OFFERING MEMORANDUM

Marcus & Millichap
TAG INDUSTRIAL GROUP

INTREN | O'HARE SINGLE-TENANT IOS

3524-3528 MARTENS STREET

FRANKLIN PARK, IL 60131

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TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

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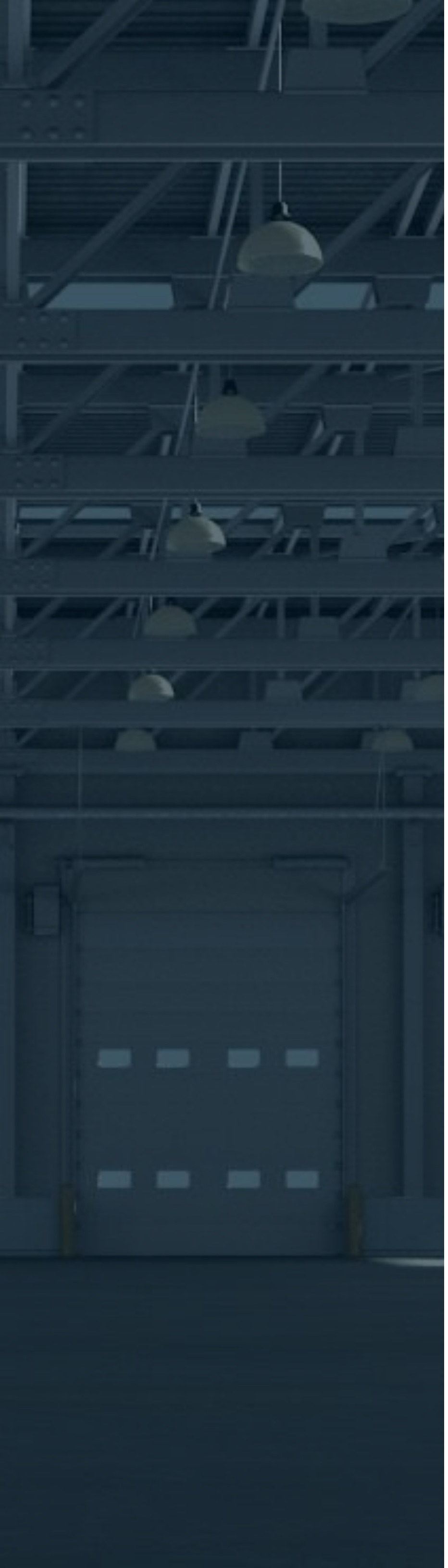


SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 33,605-Square-Foot Industrial Asset Situated on 2.27 Acres of Land
- Features 14'-18' Clear Height, Seven Grade Doors, and Three-Phase Power with 3,000a | Special Use Zoning Permit for +/- 1.5 Acres of Outdoor Storage Space
- 10+ Years of Historical Occupancy | Newly Executed 4-Year Early Renewal Option at $14.50/SF Effective 01/2027 with 3% Annual Escalations, Generating 7.75% Cap Rate
- Occupied by INTREN | National Utility Service Provider with $550 Million in Revenue | Owned and Backed by MasTec Inc. (NYSE: MTZ)
- Located in the Highly-Sought After O'Hare Submarket, Boasting 2.9% Vacancy Rate Among Comparables, Well-Below 7.8% National Average
- Located 4.6 Miles from O'Hare International Airport, with Close Proximity to I-294 and I-90 | 3.7 Miles from CPKC Intermodal

For sale is a 33,605-square-foot industrial asset situated on 2.27 acres of land. The property features 14' to 18' clear heights, seven grade-level doors, and three-phase heavy power with 3,000 amps, making it an ideal location for businesses requiring heavy machinery or equipment. The special use zoning permit allows for full usage of the approximately 1.5 acres of outdoor storage space, providing additional flexibility for tenants.

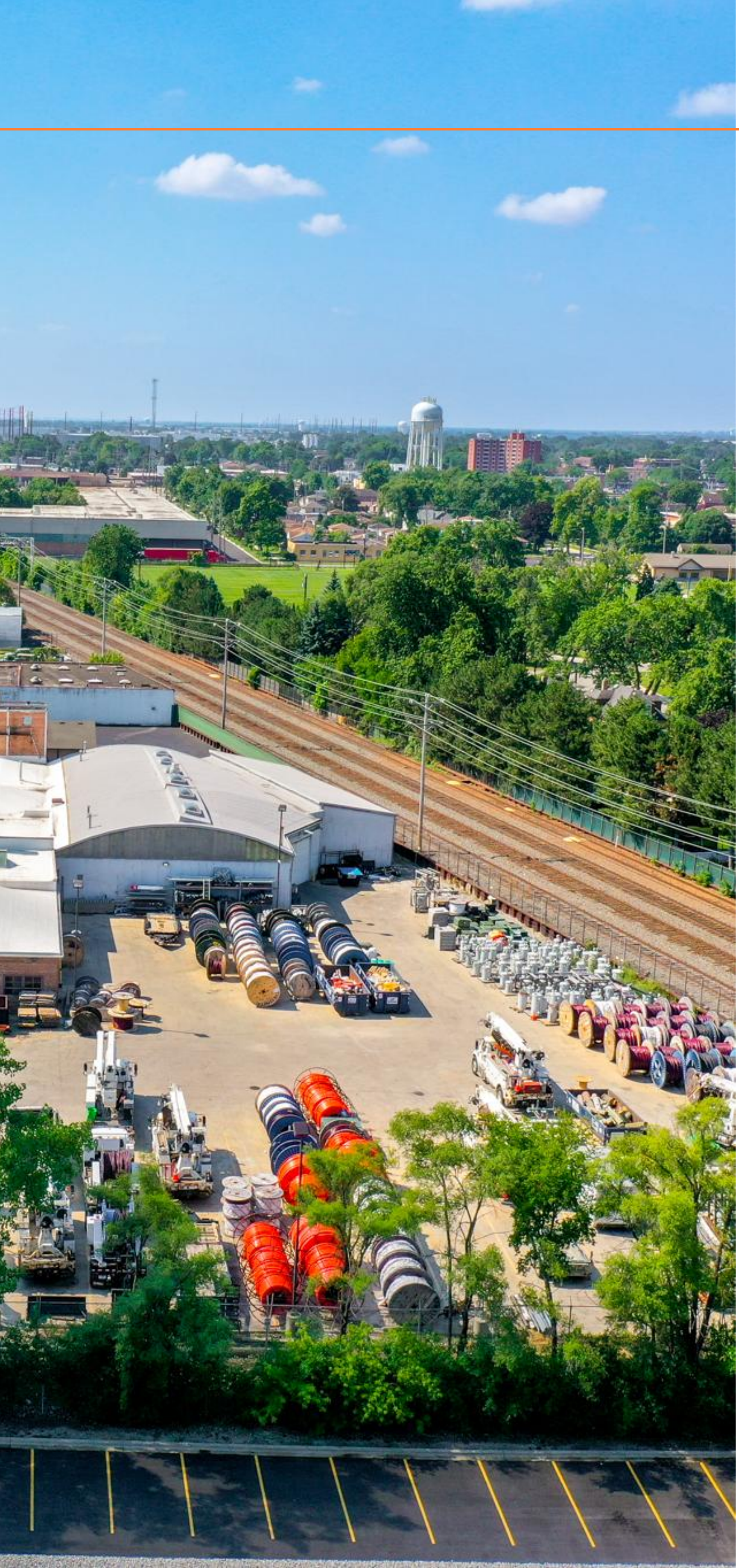
The tenant, INTREN, has a long rental history at the property with over 10 years of occupancy. INTREN has recently executed a 4-year early renewal option, demonstrating its commitment to the location. The previous lease, set at $10.73 per square foot, was originally set to expire in October 2027. This renewal option is set to commence in January 2027 at $14.50 per square foot with 3 percent annual escalations, generating a pro-forma 7.75 percent cap rate. In return for the early renewal, the tenant receives a full rental concession from August 2026 through December 2026. INTREN is a national utility service provider that made $550 million in annual revenue at the time of its acquisition by the publicly traded utility giant MasTec, Inc. The property's strong fundamentals, combined with the tenant's commitment and financial backing, make it an attractive investment opportunity in the industrial real estate market.

The property's location in the highly sought-after O'Hare submarket is a significant advantage. O'Hare is highlighted by a 2.9 percent vacancy rate in Q2 2026 among comparable properties under 50,000 square feet. This compares to the 7.8 percent national average across all industrial property sizes (CoStar). O'Hare International Airport sits just 4.6 miles away from the property, providing easy access to global markets and transportation hubs. The property is also close to major highways, including Interstates 294 and 90, making it an ideal location for businesses requiring efficient logistics and transportation. Additionally, a Canadian Pacific Kansas City (CPKC) rail line runs along the property, with the railway's Bensenville Intermodal Terminal positioned in close proximity to the west, further enhancing the property's connectivity.

PROPERTY DETAILS

3524-3528 MARTENS STREET, FRANKLIN PARK, IL 60131

Number of Suites	1
Number of Buildings	1
Total Square Feet	33,605 SF
Warehouse Square Feet	30,405 SF
Office Square Feet	3,200 SF
Office Ratio	9.52%
Year Built/Renovated	1945/2014
Lot Size	2.27 acres
Clear Height	14'-18'
Parking Spaces	57
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	7
Construction	Masonry
Power	3000a 3p
Type of Lighting	LED
Zoning	I-1
Roof Type	TPO
Age/Condition of Roofs	Fair
HVAC Units	3.0
Age/Condition of HVAC	Good
Sprinklers	Yes
Market	IL-Chicago MSA
Submarket	O'Hare
Market Vacancy	2.90%



3524-3528 MARTENS STREET

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
$4,735,000	7.75%	7.87%

Offering Price	$4,735,000
Cap Rate	7.75%
Pro Forma Cap Rate	7.87%
Price/SF	$140.90
Total Square Feet	33,605
Rental Rate	$14.50
Lease Type	Modified Gross
Lease Term	4 Years
Rental Increases	3
Tenancy	Single-Tenant
Occupancy	100.00%

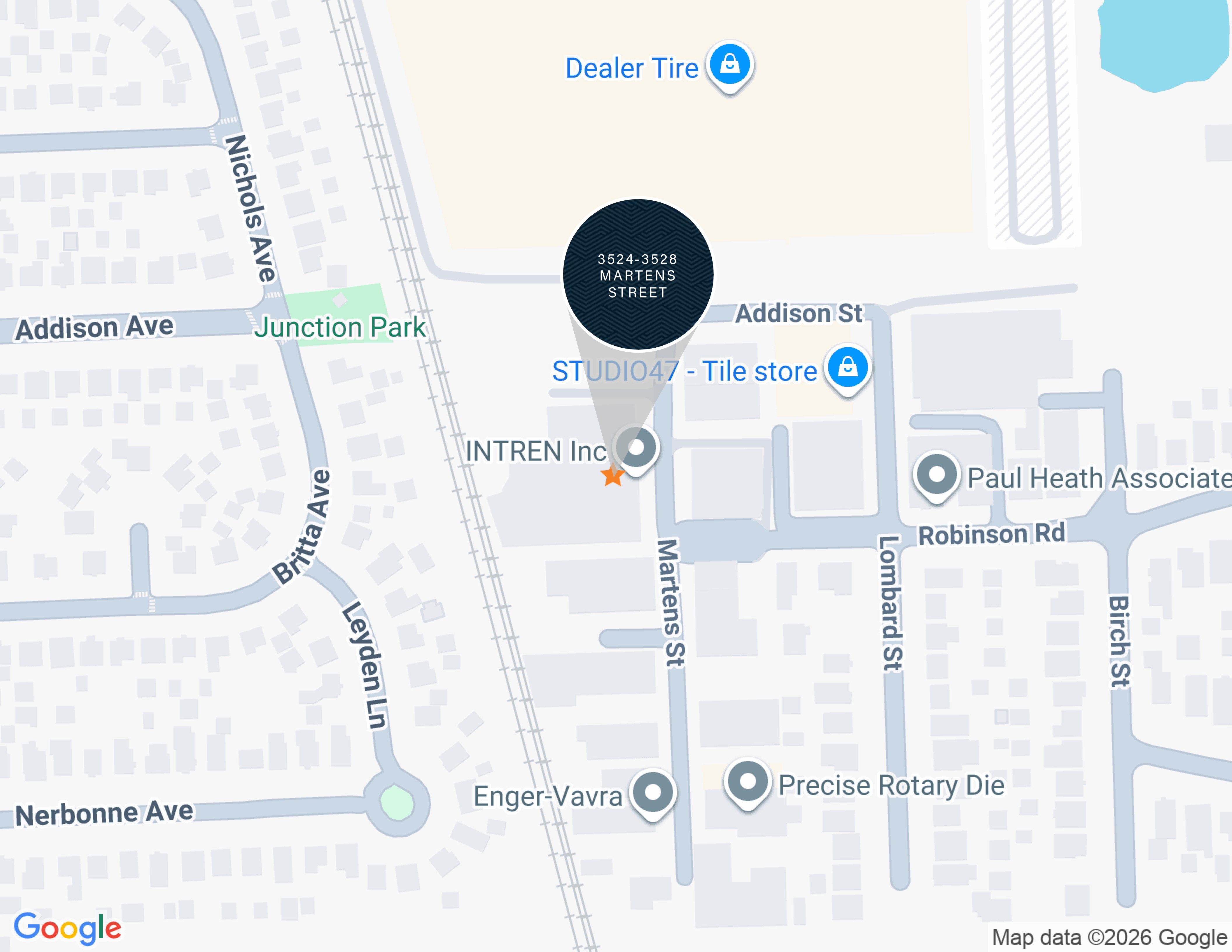
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
INTREN	3524-3528	33,605	100.0%	1/1/27	12/31/30	$14.50	$40,606	$487,272	$509,414	Jul-2027	3.00%	Modified Gross
Total		33,605				$14.50	$40,606	$487,272	$509,414			

Occupied Tenants: 1	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%
Total Current Rents: $41,215		Occupied Current Rents: $41,215	Unoccupied Current Rents: $0

Notes: INTREN Lease for 1/1/2027-6/30/2027 @ $40,606.00 (14.50 PSF) | Steps up to $41,824.18 ($14.94 PSF) on 7/1/2027 thru 6/30/2028.

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	494,581		14.72	509,414		15.16	
Expense Reimbursement Income							
Net Lease Reimbursement							
CAM	49,736		1.48	51,228		1.52	**Broker Estimated
Total Reimbursement Income	$49,736	28.1%	$1.48	$51,228	27.3%	$1.52	
Effective Gross Revenue	$544,317		$16.20	$560,642		$16.68	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Electric	4,033	0.12	4,154	0.12	Tenant Responsible
Janitorial	672	0.02	692	0.02	Tenant Responsible
Water	16,803	0.50	17,307	0.52	Tenant Responsible
Repairs & Maintenance	16,803	0.50	17,307	0.52	Tenant Responsible
Landscaping & Snow Removal	6,721	0.20	6,923	0.21	Tenant Responsible
Fire Alarm Monitoring	3,024	0.09	3,115	0.09	Tenant Responsible
Fire Alarm/Sprinkler Inspection	1,680	0.05	1,731	0.05	Tenant Responsible
Insurance	21,755	0.65	22,408	0.67	2026 Insurance
Real Estate Taxes	105,708	3.15	114,165	3.40	2025 Projected
Total Expenses	$177,198	$5.27	$187,800	$5.59	
Expenses as % of EGR	32.6%		33.5%		
Net Operating Income	$367,119	$10.92	$372,842	$11.09	


Dealer Tire
3524-3528
MARTENS
STREET
Addison St
Addison Ave
Junction Park
STUDIO47 - Tile store
INTREN Inc
Paul Heath Associate
Robinson Rd
Nichols Ave
Britta Ave
Leyden Ln
Martens St
Lombard St
Birch St
Nerbonne Ave
Enger-Vavra
Precise Rotary Die
Google
Map data ©2026 Google


3524-3528
MARTENS
STREET
INTREN


INTREN

TENANT SUMMARY

Today, our commitment to excellence and continuous improvement remains the true force behind our significant growth, allowing us to tackle complex projects and contribute to the development of critical infrastructure.

TENANT
INTREN, LLC

HEADQUARTERS
Union, IL

DATE FOUNDED
1988

2021 REVENUE
±$550 Million

EMPLOYEES
2,000

www.intren.com

INTREN

INTERN is a premier utility specialty contractor primarily providing electrical distribution network services under various multi-year master service agreements to the nation's largest utilities, municipalities, and cooperatives. The company, originally named "Trench-It," was founded in 1988 by Loretta Rosenmayer as a small trenching company. Today, the company offers a variety of utility services, including overhead distribution, transmission, underground electric, and traffic control. INTERN is a certified Minority Business Enterprise (MBE) that has been recognized for its efforts in diversity, equity, and inclusion through several awards. In May of 2021, INTERN was acquired by MasTec, Inc. (NYSE: MTZ), a publicly traded leading infrastructure construction company with $15.3 billion in annualized revenue. MasTec operates mainly throughout North America across a range of industries. At the time of the acquisition, INTERN generated $550 million in annualized revenue (INTERN, MasTec, Yahoo!Finance).

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

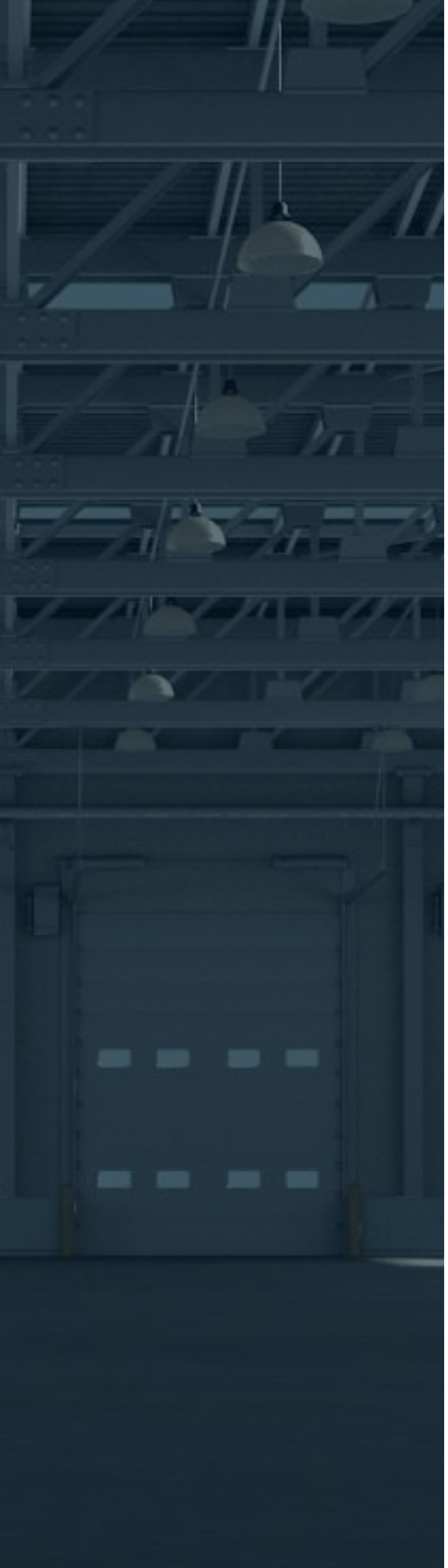
WHY MMCC?

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

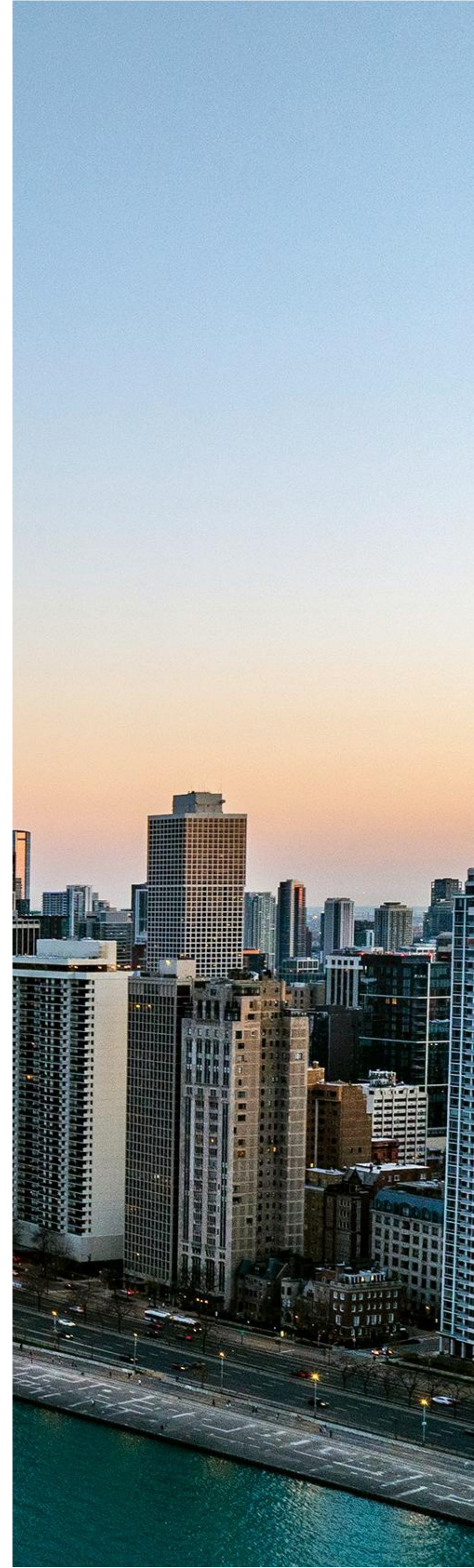
CHICAGO
ILLINOIS

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

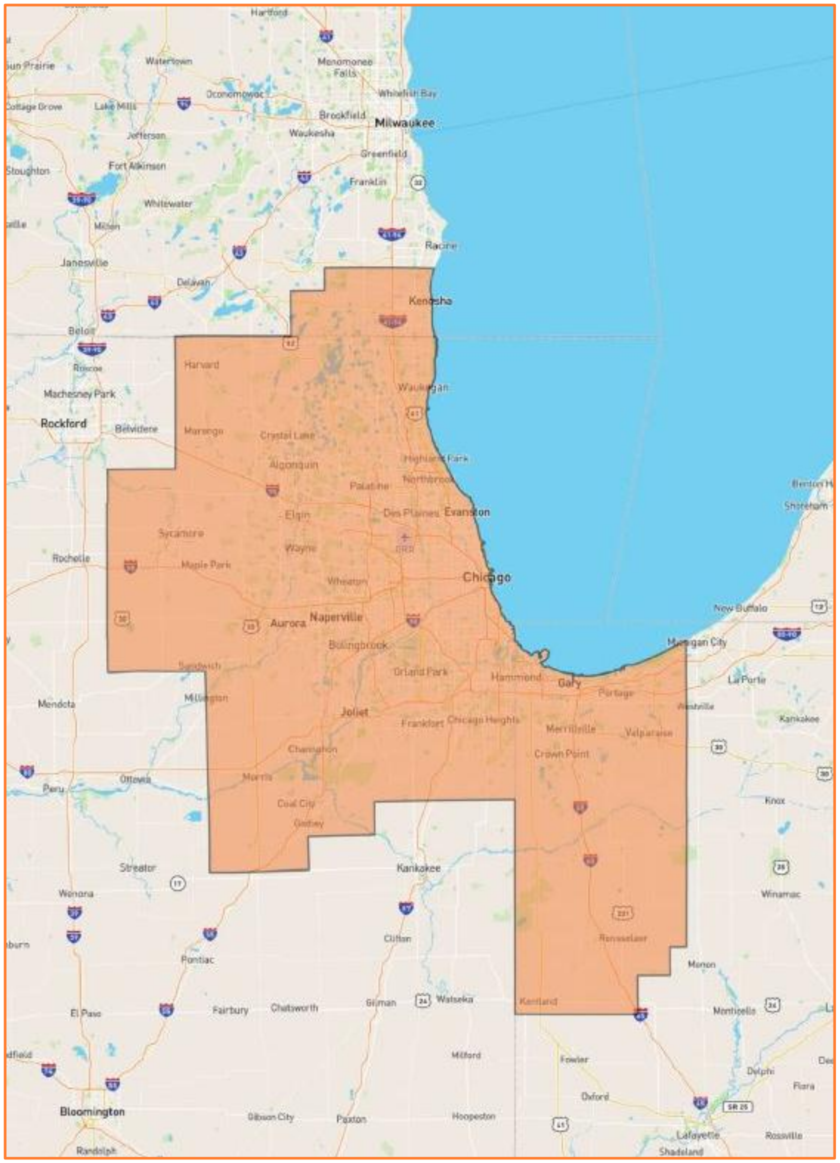
18% PROFESSIONAL AND BUSINESS SERVICES

4% CONSTRUCTION

9% LEISURE AND HOSPITALITY

3% INFORMATION

4% OTHER SERVICES



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.

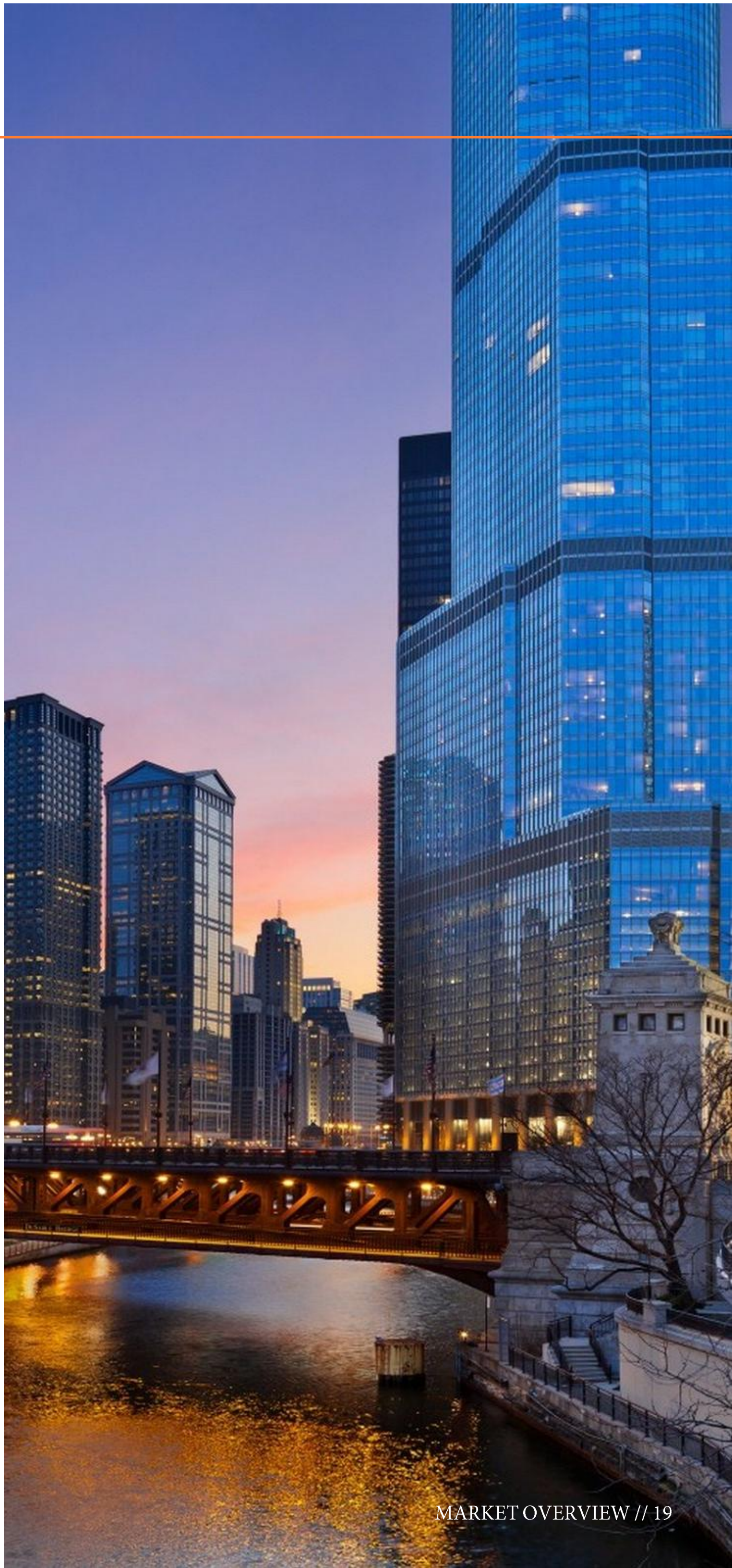
17.2
MILLION TEU'S
Moved Through Metro in 2024

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.



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.

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