320 E MAIN ST

INDUSTRIAL | FOR SALE/LEASE

LAKE ZURICH, IL 60047

INTERACTIVE
OFFERING MEMORANDUM

MATTHEWS™

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INVESTMENT OVERVIEW

Matthews™ is pleased to present 320 E Main St located in Lake Zurich, IL. The property was built in 1980 and is comprised of 83,599 square feet on 4.96 acers of land. There are five loading docks and 1 drive in door located at the front of the property. Located at the back of the building is a second over sized drive in door with access to the back lot. Clear heights vary from 14'-22' and the roof was replaced in Spring 2022. This property is vacant and available for sale or lease.

- **2025 TAXES: $80,425.54**
- **ROOF REPLACED IN SPRING 2022**
- **HEAVY POWER**
- **±0.75 ACRE PAVED BACK LOT**

±4.96 AC
LOT SIZE

±83,599 SF
RBA

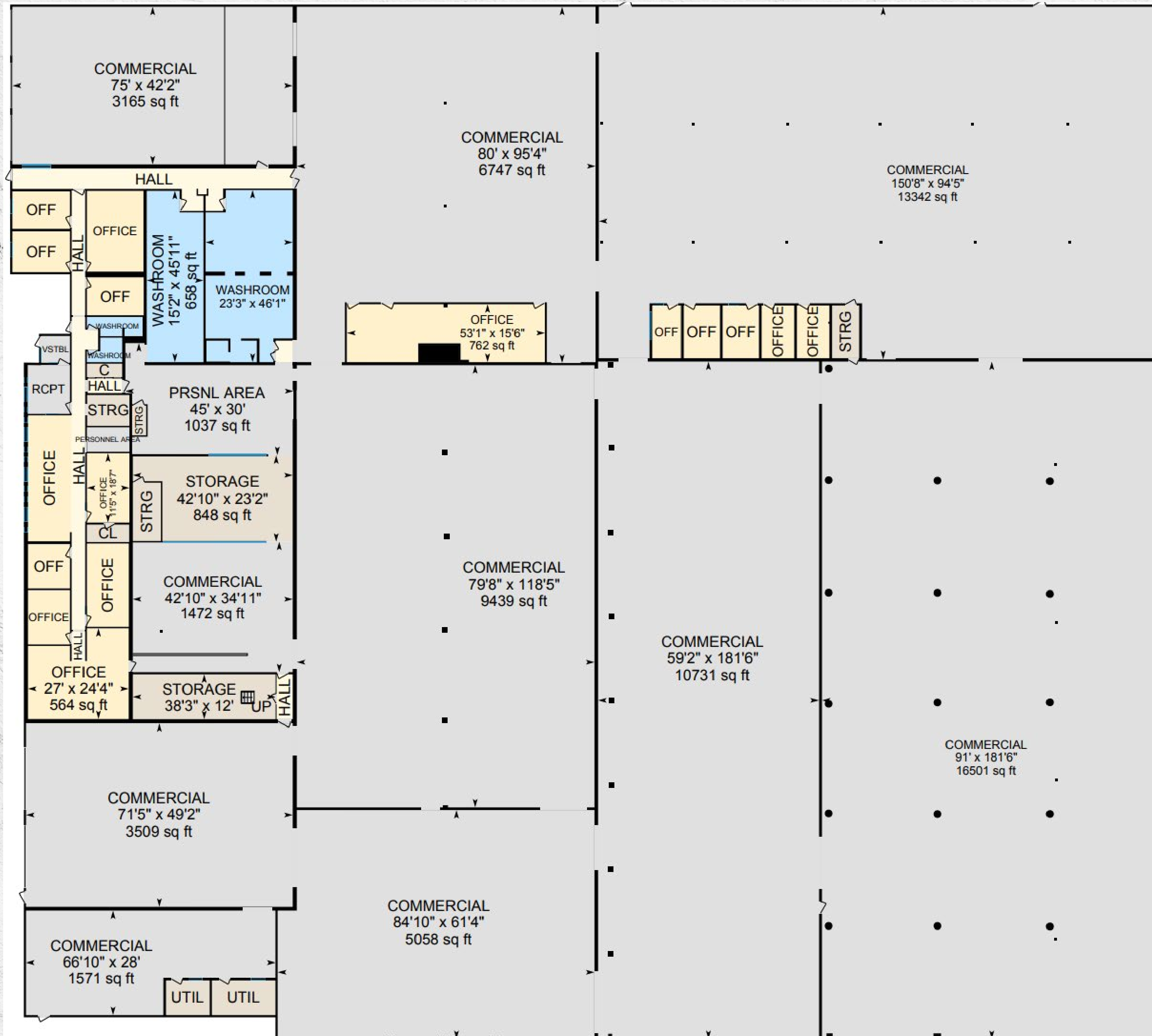
1980
YEAR BUILT

SALE PRICING

LIST PRICE	$4,700,000
P/SF	$56.22

LEASE PRICING

ASKING RENT/SF	$5.00
LEASE TYPE	NNN


COMMERCIAL 75' x 42'2" 3165 sq ft
COMMERCIAL 80' x 95'4" 6747 sq ft
COMMERCIAL 150'8" x 94'5" 13342 sq ft
HALL
OFF
OFF
OFFICE
HALL
WASHROOM 15'2" x 45'11" 658 sq ft
WASHROOM 23'3" x 46'1"
OFF
WASHROOM
VSTBL
WASHROOM
OFFICE 53'1" x 15'6" 762 sq ft
OFF
OFF
OFF
OFFICE
OFFICE
STRG
RCPT
C
HALL
STRG
STRG
PRSNL AREA 45' x 30' 1037 sq ft
PERSONNEL AREA
OFFICE
HALL
OFFICE 11'5" x 18'7"
STRG
STORAGE 42'10" x 23'2" 848 sq ft
CL
OFF
OFFICE
OFFICE
COMMERCIAL 42'10" x 34'11" 1472 sq ft
COMMERCIAL 79'8" x 118'5" 9439 sq ft
COMMERCIAL 59'2" x 181'6" 10731 sq ft
HALL
OFFICE 27' x 24'4" 564 sq ft
STORAGE 38'3" x 12'
UP
HALL
COMMERCIAL 91' x 181'6" 16501 sq ft
COMMERCIAL 71'5" x 49'2" 3509 sq ft
COMMERCIAL 84'10" x 61'4" 5058 sq ft
COMMERCIAL 66'10" x 28' 1571 sq ft
UTIL
UTIL

INTERIOR PHOTOS


NE
SMALLEY
THE ENGINEER'S CHOICE®
Kraft Chemical
Trusted ingredients for new ideas
LAKE ZURICH HIGH SCHOOL
SCHAFF
INTERNATIONAL
TEST COACH
ECHO
ARLINGTON
MACHINERY
FETCO
mbp
MORGAN
Midwest Muscle Cars
SUBJECT PROPERTY
INDUSTRIAL WIRE AND ELECTRIC CABLE INC.
E MAIN ST ± 20,400 VPD

DISTANCE MAP

AREA OVERVIEW

LAKE ZURICH, IL

Lake Zurich, Illinois, is a picturesque village located in Lake County, about 37 miles northwest of downtown Chicago. Known for its beautiful namesake lake, Lake Zurich covers approximately 232 acres and serves as a focal point for community activities and outdoor recreation. The village, which has a population of around 20,000, offers a blend of suburban tranquility and natural beauty, making it an attractive place for families and individuals seeking a peaceful environment. The downtown area features a mix of local shops, restaurants, and parks, contributing to a small-town charm while providing essential amenities and services.

The community is well-regarded for its excellent schools, parks, and recreational facilities. The Ela Area Public Library and numerous local parks, including Paulus Park and Breezewald Park, offer residents a variety of cultural and recreational opportunities. Lake Zurich hosts several annual events, such as the Fourth of July celebrations and the Alpine Fest, fostering a strong sense of community spirit. Additionally, the village's proximity to major highways and Metra rail stations ensures convenient access to Chicago and other surrounding areas, making it a desirable location for commuters.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE
2024 Estimate	39,095	98,666
2029 Projection	39,337	98,463
HOUSEHOLDS	**3-MILE**	**5-MILE**
2024 Estimate	13,565	36,579
2029 Projection	13,721	36,685
INCOME	**3-MILE**	**5-MILE**
Avg. Household Income	$167,234	$149,586

CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

2ND MOST BEAUTIFUL CITY IN THE WORLD AND THE FIRST IN NORTH AMERICA
(VOTED BY 27,000 TIME OUT INDEX SURVEY VOTERS FROM ACROSS THE GLOBE)

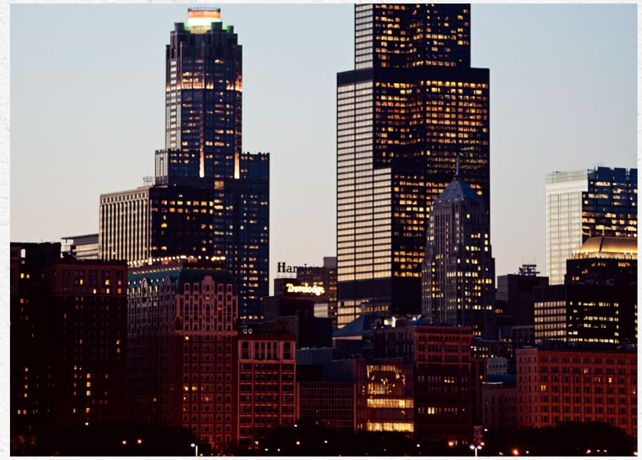
ILLINOIS HAS THE 3RD MOST FORTUNE 500 CORPORATE HEADQUARTERS IN THE US.
(FORTUNE 500, 2020)

CHICAGO TOP ATTRACTIONS

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.

MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.

JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.

MAGNIFICENT MILE

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

ECONOMY

Chicago has one the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over $698 billion, exceeding the GRP of Sweden and Norway. It has a gross metro product of $545.3 billion. It is a center for business and finance, with considered as one of the world's top global financial centers. Chicago is also a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters to Chicago's West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing spaceand centralized locations within the Midwest.

UNIVERSITY OF CHICAGO, NORTHWESTERN UNIVERSITY

CHICAGO BULLS, CHICAGO BEARS, CHICACO CUBS, CHICAGO WHITE SOX, CHICAGO FIRE, CHICAGO BLACKHAWKS

O'HARE INTERNATIONAL AIRPORT, MIDWAY INTERNATIONAL AIRPORT

EMPLOYERS	EMPLOYEES
Advocate Aurora Health	26,335
Northwestern Memoral Healthcare	24,000
University of Chicago	20,000
Walmart Inc.	16,711
Amazon.com Inc	27,000
Amita Health	14,282
JP Morgan Chase & Co	14,000

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **320 E Main St, Lake Zurich, IL 60047** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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