

Marcus & Millichap
TAG INDUSTRIAL GROUP

NNN INDUSTRIAL | 9.5 YEARS
REMAINING | CHICAGO MSA
1870 ELMDALE AVENUE

GLENVIEW, IL 60026

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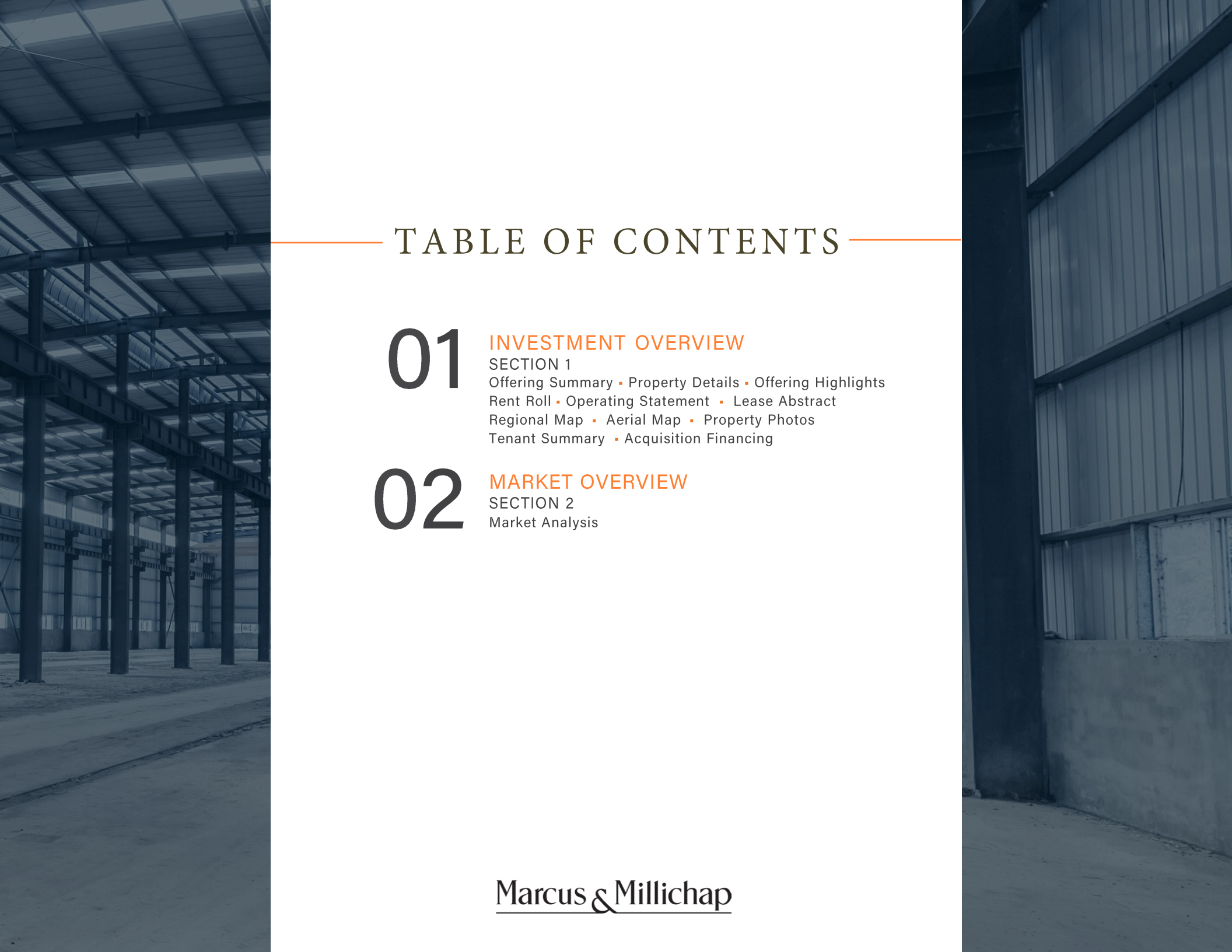


TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

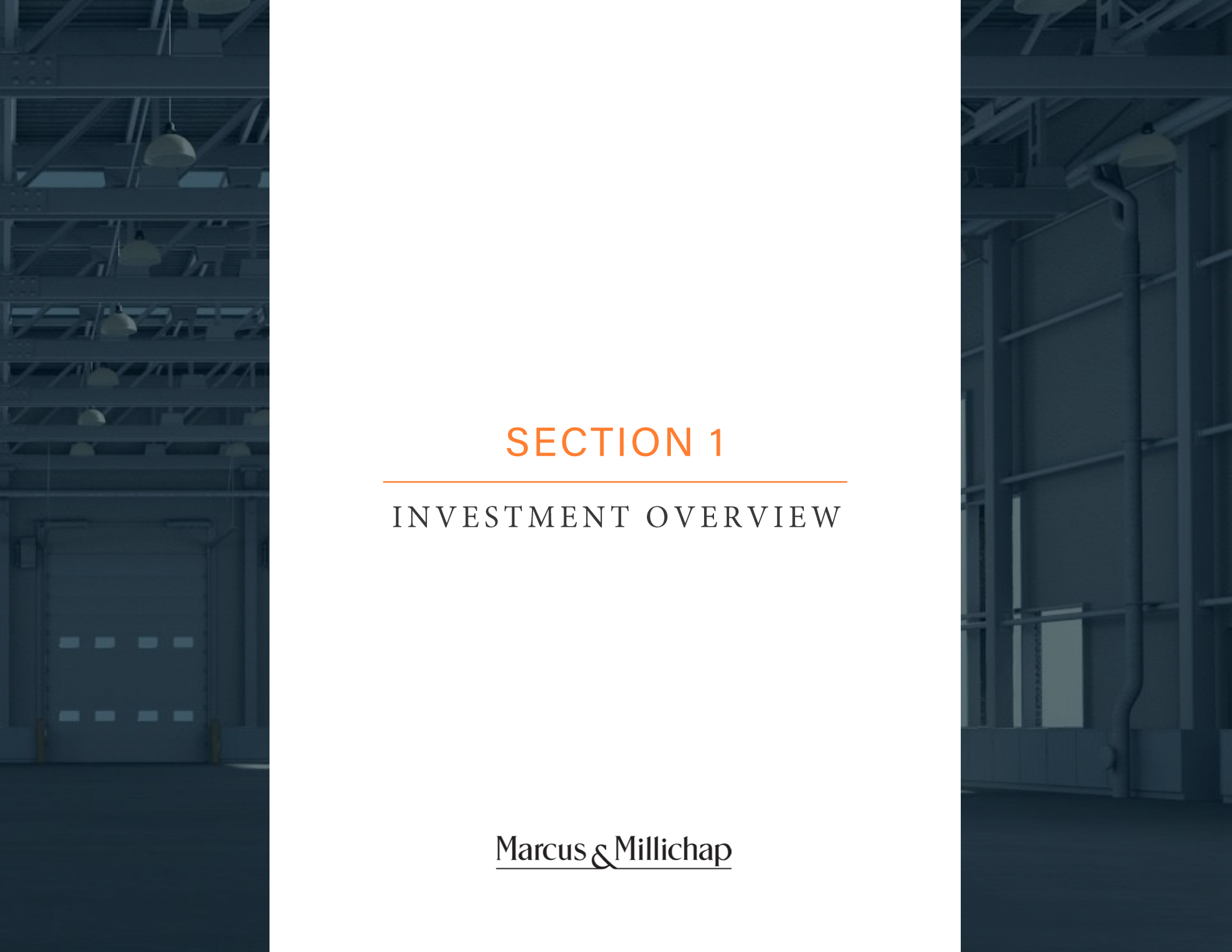
Offering Summary • Property Details • Offering Highlights
Rent Roll • Operating Statement • Lease Abstract
Regional Map • Aerial Map • Property Photos
Tenant Summary • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Fully Occupied, 44,458-Square-Foot Net Lease Industrial Asset Situated on 2.13 Acres
- Zoned I-2, Featuring Masonry Construction, 21' Clear Height, One Grade Door, Four Dock Doors, and Heavy Power with 800a and 277/480v
 - Occupied by Lakeshore Academy, Leading Gymnastics School in Chicago Area for Four Decades
 - Well-Positioned in Proximity to I-294 and I-94, 10 Miles from O'Hare Airport and 24 Miles from Downtown Chicago
 - Outperforming North Cook Submarket: 4.5% Rent Growth in Q2 2026 vs. 1.7% National Averages

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1870 Elmdale Avenue in Glenview, Illinois. The subject property consists of approximately 44,458 square feet of industrial space situated on 2.13 acres. This fully occupied industrial asset features masonry construction, 21' clear height, one grade door, four dock doors, and heavy power with 800 amps and 277 to 480 volts. Zoned I-2, the property is ideal for contractors, small businesses, and light manufacturing. With proximity to Interstates 294 and 94, the property is 10 miles from O'Hare International Airport and 24 miles from downtown Chicago.

The property is occupied by Lakeshore Academy, a leading gymnastics school in the Chicago area for four decades, demonstrating a stable and long-term commitment to the location. The North Cook County submarket is outperforming national averages, with 4.5 percent rent growth in Q2 2026, compared to the 1.7 percent national average, making this a compelling investment opportunity.

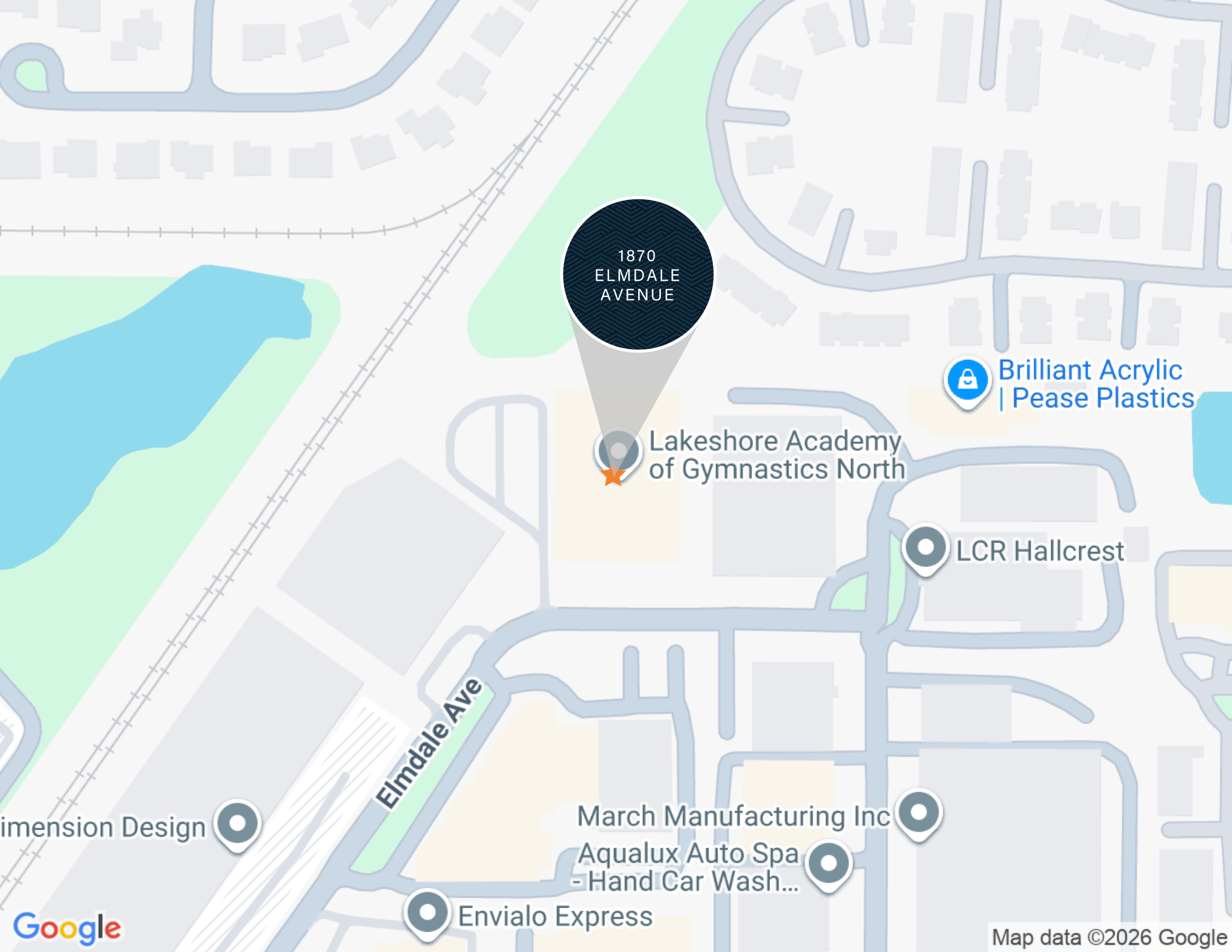
The Chicago metropolitan area, where the North Cook County submarket is situated, is a major economic hub with a population of over 9.5 million people, spanning across multiple counties and thousands of square miles. The region is experiencing steady job growth and population migration, driven by its diverse economy and high quality of life. Major transportation infrastructure, including O'Hare Airport, Interstates 294 and 94, and six Class 1 railroads, provides exceptional connectivity to the rest of the country and globally. The market is home to numerous corporate headquarters, including those in the manufacturing, logistics, and technology sectors, which drive demand for industrial space. Given its strategic location, proximity to major transportation routes, and strong market fundamentals, this property is well-positioned to maintain its competitive advantage and provide a stable source of income for investors.

PROPERTY DETAILS

1870 ELMDALE AVENUE, GLENVIEW, IL 60026

Number of Suites	1
Number of Buildings	1
Total Square Feet	44,458 SF
Year Built	1983
Lot Size	2.13 acres
Clear Height	21'
Parking Spaces	58
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	4
Grade Level Doors	1
Construction	Masonry
Power	800a @ 277/480v
Type of Lighting	LED
Zoning	I-2
Roof Type	TPO
Age/Condition of Roofs	<5 Years
HVAC Units	3.0
Age/Condition of HVAC	Good
Sprinklers	Wet
Market	IL-Chicago MSA
Submarket	North Cook County
Market Vacancy	7.10%





1870
ELMDALE
AVENUE



Lakeshore Academy
of Gymnastics North



Brilliant Acrylic
| Pease Plastics



LCR Hallcrest

Elmdale Ave



imension Design



March Manufacturing Inc
Aqualux Auto Spa
- Hand Car Wash...



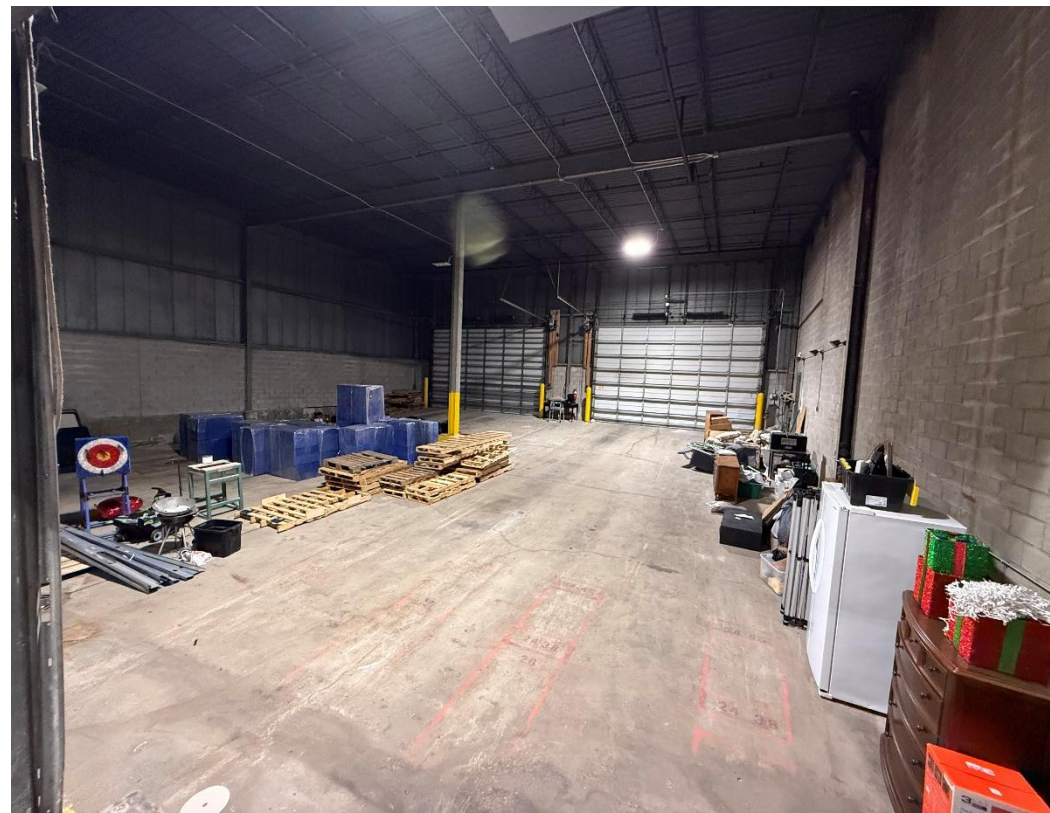
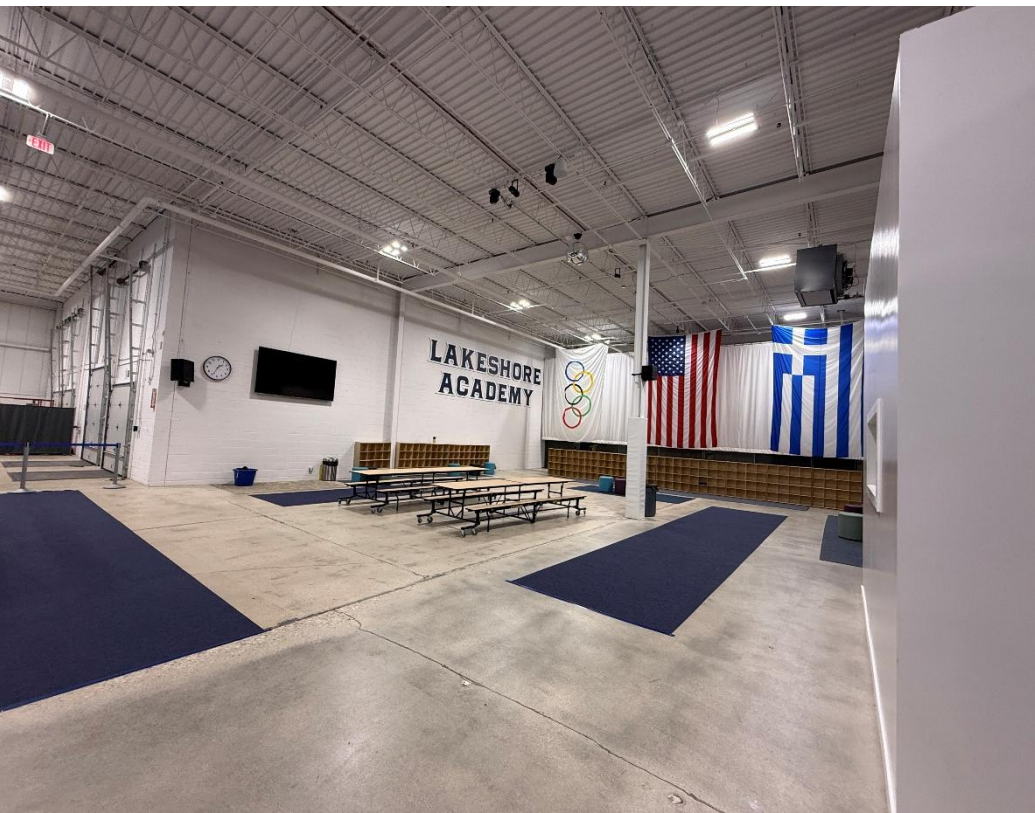
Envialo Express



1870
ELMDALE
AVENUE

This is an aerial photograph of a commercial and residential area. In the center, a large, light-colored industrial building with a flat roof is marked with an orange star. A circular callout with a dark, wavy background and a white border points to this star. The callout contains the text '1870 ELMDALE AVENUE'. Surrounding the industrial building are several parking lots filled with cars and trucks. To the right, there is a large, red-brick building with a flat roof and a small entrance with columns. The background is filled with dense green trees and residential houses. The sky is overcast and grey.





TENANT SUMMARY



TENANT
Lakeshore Academy

HEADQUARTERS
Chicago, IL

NUMBER OF LOCATIONS
3

www.lakeshoreacademy.com

Lakeshore Academy is a leading Chicago-area gymnastics school that has served children and families since the early 1980s. The academy offers structured, engaging recreational gymnastics classes designed to promote fitness, balance, coordination, and confidence at critical developmental stages. Its competitive gymnastics teams have earned state, regional, and national championships, reflecting a strong culture of athletic excellence. Lakeshore Academy also operates Hidden Peak, a premier rock-climbing gym offering children's climbing instruction and a competitive youth bouldering team with national and international competitors. Certified instructors and coaches provide expert, child-focused instruction across both gymnastics and climbing programs (Lakeshore Academy).

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

.....

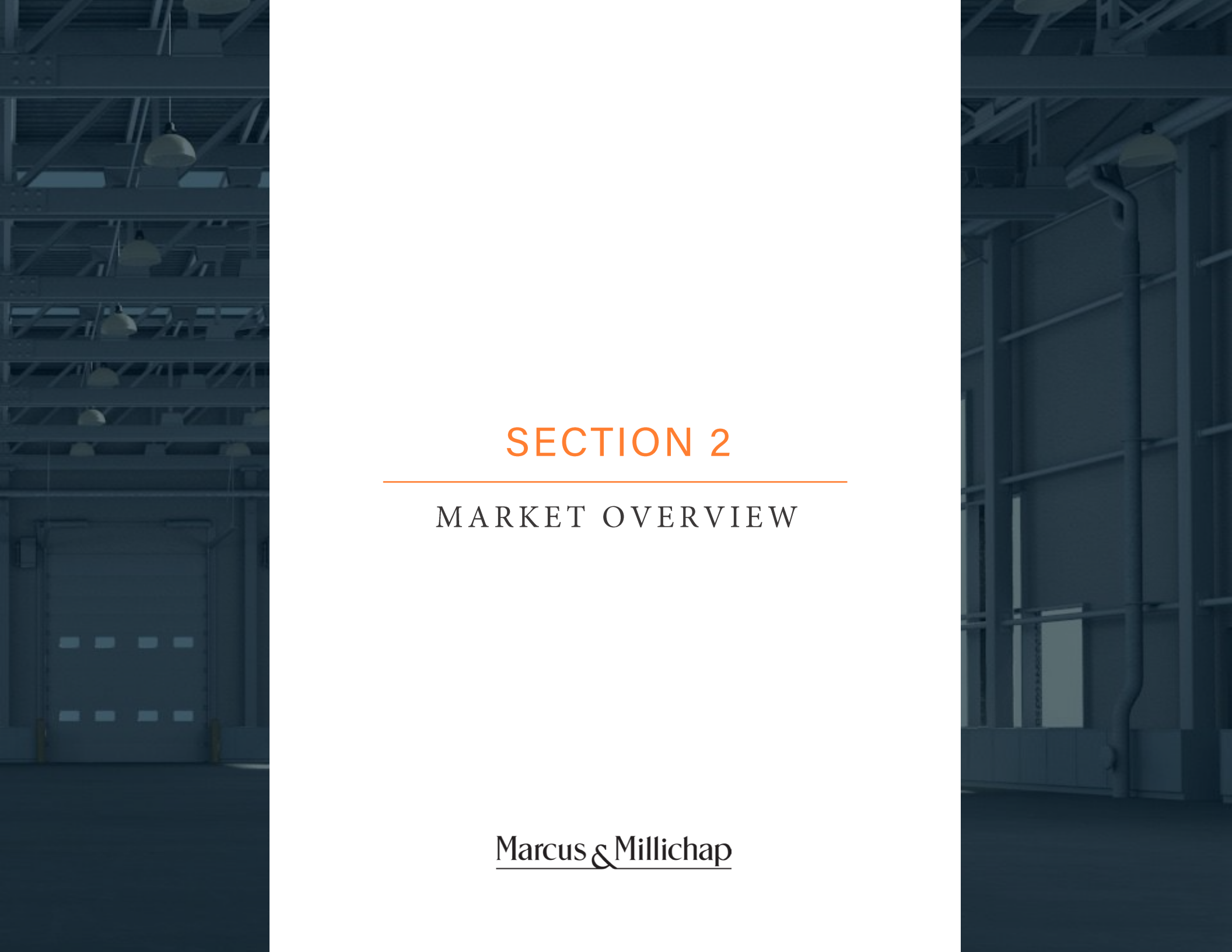
Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

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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



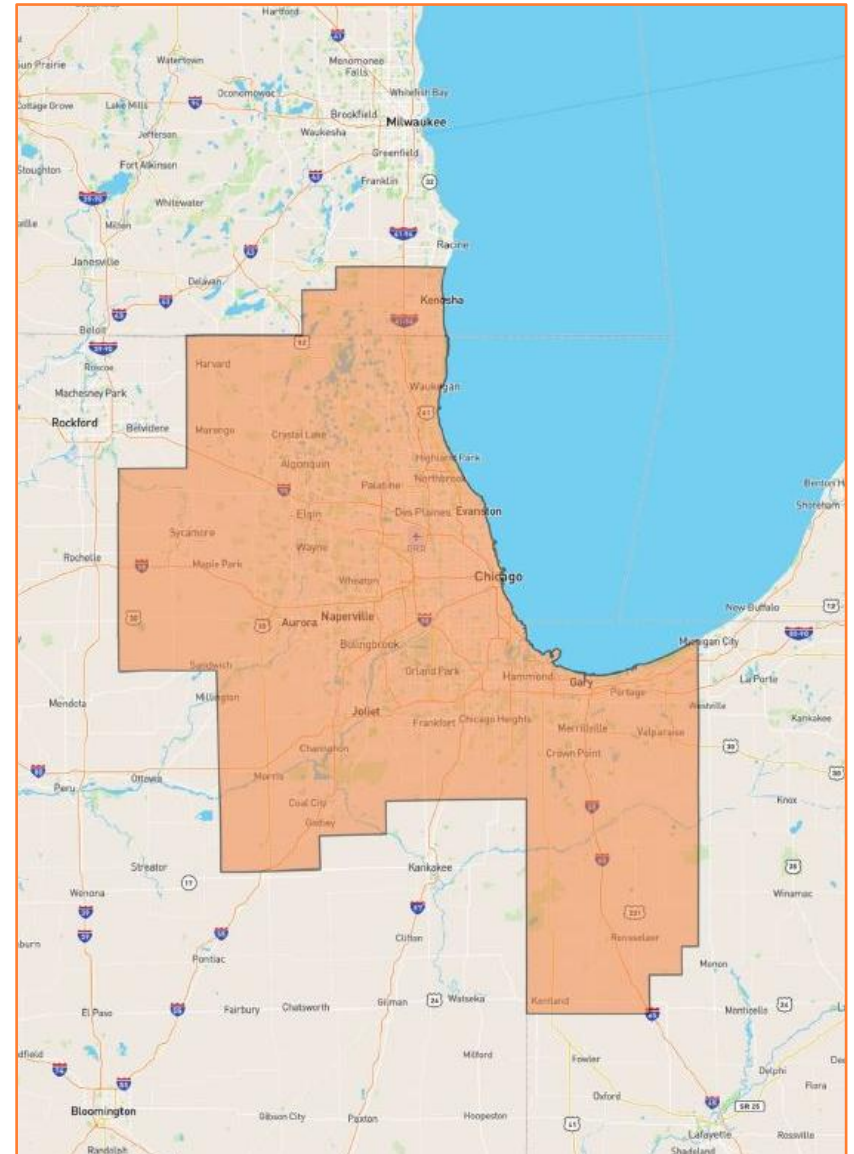
3%

INFORMATION



4%

OTHER SERVICES



METROPLEX GROWTH

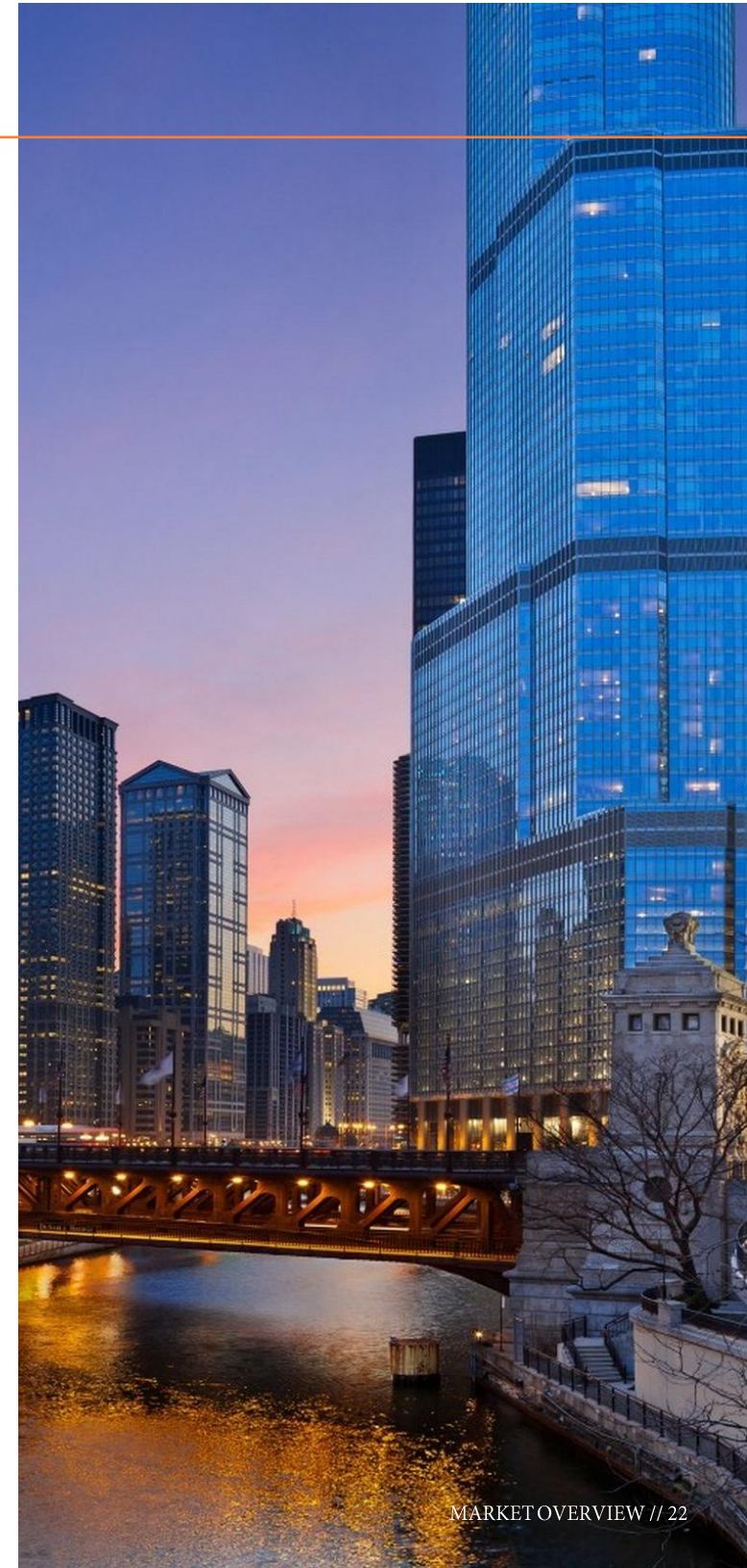
TRANSPORTATION

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.



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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