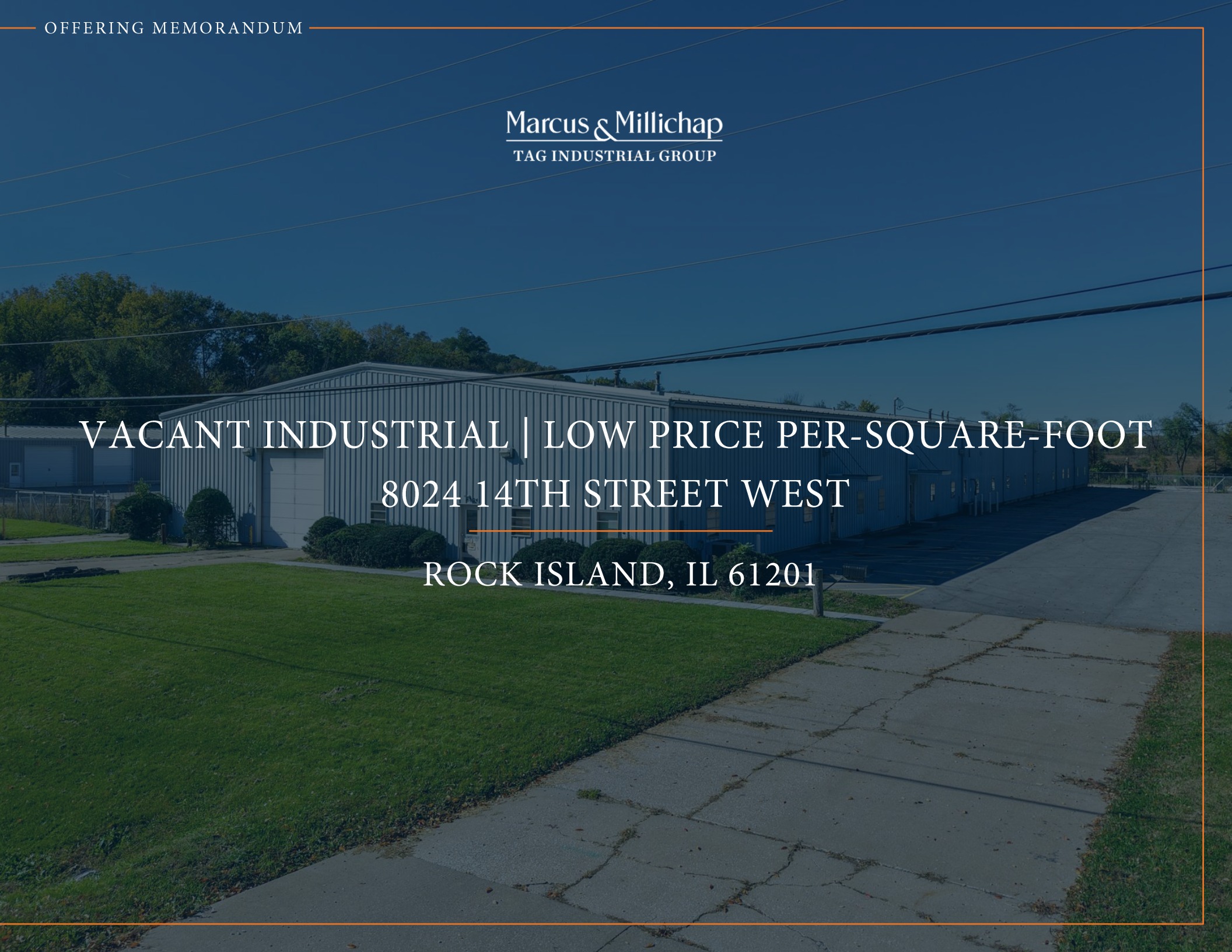
Marcus & Millichap
TAG INDUSTRIAL GROUP



VACANT INDUSTRIAL | LOW PRICE PER-SQUARE-FOOT

8024 14TH STREET WEST

ROCK ISLAND, IL 61201

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www.marcusmillichap.com

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ROCK ISLAND, IL 61201

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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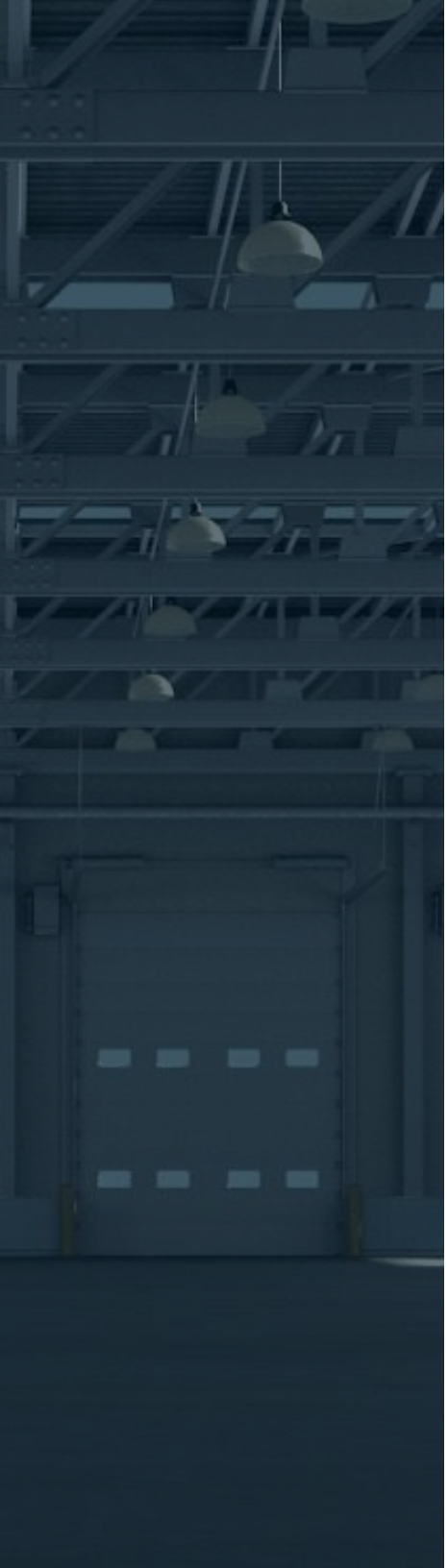
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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Vacant +/- 28,800 Square-Foot Industrial Property Situated on 2.96 Acres
- Featuring Metal Frame Construction, 16' Clear Height, Two Grade-Level Doors, and Interior Automotive Parking Bay
- Zoned I-2 | Additional Outdoor Storage Space with North and South Gate Access to Property
- Available Value-Add Investment Opportunity or Immediate Occupancy for Owner Use | Low Price/SF
- Located in Desirable Outlying Rock Island County with Q3 3.8% Vacancy Rate (Costar)
- Situated in Close Proximity to I-280, 5.4 Miles West of Quad Cities International Airport

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 8024 14th Street West in Rock Island, Illinois. The subject property consists of approximately 28,800 square feet of industrial space situated on 2.96 acres. This vacant industrial property features metal frame construction, 16' clear height, two grade-level doors, and an interior automotive parking bay, offering a unique opportunity for an investor or owner-user. The property is situated in close proximity to Interstate 280 and is approximately 5.4 miles west of Quad Cities International Airport, providing convenient access to major transportation routes.

The property presents a value-add investment opportunity or the potential for immediate occupancy for owner use, with a low price per square foot. The submarket, Outlying Rock Island County, boasts a Q3 vacancy rate of 3.8 percent, according to CoStar, indicating a relatively stable market. The property's zoning, I-2, allows for additional outdoor storage space, and the property features north and south gate access, providing flexibility for various uses. This opportunity is ideal for investors seeking a vacant industrial property with potential for renovation or redevelopment.

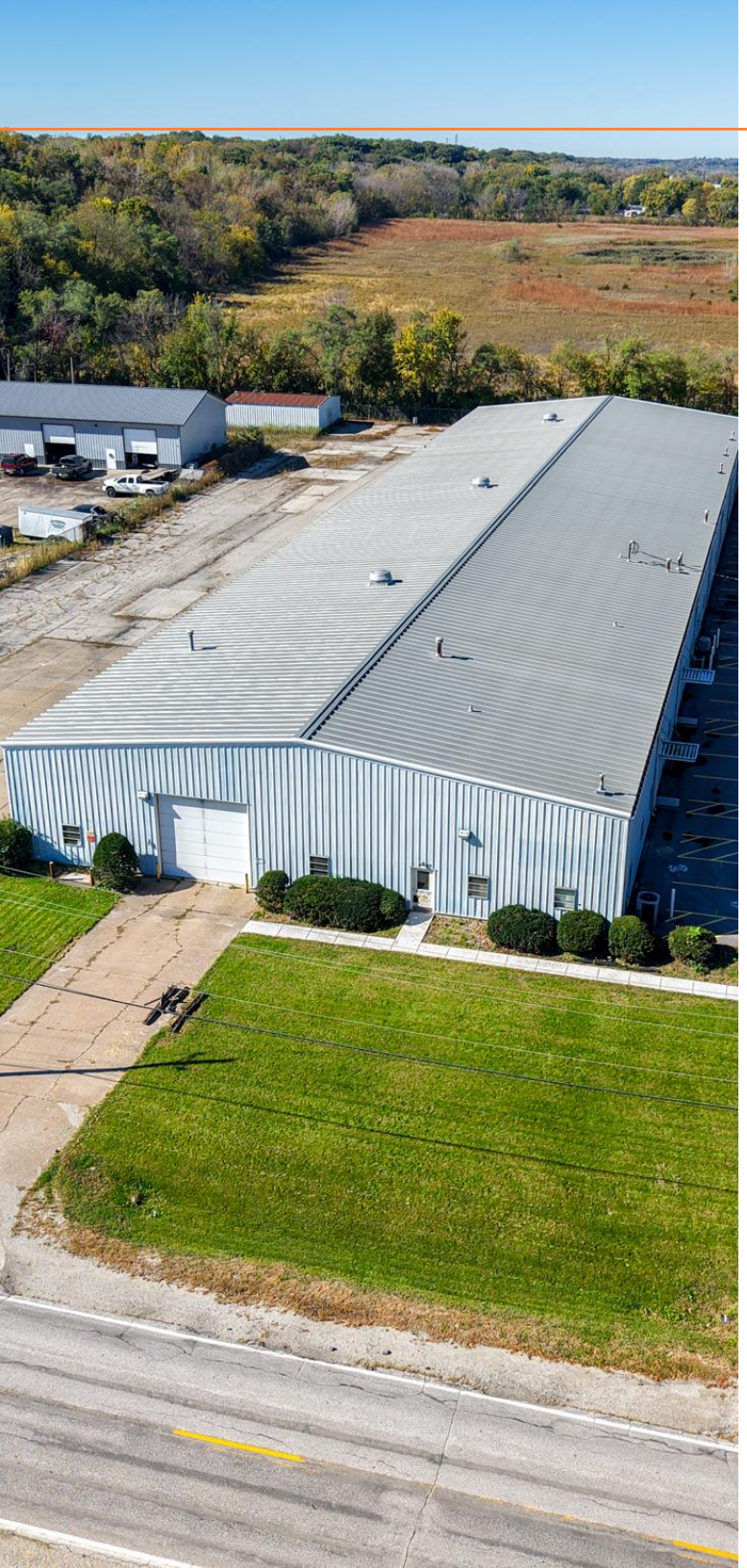
The Quad Cities metropolitan area, where the property is situated, is a growing market with a population of over 380,000 people, spanning across multiple counties in Illinois and Iowa. The market encompasses a significant geographic area, with a diverse range of industries, including manufacturing, healthcare, and education. The region has experienced positive job growth, driven by major industries such as John Deere and the healthcare sector. The Quad Cities area is well-connected, with several major highways, including Interstates 80 and 88, and the Quad Cities International Airport, providing convenient access to national and international markets. Major industries, such as manufacturing and logistics, are well-represented in the market, with several corporate headquarters and key economic anchors, including the Rock Island Arsenal. The competitive landscape of the market is characterized by a relatively stable supply and demand balance, with opportunities for growth and development in the industrial and logistics sectors. Overall, the Quad Cities market is poised for continued growth and development, driven by its strategic location, diverse economy, and access to major transportation infrastructure.

PROPERTY DETAILS

8024 14TH STREET WEST, ROCK ISLAND, IL 61201

Number of Suites	1
Number of Buildings	1
Total Square Feet	+/- 28,800 SF
Year Built	Approx. 1970
Lot Size	2.96 acres
Clear Height	16'
Parking Spaces	+/- 56
Tenancy	Owner-User
Grade Level Doors	2
Construction	Metal Frame | Interior CMU Block Walls
Zoning	I2
Roof Type	Metal
Submarket	Outlying Rock Island County
Market Vacancy	1.70%





8024 14TH STREET WEST

OFFERING PRICE	PRO FORMA CAP RATE
$1,000,000	10.72%

Offering Price	$1,000,000
Pro Forma Cap Rate	10.72%
Price/SF	$34.72
Total Square Feet	+/- 28,800
Tenancy	Owner-User
Occupancy	0.00%

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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	A	28,800	100.0%	TBD	TBD	$0.00	$0.00	$0.00	$115,200	NNN
Total		28,800				$0.00	$0.00	$0.00	$115,200	

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: Pro-forma rental rate per year is broker estimate of $4.00 PSF NNN.

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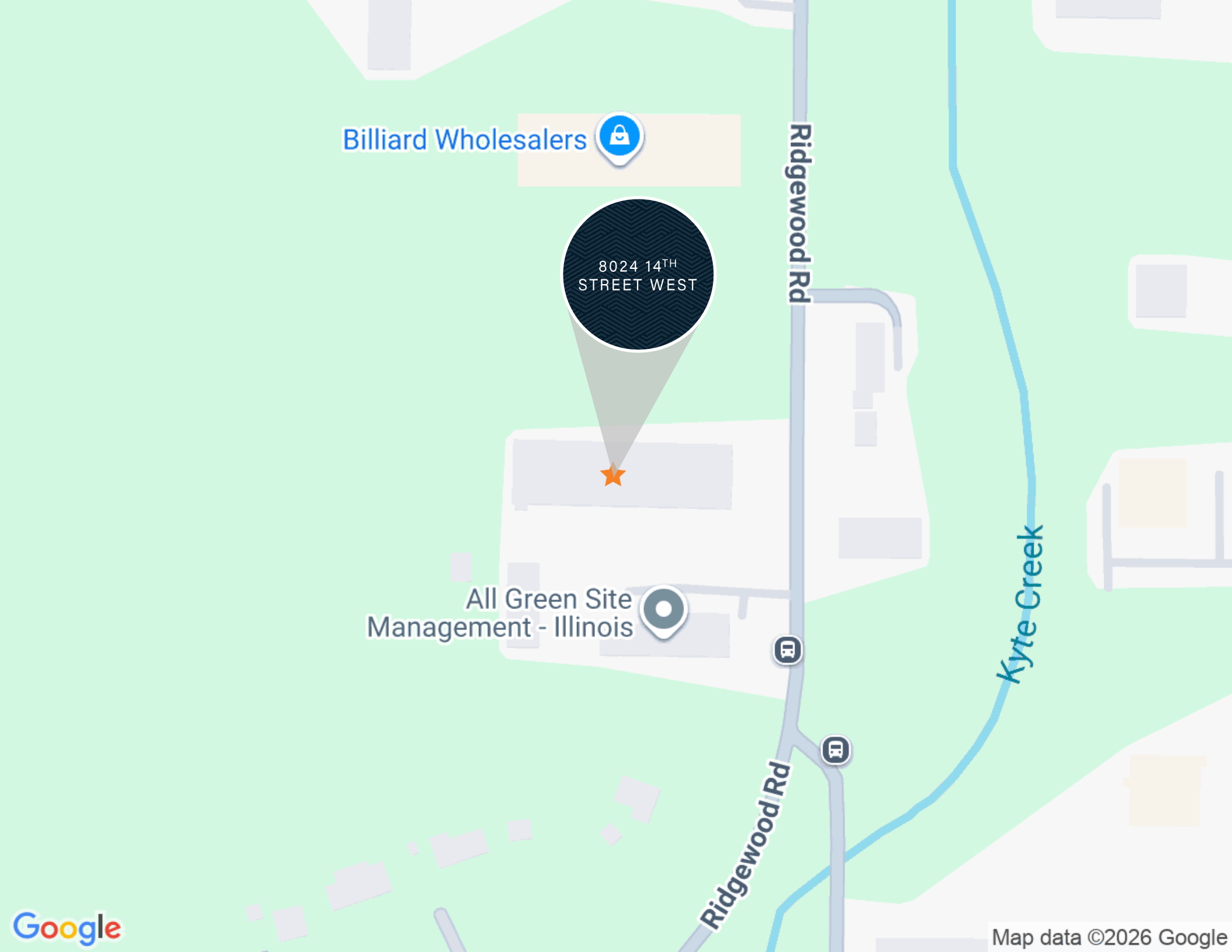
OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	0		0.00	115,200		4.00	
Expense Reimbursement Income							
Net Lease Reimbursement							
Insurance	0		0.00	8,640		0.30	
Real estate Taxes	0		0.00	36,333		1.26	
Management Fees	0		0.00	0		0.00	[3]
Total Reimbursement Income	$0	0.0%	$0.00	$44,973	84.9%	$1.56	
Effective Gross Revenue	$0		$0.00	$160,173		$5.56	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
Insurance	8,640		0.30	8,640		0.30	Broker Estimated
Real Estate Taxes	34,603		1.20	36,333		1.26	Pro-Forma Grossed by 105%
Management Fee	0	0.0%	0.00	8,009	5.0%	0.28	Market Assumption
Total Expenses	$43,243		$1.50	$52,981		$1.84	
Expenses as % of EGR	0.0%			33.1%			
Net Operating Income	-$43,243		($1.50)	$107,192		$3.72	

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Billiard Wholesalers
8024 14TH STREET WEST
Ridgewood Rd
All Green Site Management - Illinois
Kyte Creek
Ridgewood Rd
Google
Map data ©2026 Google


8024 14TH
STREET WEST

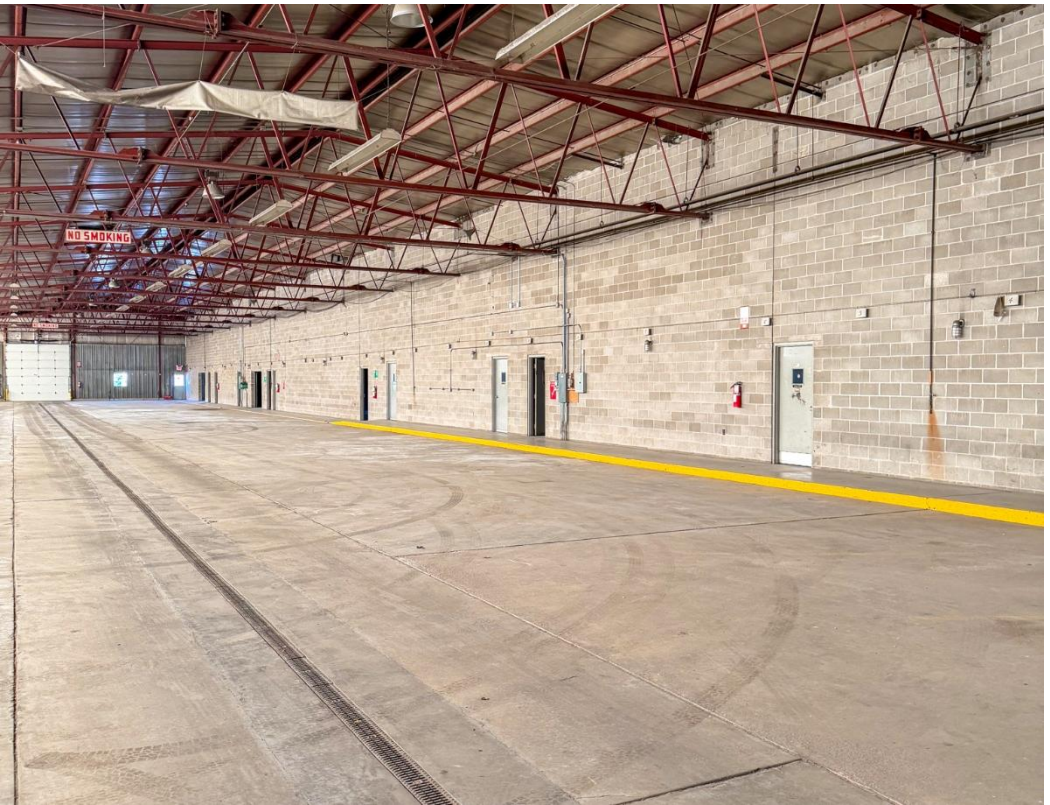











NO SMOKING


NO SMOKING

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

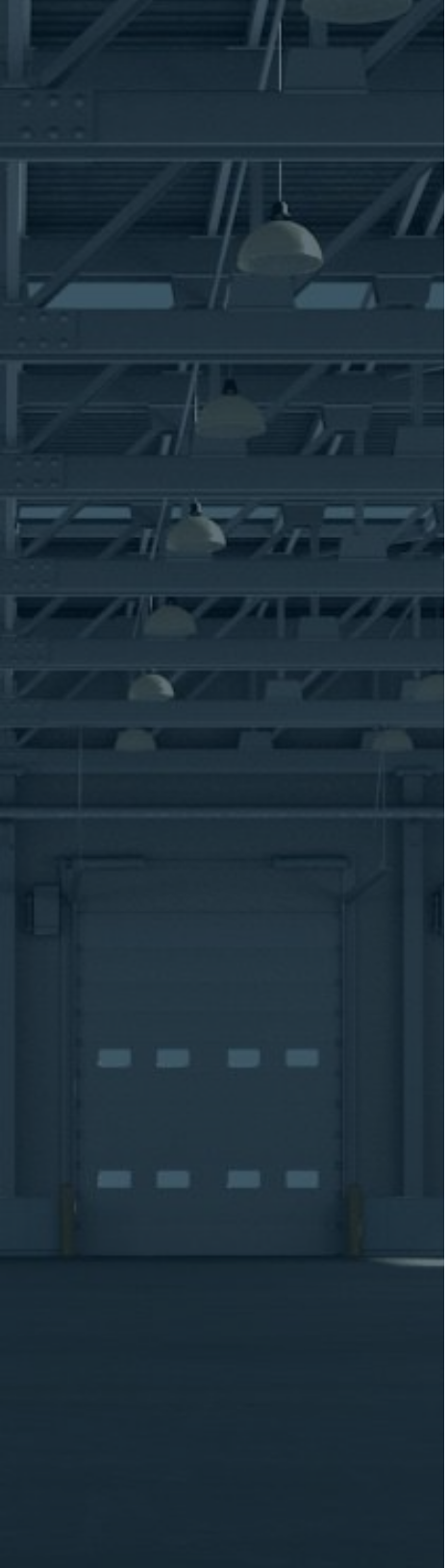
WHY MMCC?

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.

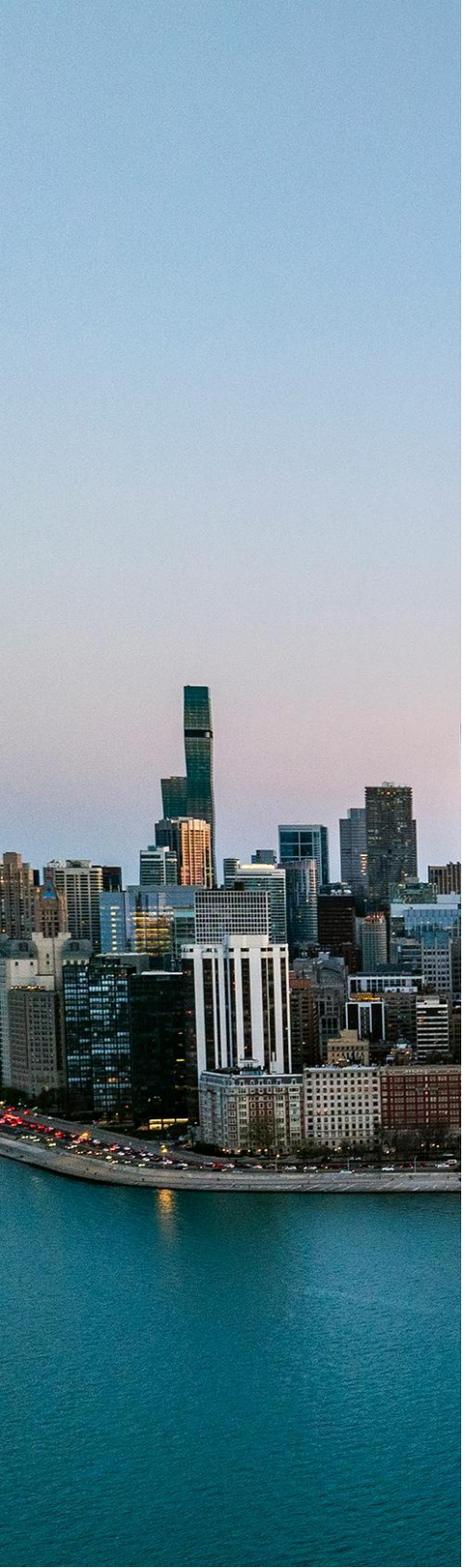


SECTION 2

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



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

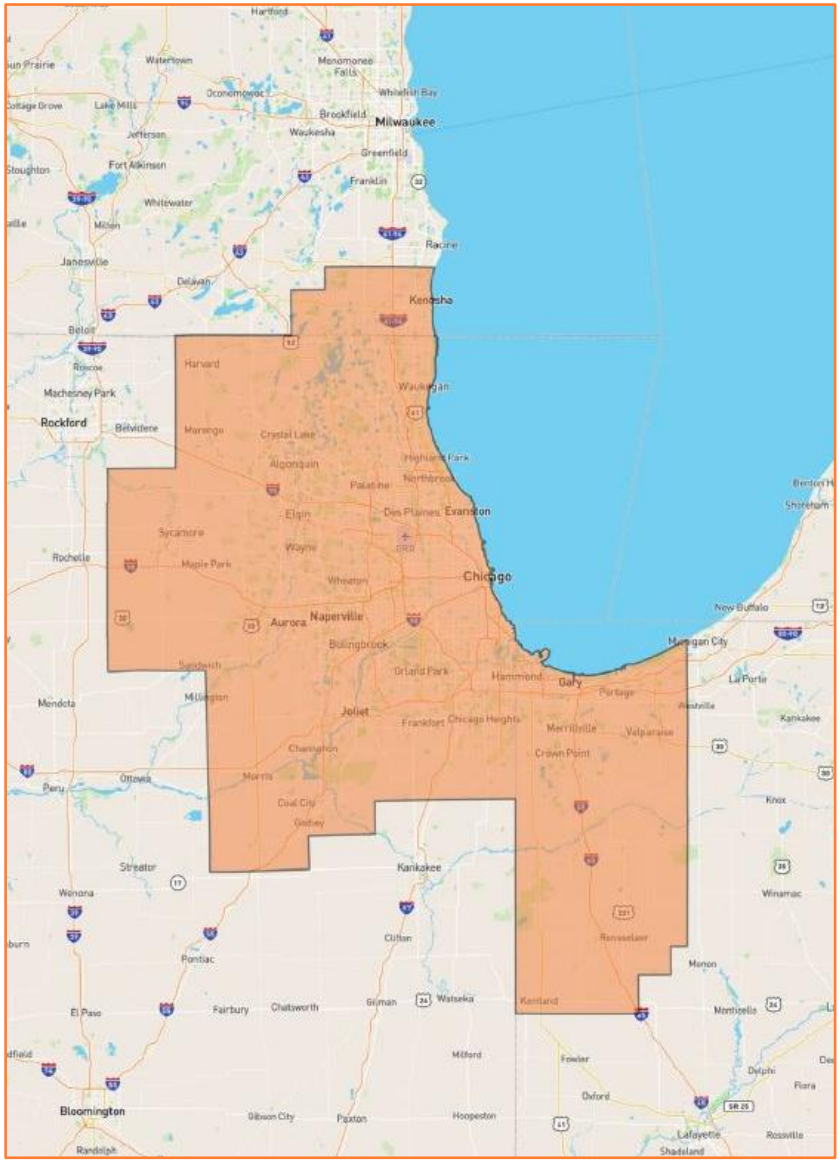
18%
PROFESSIONAL AND BUSINESS SERVICES

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.

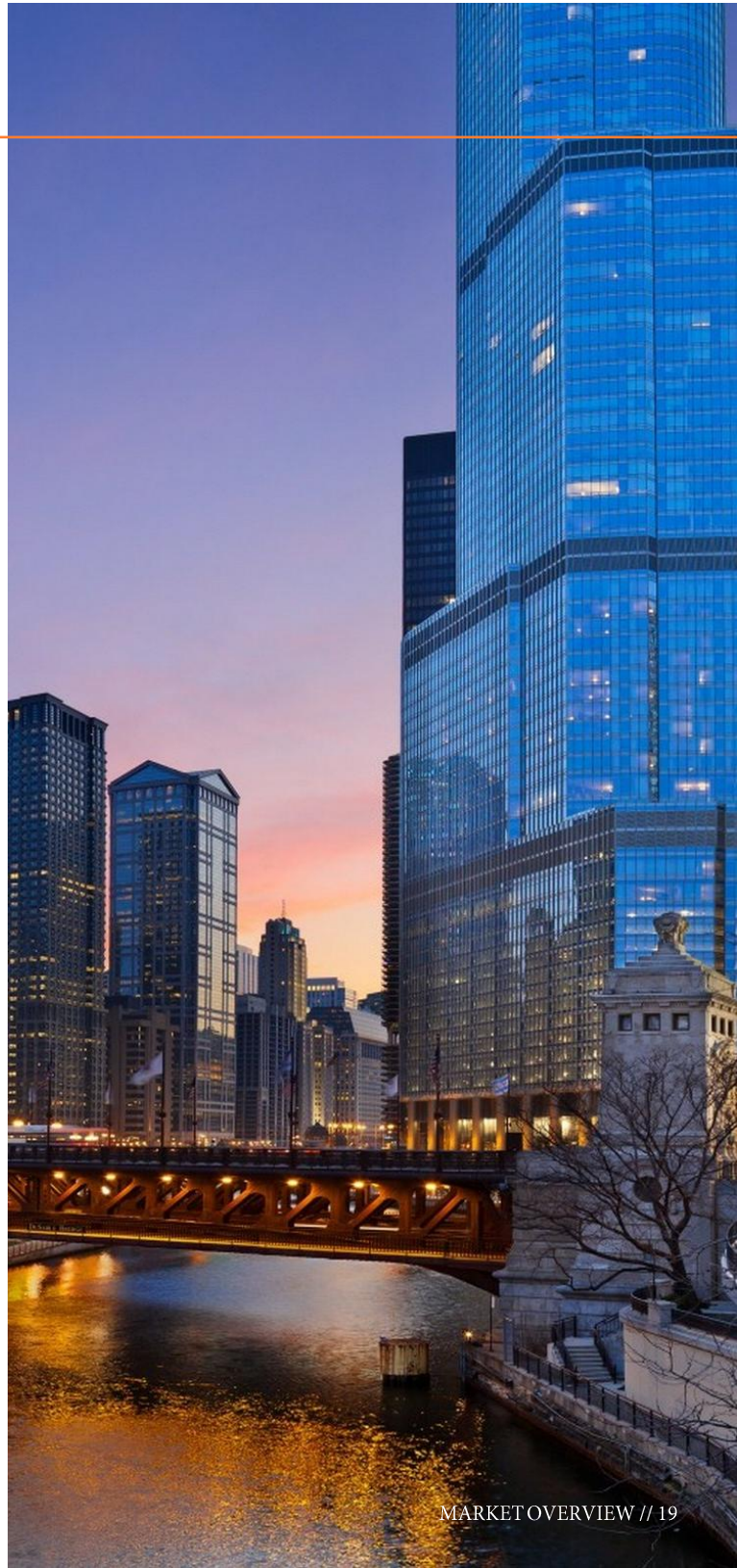
17.2
MILLION TEU'S
Moved Through Metro in 2024

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%

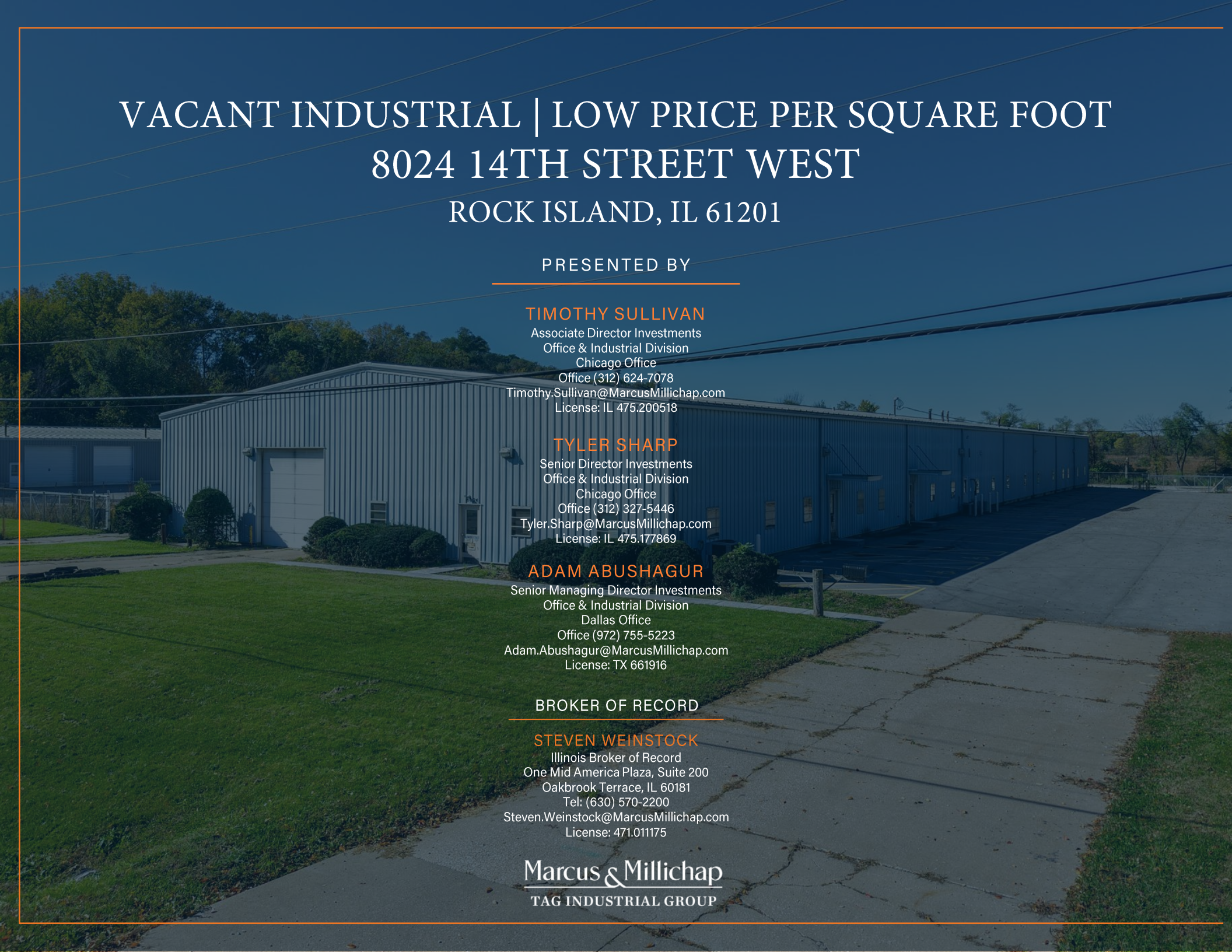
MEDIAN AGE
39
U.S. Median
39

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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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

Marcus & Millichap
TAG INDUSTRIAL GROUP