OFFERING MEMORANDUM

Marcus & Millichap
TAG INDUSTRIAL GROUP

VACANT INDUSTRIAL | WINNEBAGO COUNTY

5701 INDUSTRIAL AVENUE

LOVES PARK, IL 61111

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www.marcusmillichap.com

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PRESENTED BY

TIMOTHY SULLIVAN
Associate Director 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

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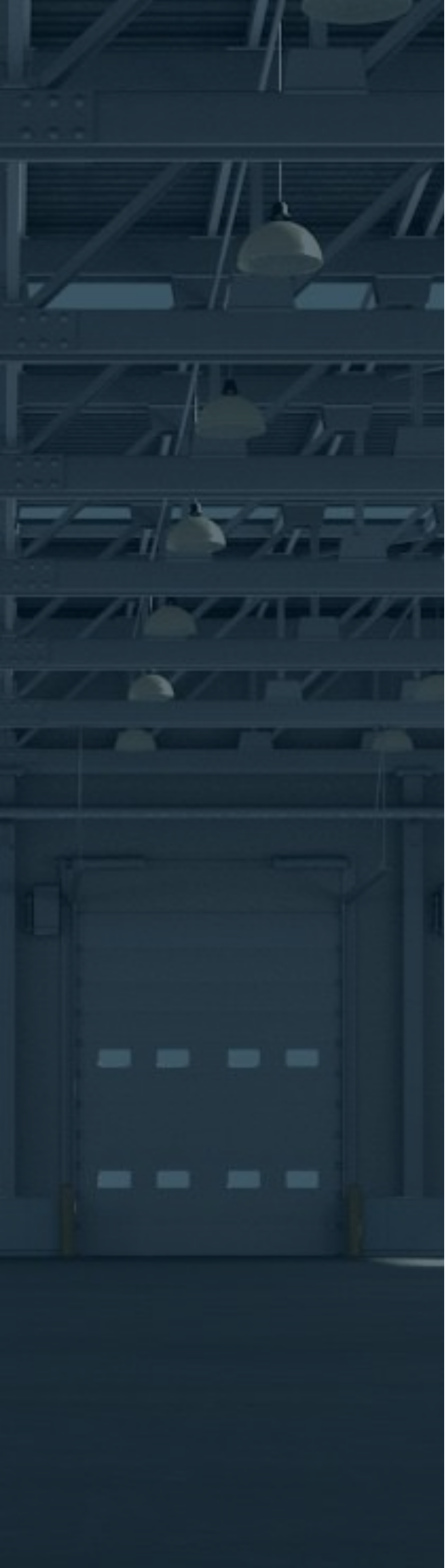

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- ± 34,434-Square-Foot Manufacturing/Warehouse Situated on 1.46 Acres
- Featuring 18'-23' Clear Height, Two Dock Doors, Two Drive-In Doors, and Three-Phase Heavy Power with 2,000a/1,200v
- Priced Below Replacement Cost | Available for Owner-Use and/or Value-Add Lease-Up Opportunity | Current Tenant to Vacate Prior to Closing
- Proximity to Major Transportation Corridors I-90 and U.S. Route 20 | 20 Minutes from Greater Rockford International Airport
- Outperforming Submarket with 3.4% Vacancy Rate Among Comparables Under 50,000 Square Feet

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5701 Industrial Avenue in Loves Park, Illinois. The subject property consists of approximately 34,434 square feet of manufacturing and warehouse space situated on 1.46 acres. This property boasts features such as 18' to 23' clear height, two dock-high doors, two drive-in doors, and three-phase heavy power with 2,000 amps and 1,200 volts, making it an attractive option for owner-users or investors looking to capitalize on a value-add opportunity. The property's proximity to major transportation corridors, including I-90 and U.S. Route 20, as well as its 20-minute drive from Greater Rockford International Airport, further enhances its appeal.

The investment opportunity presents a chance to acquire a property priced below replacement cost, with the current tenant set to vacate prior to closing, allowing for owner-use or lease-up opportunities. The submarket, characterized by a 3.4 percent vacancy rate among comparables up to 50,000 square feet, demonstrates a strong demand for industrial space. This outperforming submarket, known as the I-39 Corridor/Winnebago County, offers a compelling investment prospect for those looking to capitalize on the area's industrial needs (CoStar).

The Chicago metropolitan area, where the subject property's submarket is situated, is a major economic hub in the Midwest, comprising numerous counties and a large population. With a population of over 9.5 million people, the Chicago MSA spans across multiple counties and thousands of square miles. The region has experienced steady job growth and population migration, driven by its diverse economy and world-class infrastructure. Major transportation infrastructure, including O'Hare International Airport, Midway International Airport, and an extensive network of highways and rail lines, supports the area's thriving industries, such as manufacturing, logistics, and technology. As a key economic anchor, the Chicago area is home to numerous corporate headquarters and a strong industrial sector, which is likely to have a positive impact on the subject property's value and potential for long-term appreciation.

PROPERTY DETAILS

5701 INDUSTRIAL AVENUE, LOVES PARK, IL 61111

Number of Suites	1
Number of Buildings	1
Total Square Feet	± 34,434 SF
Year Built	± 1985
Lot Size	± 1.46 acres
Clear Height	18' - 23'
Parking Spaces	± 35
Parking Surface	Asphalt
Building Class	C
Tenancy	Owner-User
Dock-High Doors	2 (1 Exterior, 1 Interior)
Drive-In Doors	2
Construction	Metal and Brick Masonry
Power	2,000 Amps and 1,200 Volts, 3-Phase
Zoning	IL
Market	IL-Chicago MSA
Submarket	I-39 Corridor/Winnebago County
Market Vacancy	3.40%

5701 INDUSTRIAL AVENUE

OFFERING PRICE	PRO FORMA CAP RATE
$2,100,000	8.58%

Offering Price	$2,100,000
Pro Forma Cap Rate	8.58%
Price/SF	$60.99
Total Square Feet	± 34,434
Tenancy	Owner-User
Occupancy	0.00%

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	Lease Type	Renewal Options and Option Year Rental Information
Vacant	Full Bldg.	34,434	100.0%	TBD	TBD	$0.00	$0.00	$0.00	$189,387	NNN	Pro-forma rental rate is broker estimated $5.50 PSF NNN
Total		34,434				$0.00	$0.00	$0.00	$189,387		

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: Montel Security Group, LLC, the current tenant and part owner of the property, will vacate the property and terminate its lease prior to closing.

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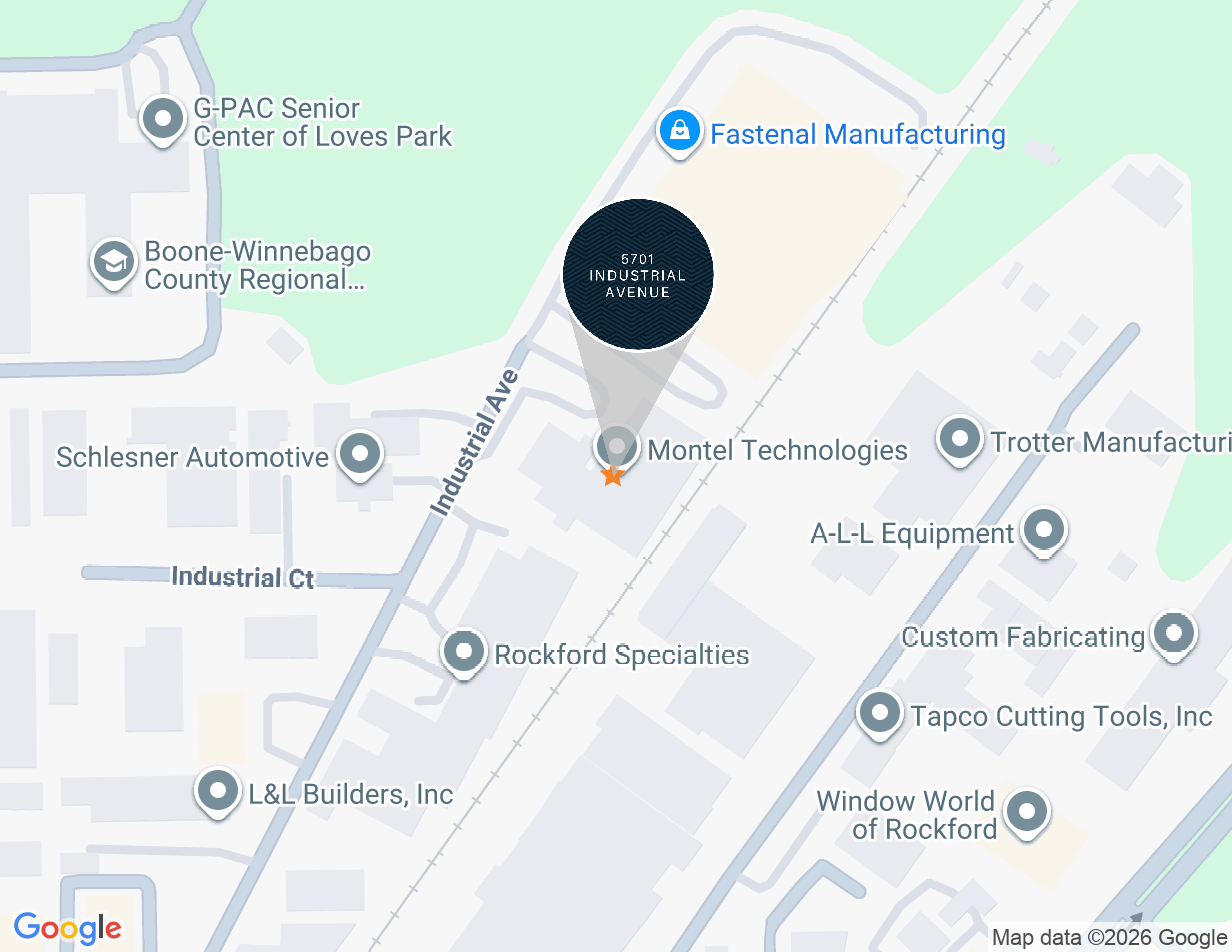
OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	0		0.00	189,387		5.50	
Expense Reimbursement Income							
Net Lease Reimbursement							
Insurance	0		0.00	10,330		0.30	
Real Estate Taxes	0		0.00	31,277		0.91	
Management Fees	0		0.00	0		0.00	[3]
Total Reimbursement Income	$0	0.0%	$0.00	$41,607	81.8%	$1.21	
Effective Gross Revenue	$0		$0.00	$230,994		$6.71	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
Insurance	10,330		0.30	10,330		0.30	Broker Estimated
Real Estate Taxes	26,064		0.76	31,277		0.91	Pro-forma grossed 120%
Management Fee	0	0.0%	0.00	9,240	4.0%	0.27	Market Assumption
Total Expenses	$36,395		$1.06	$50,847		$1.48	
Expenses as % of EGR	0.0%			22.0%			
Net Operating Income	-$36,395		($1.06)	$180,147		$5.23	


G-PAC Senior Center of Loves Park
Fastenal Manufacturing
Boone-Winnebago County Regional...
5701 INDUSTRIAL AVENUE
Industrial Ave
Schlesner Automotive
Montel Technologies
Trotter Manufacturi
A-L-L Equipment
Industrial Ct
Custom Fabricating
Rockford Specialties
Tapco Cutting Tools, Inc
L&L Builders, Inc
Window World of Rockford
Google
Map data ©2026 Google


5701
INDUSTRIAL
AVENUE


MONTEL
SECURITY GROUP
VIDEO SURVEILLANCE
ACCESS CONTROL
INTRUSION DETECTION
FIRE ALARM SERVICES




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

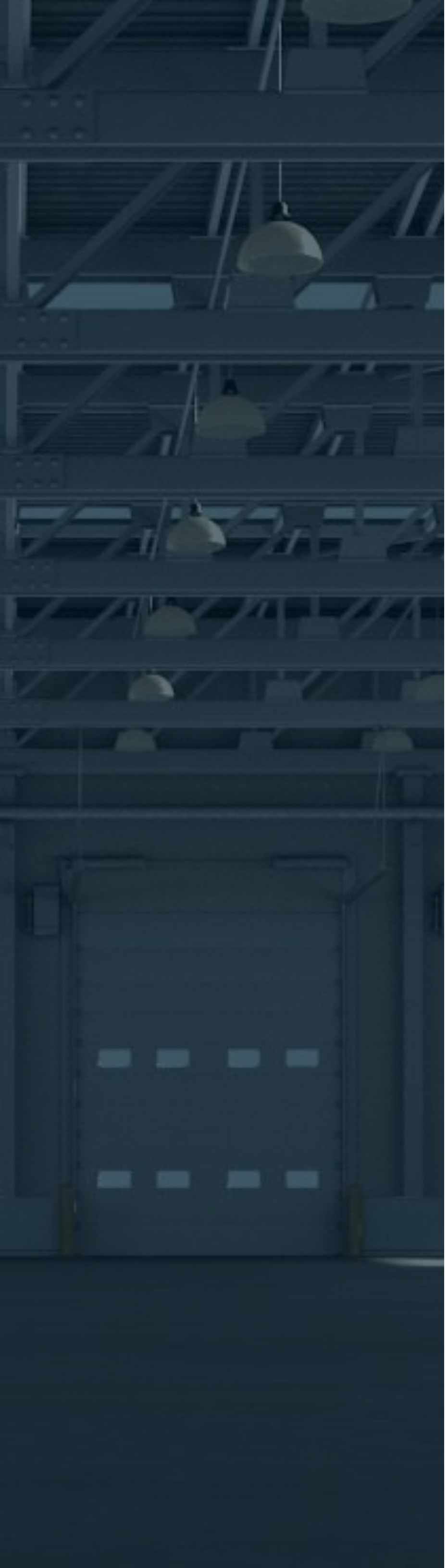
WHY MMCC?

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

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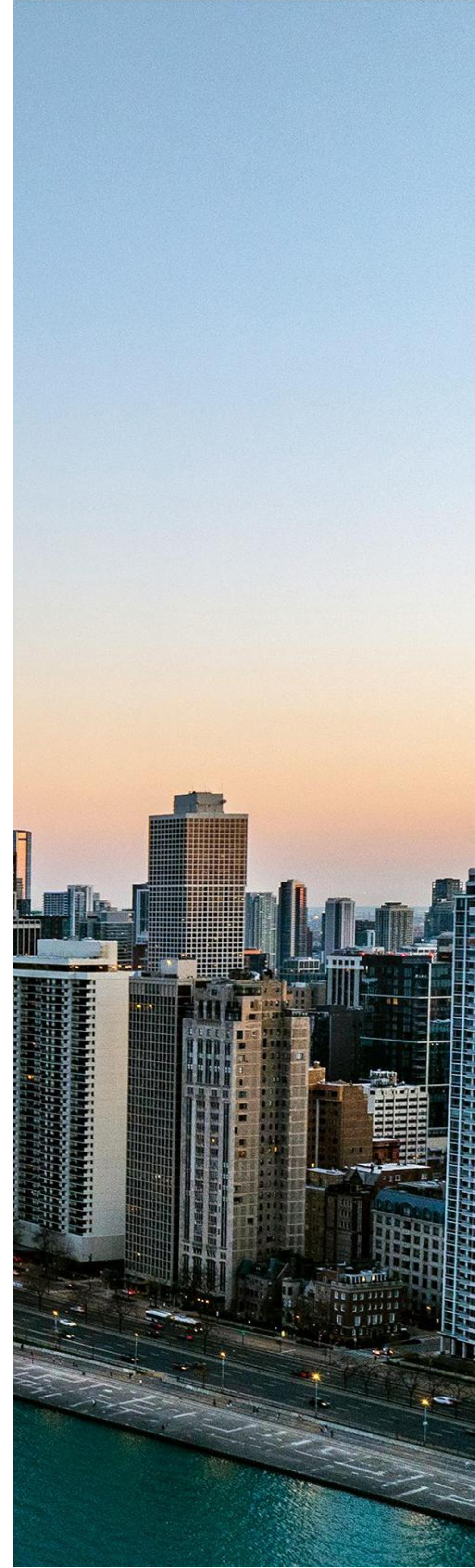
CHICAGO
ILLINOIS

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



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

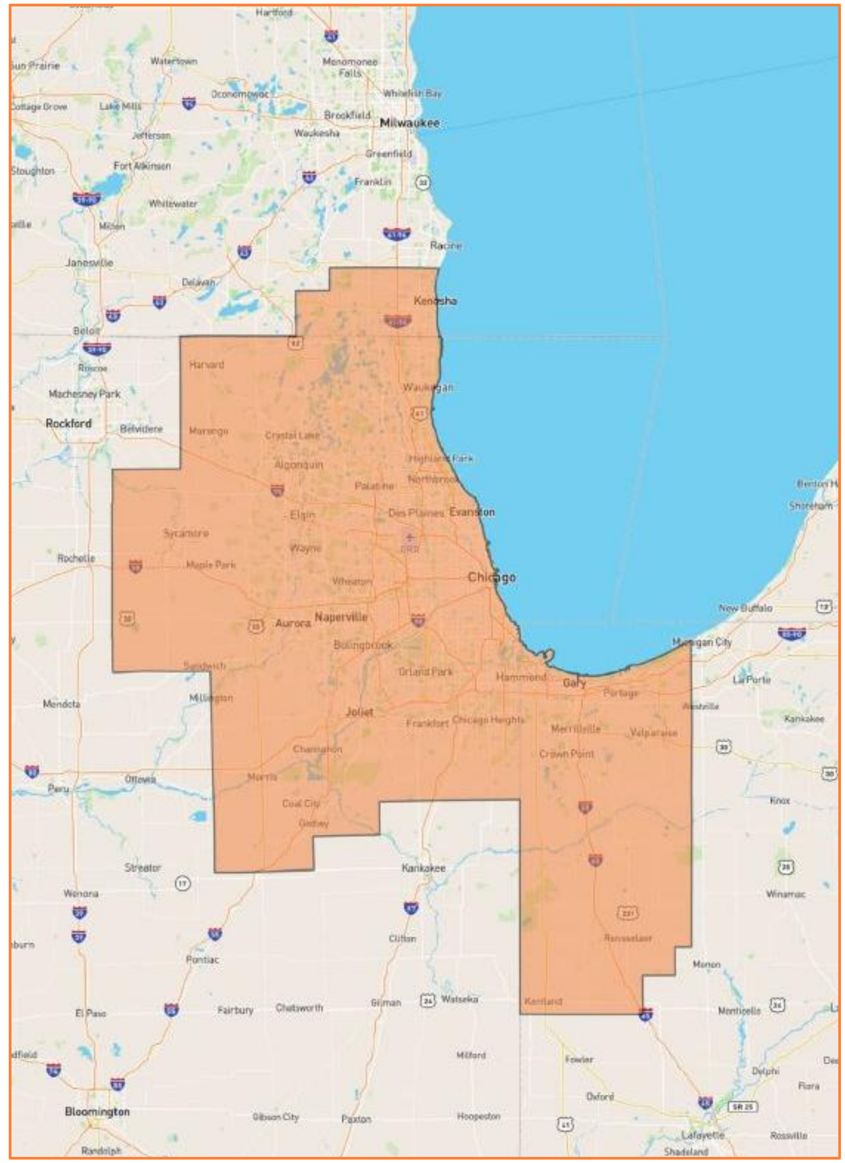
18% PROFESSIONAL AND BUSINESS SERVICES

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.

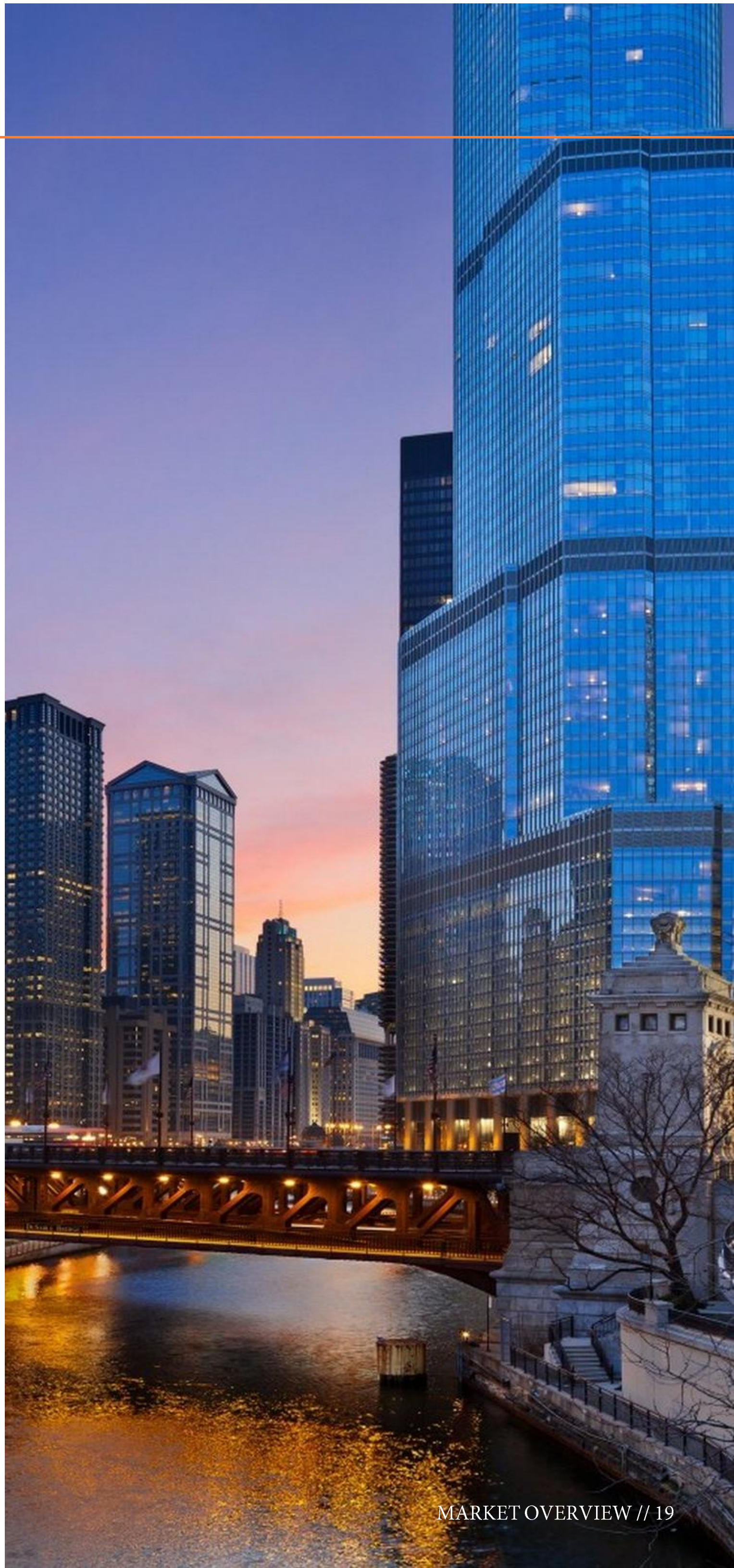
17.2
MILLION TEU'S
Moved Through Metro in 2024

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 Obama Presidential Center.



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

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