OFFERING MEMORANDUM

Marcus & Millichap
TAG INDUSTRIAL GROUP



401 HANKES AVENUE

AURORA, IL 60505

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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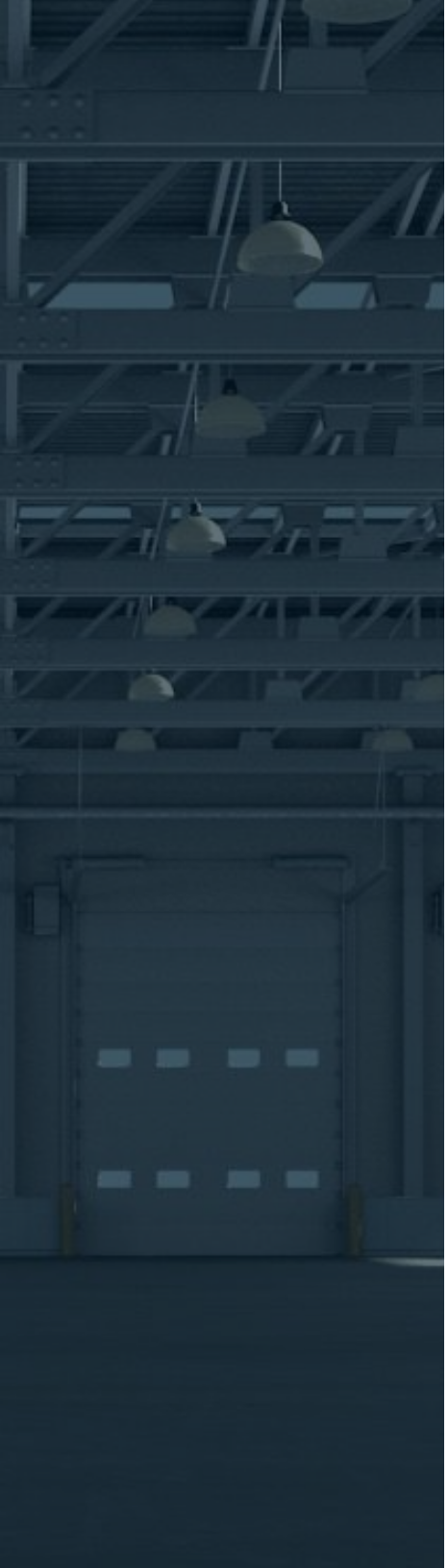
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Market Analysis

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Vacant 36,950-Square-Foot Industrial Property Situated on 3.82 Acres
- Featuring 16.6' Clear Height, Two Dock Doors, One Drive-in Door, Three-Phase Heavy Power with 1,600A/480V, and 70 Parking Spaces
- Includes 1.95-Acre Parcel Allowing for IOS, Additional Parking, or Future Expansion
- Immediately Available for Owner-Use or Lease-Up Investment Opportunity
- Premier Accessibility Located Two Miles from I-88 | Situated in High Barrier-to-Entry I-88 Submarket with 4.1% Vacancy Rate at Start of Q4 2026
- Access to Established Industrial Workforce with 63,885 Jobs in Manufacturing, Construction, Wholesale Trade, and Transportation/Warehousing in Kane County (IDES)

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 401 Hankes Avenue in Aurora, Illinois. The subject property consists of approximately 36,950 square feet of industrial space situated on 3.82 acres. The property features a 16.6' clear height, two dock-high doors, one drive-in door, three-phase heavy power with 1,600 amps and 480 volts, and 70 parking spaces. Situated about two miles from I-88, the property provides tenants with premier accessibility. The property also includes a 1.95-acre parcel allowing for IOS, additional parking, or future expansion, providing potential for long-term growth and appreciation.

The investment opportunity offers a vacant industrial property immediately available for owner-use or lease-up investment opportunity. The property is situated in the high barrier-to-entry I-88 West submarket highlighted by a 4.1 percent vacancy rate at the start of Q4 2026, indicating a strong demand for industrial space. The submarket's low vacancy rate and limited availability of industrial properties make it an attractive opportunity for investors looking to capitalize on the growing demand for industrial space.

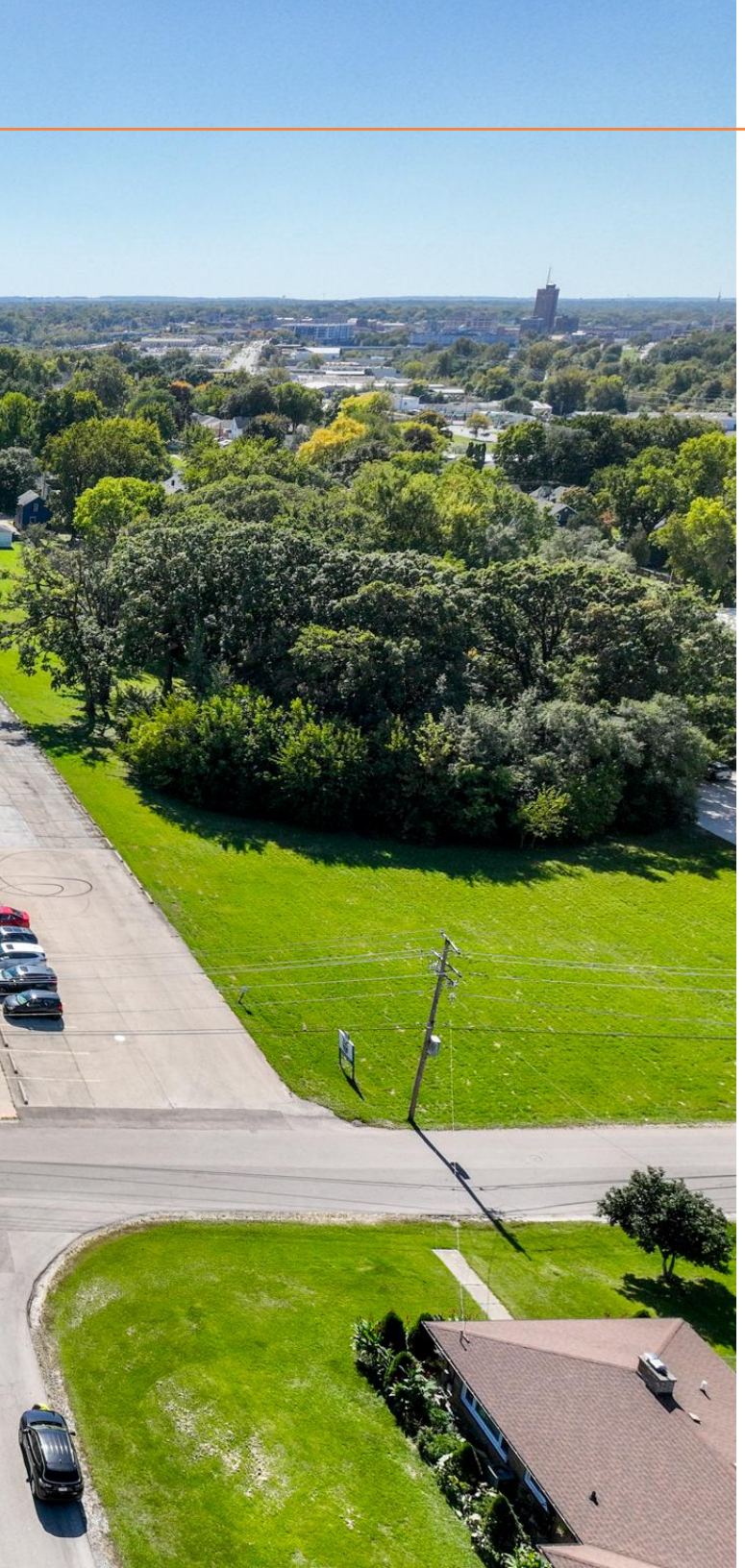
The Chicago metropolitan area is a major economic hub in the Midwest with a population of over 9.5 million people. The region has experienced steady job growth, with a strong focus on industries such as manufacturing, construction, and logistics, driven by its strategic location and access to major transportation infrastructure, including O'Hare International Airport and six Class I freight rail lines. The area is home to numerous corporate headquarters, including those in the manufacturing and logistics sectors, which provide a stable economic base. Kane County, which houses the subject property, supports 63,885 jobs concentrated in manufacturing, construction, wholesale trade, and transportation and warehousing (IDES).

PROPERTY DETAILS

401 HANKES AVENUE, AURORA, IL 60505

Number of Suites	1
Number of Buildings	1
Total Square Feet	36,950 SF
Warehouse Square Feet	30,650 SF
Office Square Feet	6,300 SF
Office Ratio	17.05%
Year Built	1958
Lot Size	3.82 acres
Clear Height	16'6"
Parking Spaces	70
Parking Surface	Asphalt
Building Class	C
Tenancy	Owner-User
Dock-High Doors	2
Grade Level Doors	1
Construction	Metal
Power	1,600a/277 - 480v 3p
Type of Lighting	LED
Zoning	M-1
Roof Type	EPDM
Sprinklers	Wet
Market	IL-Chicago MSA
Submarket	I-88 West





401 HANKES AVENUE

OFFERING PRICE

$3,350,000

Offering Price	$3,350,000
Price/SF	$90.66
Total Square Feet	36,950
Tenancy	Owner-User

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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
Vacant	Full Building	36,950	100.0%	TBD	TBD	$0.00	$0.00	$0.00	$221,700	NNN
Total		36,950				$0.00	$0.00	$0.00	$221,700	
		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		

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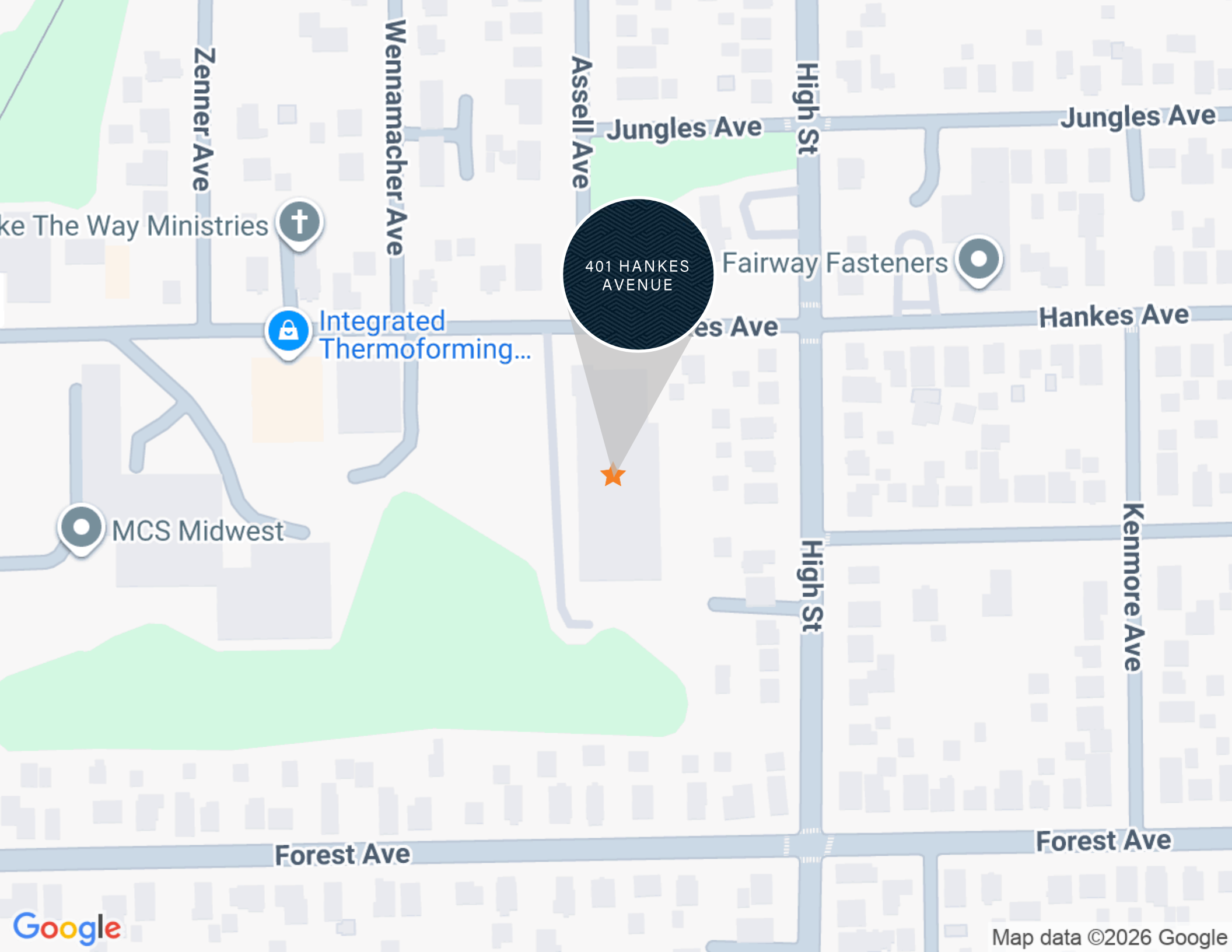
OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	0		0.00	221,700		6.00
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	0		0.00	9,000		0.24
Insurance	0		0.00	14,780		0.40
Real estate Taxes	0		0.00	83,738		2.27
Management Fees	0		0.00	0		0.00
Total Reimbursement Income	$0	0.0%	$0.00	$107,518	86.7%	$2.91
Effective Gross Revenue	$0		$0.00	$329,218		$8.91

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Trash Removal	1,000		0.03	1,000		0.03
Repairs & Maintenance	5,000		0.14	5,000		0.14
Landscaping	1,500		0.04	1,500		0.04
Snow Removal	1,500		0.04	1,500		0.04
Insurance	14,780		0.40	14,780		0.40
Real Estate Taxes	41,869		1.13	83,738		2.27
Management Fee	0	0.0%	0.00	16,461	5.0%	0.45
Total Expenses	$65,649		$1.78	$123,979		$3.36
Expenses as % of EGR	0.0%			37.7%		
Net Operating Income	-$65,649		($1.78)	$205,239		$5.55

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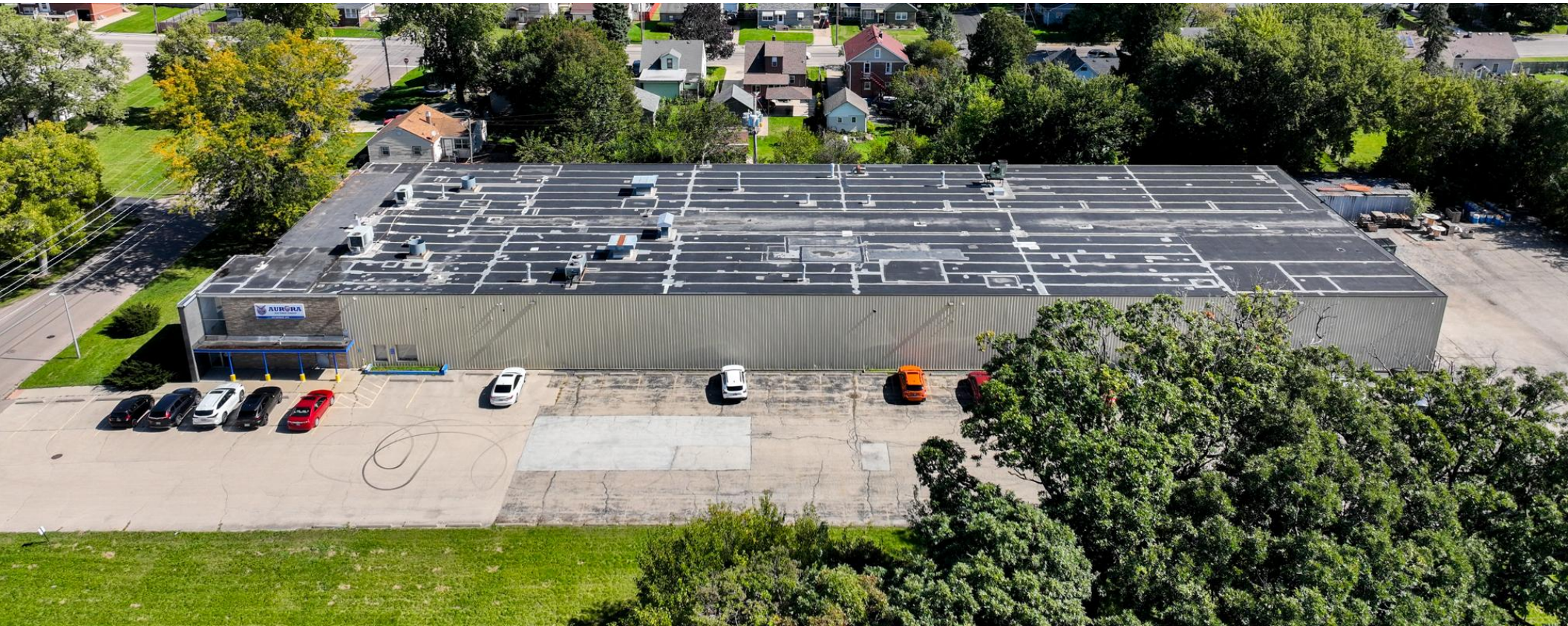
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Zenner Ave
Wennamacher Ave
Assell Ave
Jungles Ave
High St
Jungles Ave
401 HANKES AVENUE
Fairway Fasteners
Hankes Ave
Integrated Thermoforming...
MCS Midwest
High St
Kenmore Ave
Forest Ave
Forest Ave
Google
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401 HANKES
AVENUE


AURORA
401 HANKES AVE.


STOP


AURORA

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

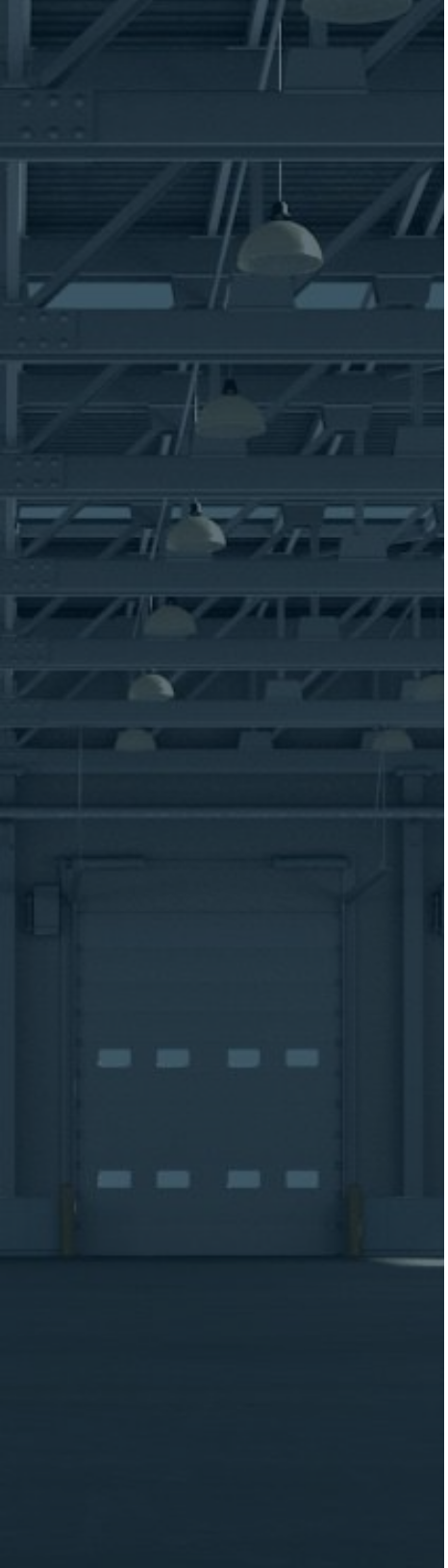
WHY MMCC?

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.

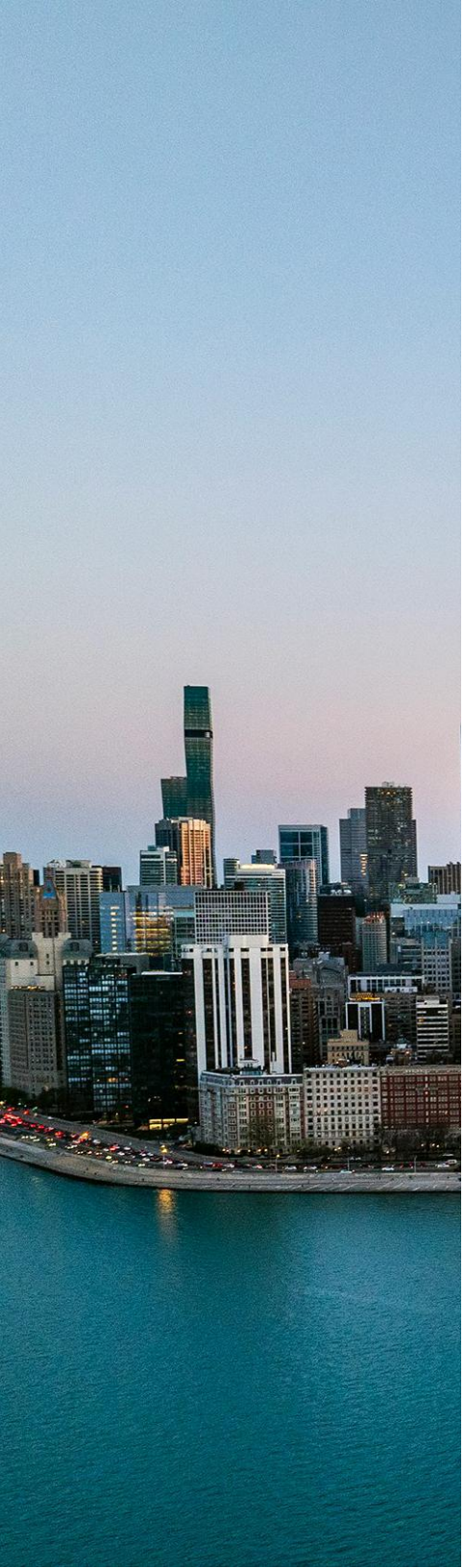


SECTION 2

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

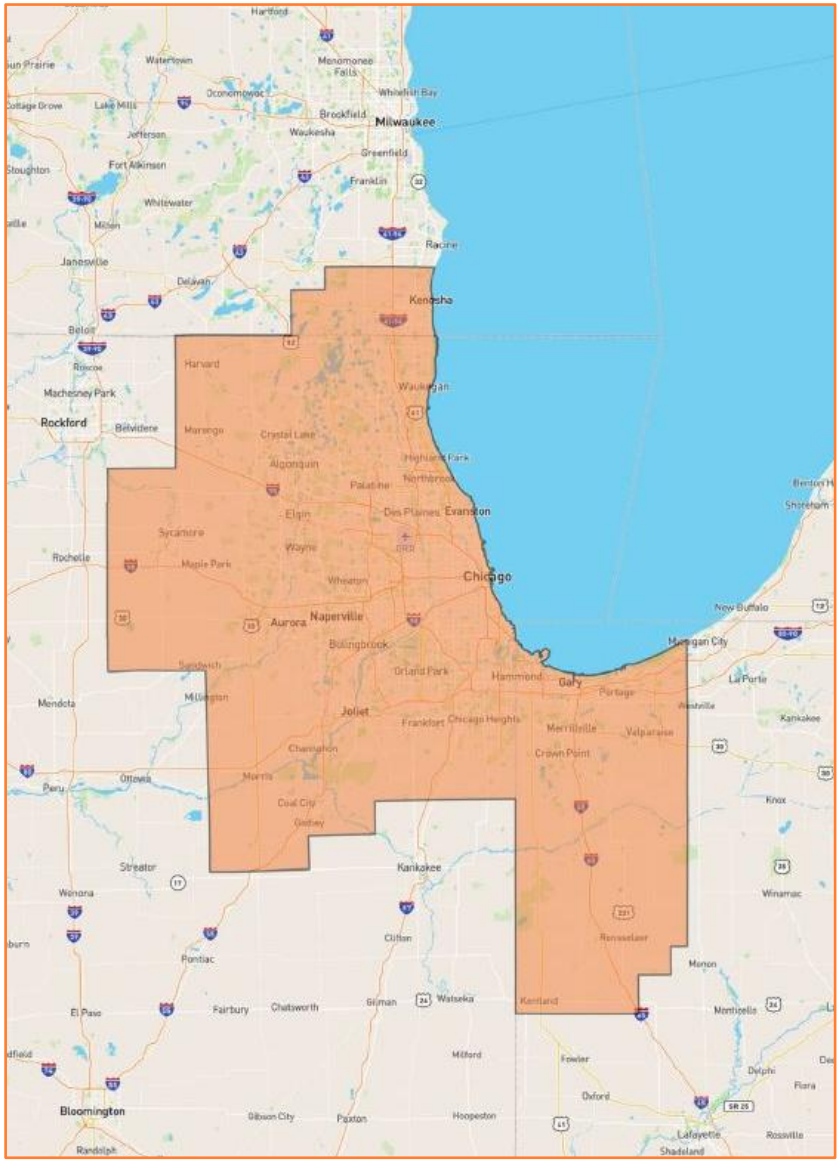
18%
PROFESSIONAL AND BUSINESS SERVICES

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.

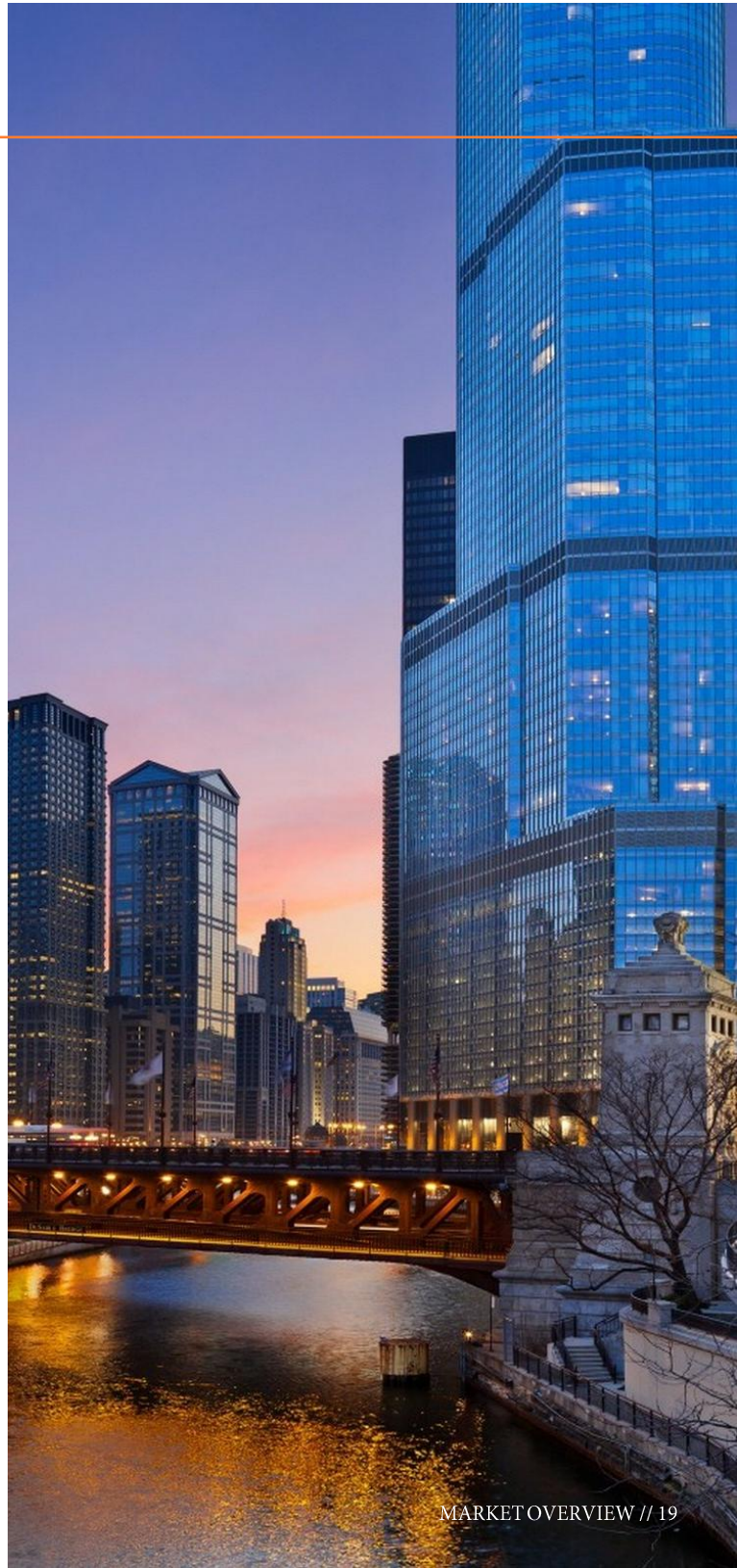
17.2
MILLION TEU'S
Moved Through Metro in 2024

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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