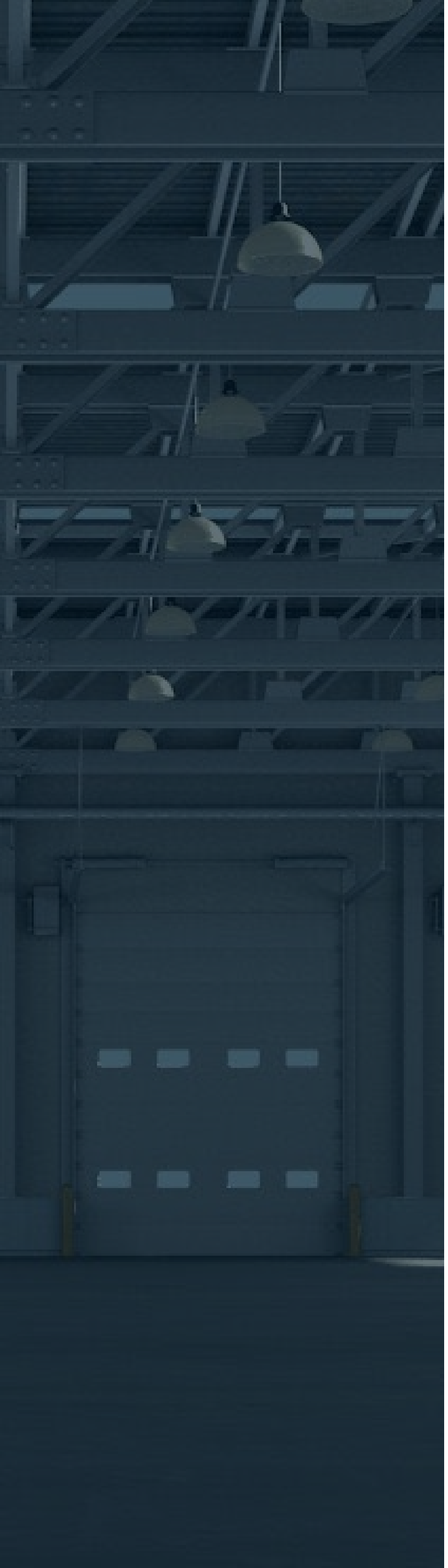
WHY MMCC?

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.



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

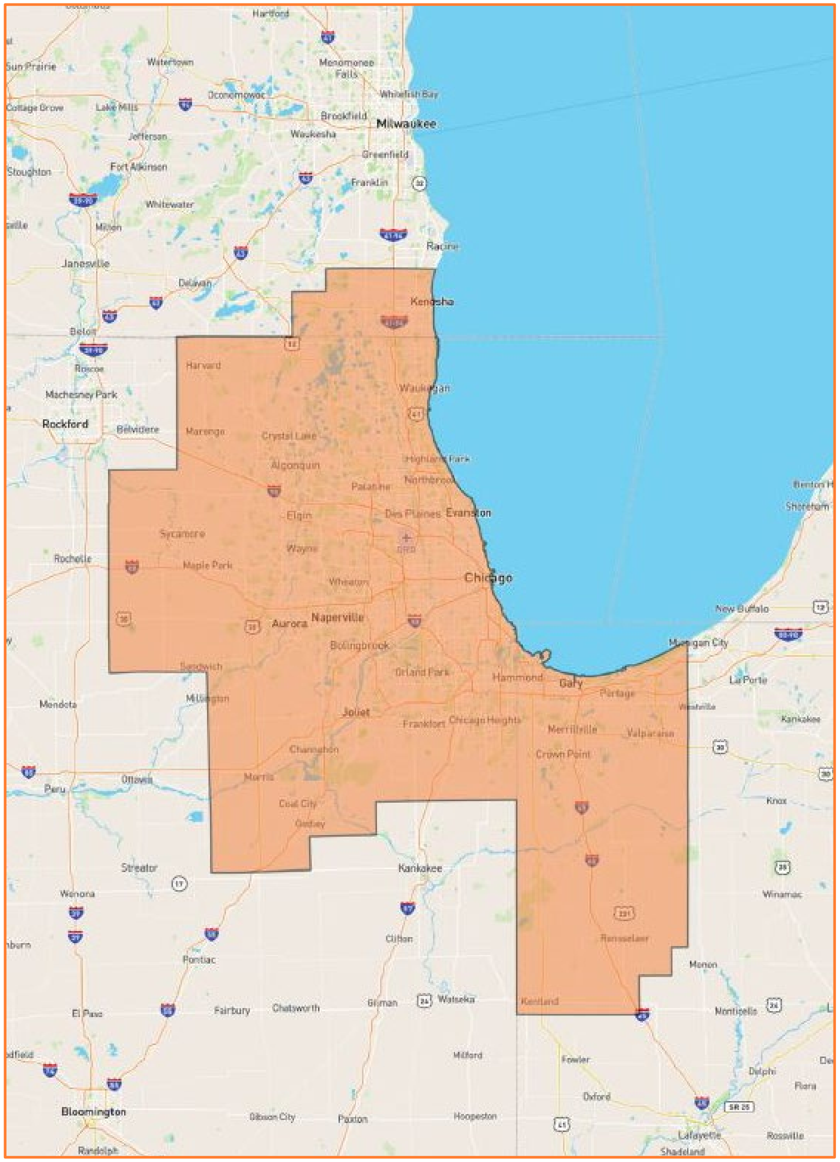
18% PROFESSIONAL AND BUSINESS SERVICES

4% CONSTRUCTION

9% LEISURE AND HOSPITALITY

3% INFORMATION

4% OTHER SERVICES



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.

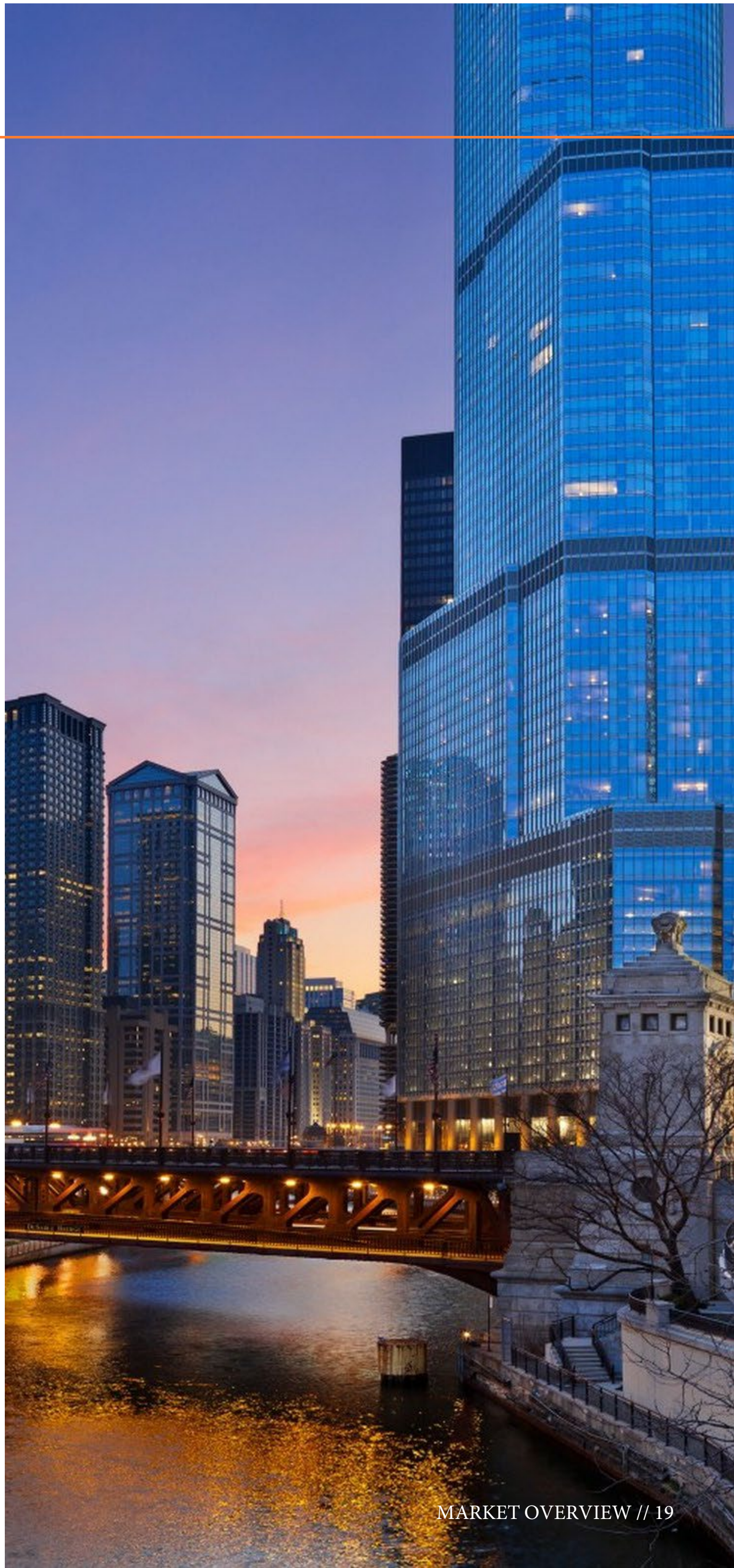
17.2
MILLION TEU'S
Moved Through Metro in 2024

3
International
AIRPORTS

7
RAIL LINES
For Freight, Passengers & Commuter

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.



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.

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