

Offering Memorandum
8245 S. LEMONT ROAD
Darien, Illinois 60561



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For more information, please contact one of the following individuals:

MARKET ADVISORS

RYAN EARLEY
Principal
773-355-3020
rearley@lee-associates.com

TERRY GRAPENTHIN
Principal
773-355-3042
tgrape@lee-associates.com

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EXECUTIVE SUMMARY

Lee & Associates, as exclusive broker, is pleased to present to qualified investors the opportunity to acquire the single-tenant net leased asset located in the heart of one of the nation's premier corridors. This 80,386 square foot warehouse/manufacturing building is situated on 6.41 acres with the ability to expand parking and loading.

The building features +/-10,000 square feet of office, fully air-conditioned warehouse, very heavy power, three (3) exterior loading docks that can be expanded, one (1) drive-in door, and air drops throughout the warehouse. The building provides 92 car parking with the ability to expand to 122 car parking spaces. The building was recently painted, and the HVAC was recently replaced.

The lease will offer a +/- five-year term with a rental rate that will increase on an annual basis. The current tenant has no renewal rights.

The current tenant, Marketing Card Technology is a leader in the card production and direct mail industry. They occupy two facilities totaling roughly 165,000 square feet. They have considerable bolt down costs at this location and have occupied since 2013.

Located in the I-55 Corridor this location offers immediate access to both I-55 and I-355 via Lemont Rd and 75th Street interchanges. Darien is neighbored by Bolingbrook, Lemont, Burr Ridge, Willowbrook, Downers Grove, Woodridge, Willowbrook and Romeoville and has access to an abundance of area amenities including high end restaurants, shops, and The Promenade of Bolingbrook. The asset is located just 27 miles to Downtown Chicago, 25 miles to O'Hare Airport and 18 miles to Midway Airport.

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PROPERTY HIGHLIGHTS



Scarce I-55 Investment: This building offers a rare opportunity to purchase an industrial investment sale in the I-55 Corridor.



Prime Location: The Property is located along Lemont Road, an emerging new industrial corridor. IDI Logistics new 217,100 SF speculative warehouse is across the street with more development expected.



Exceptional Interstate Access: Easy access to I-55 via Lemont Road full interchange and just 3.3 miles to I-355.

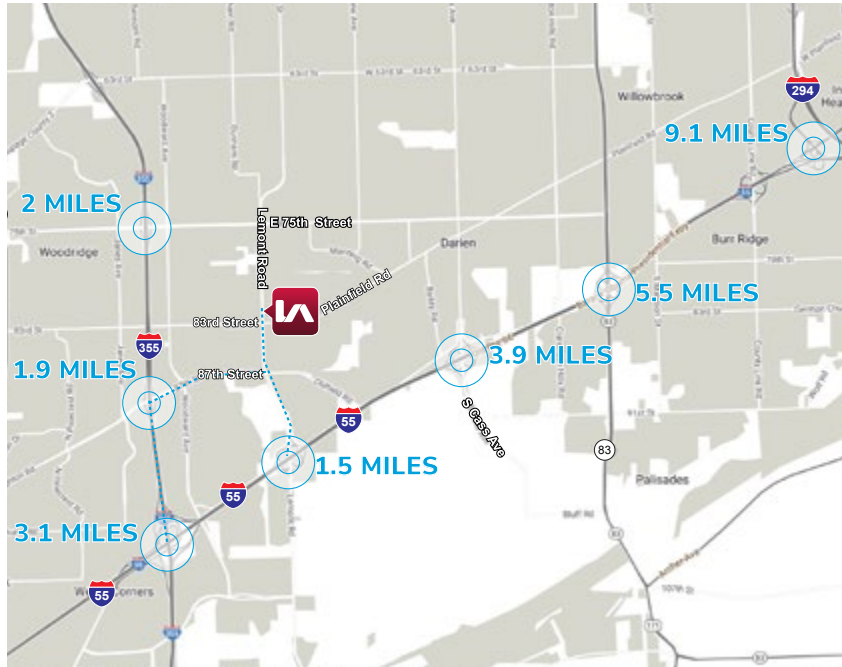


Master-Planned Project - heavy industrial infrastructure: This building has infrastructure that is extremely expensive to replace. Specifically, +/- 10,000 amps of power and full air conditioning.

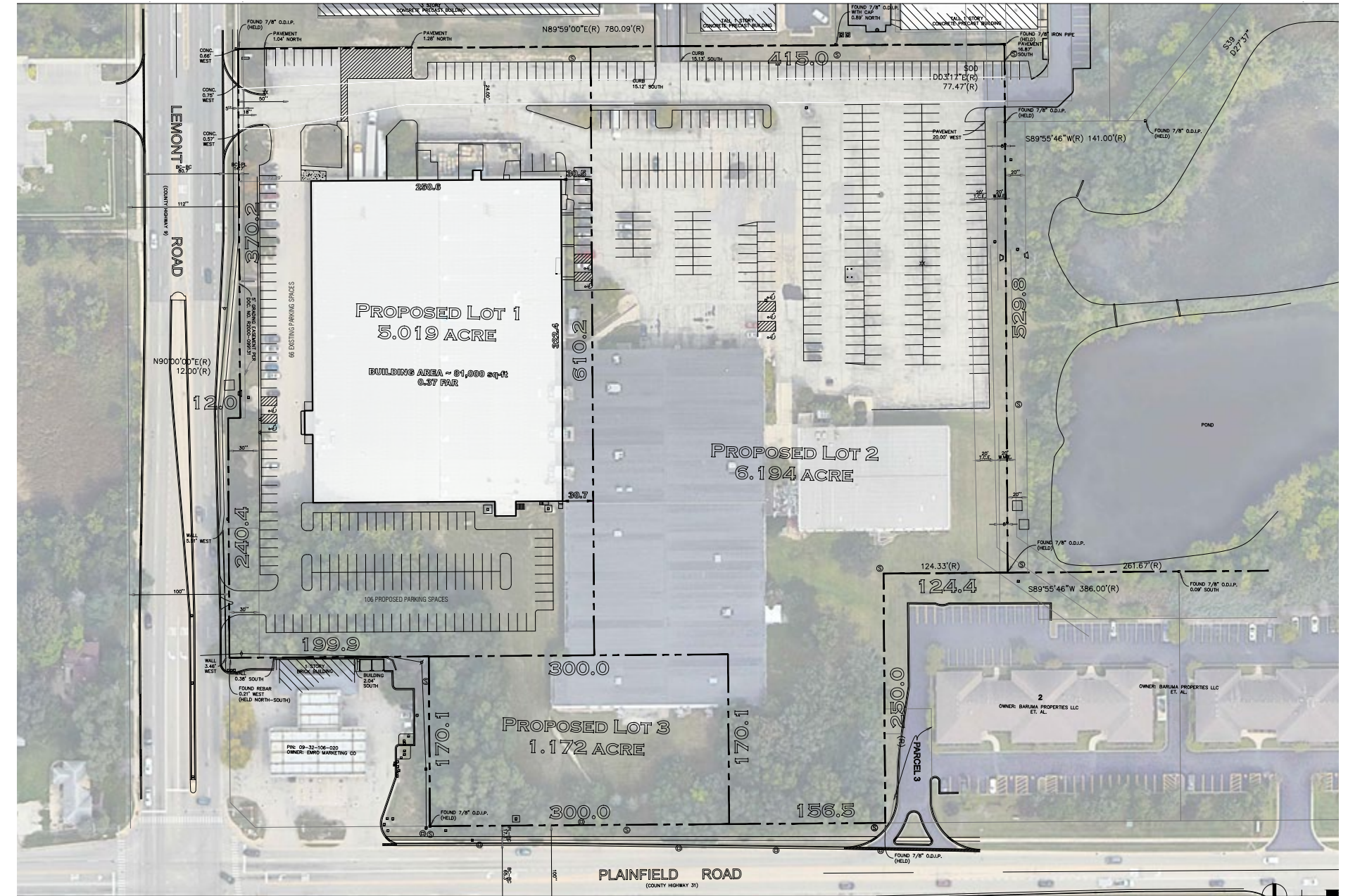


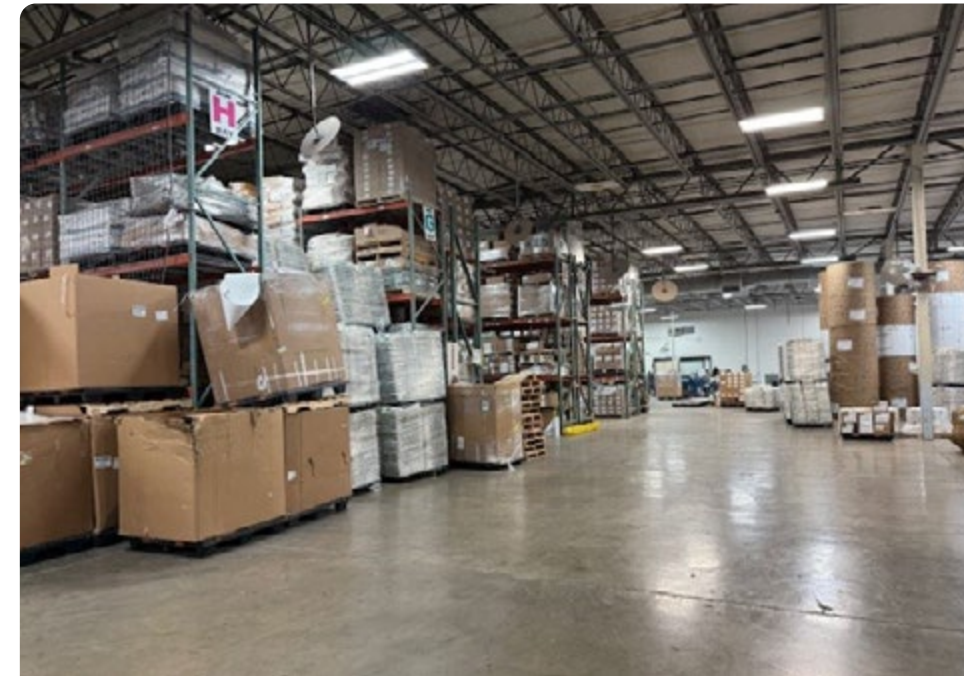
Thriving Industrial Market: The I-55 Corridor has had record low vacancy rates over the last few years, with minimal land to develop and continued strong demand for industrial product. The corridor is poised for continued growth due to the strategic location and robust infrastructure.

SITE OVERVIEW



Total SF	±80,386 SF
Office SF	±10,000 SF - (2nd floor mezzanine office and bathrooms in place but not in the square footage)
Land	6.41 Acres
Loading	3 Loading Docks (expandable) 1 Drive-in Door
Clear Height	20'
Power	Heavy
Parking	92 Spaces (expandable to 122)
Year Built	1990
Comments	» Fully air-conditioned » Recently painted » Recently repaired and replaced parking lot » New Air-conditioning unit » Low DuPage County taxes » Frontage on Lemont Road (22,000 VPD) » 1.5 Miles to I-55 & Lemont Road » 2 Miles to 75th Street & I-355



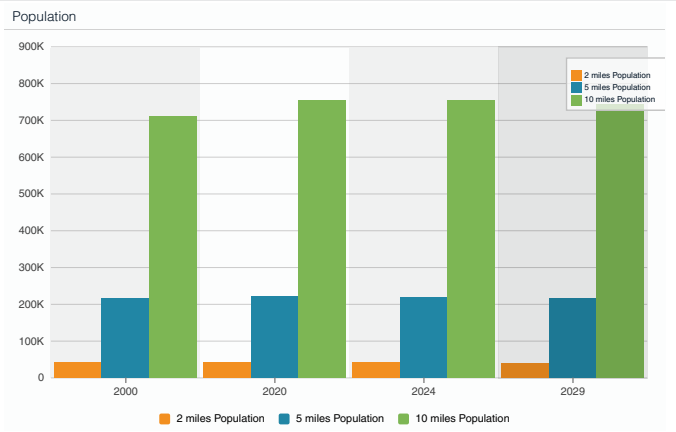
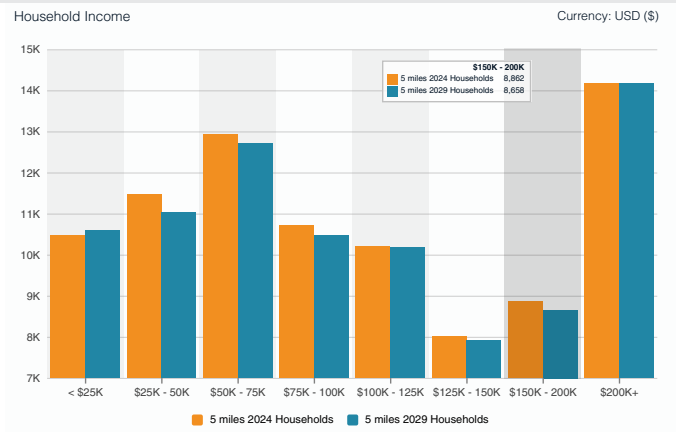


DEMOGRAPHICS



Radius	3 Mile	5 Mile	10 Mile
Population			
2029 Projection	89,113	217,150	744,204
2024 Estimate	90,222	219,761	754,224
2020 Census	90,437	220,153	753,098
Growth 2024 - 2029	-1.23%	-1.19%	-1.33%
Growth 2020 - 2024	-0.24%	-0.18%	0.15%
2024 Population by Hispanic Origin	11,944	29,045	91,960
2024 Population	90,222	219,761	754,224
White	69,788 77.35%	171,340 77.97%	605,349 80.26%
Black	8,397 9.31%	19,126 8.70%	50,700 6.72%
Am. Indian & Alaskan	325 0.36%	802 0.36%	2,213 0.29%
Asian	9,826 10.89%	23,794 10.83%	80,128 10.62%
Hawaiian & Pacific Island	50 0.06%	131 0.06%	367 0.05%
Other	1,835 2.03%	4,567 2.08%	15,468 2.05%
U.S. Armed Forces	41	55	223
Households			
2029 Projection	35,353	85,751	279,819
2024 Estimate	35,801	86,825	283,862
2020 Census	35,837	86,943	283,913
Growth 2024 - 2029	-1.25%	-1.24%	-1.42%
Growth 2020 - 2024	-0.10%	-0.14%	-0.02%
Owner Occupied	25,251 70.53%	61,410 70.73%	212,747 74.95%
Renter Occupied	10,550 29.47%	25,415 29.27%	71,115 25.05%

DEMOGRAPHIC CHARTS



FINANCIAL OVERVIEW

RENT ROLL

TENANT NAME	RENTABLE SF	LEASE COMMENCEMENT	LEASE END	AVERAGE RENT PSF	AVERAGE ANNUAL RENT	COMMENTS
Marketing Card Technology	80,386	01/17/2013	8/31/2030	\$6.79 Net at Lease Expiration	\$545,696.00	2.5% annual increases every September
		09/01/2024	8/31/2025	\$6.00	\$482,316	
		09/01/2025	8/31/2026	\$6.15	\$494,380	
		09/01/2026	8/31/2027	\$6.30	\$506,733	
		09/01/2027	8/31/2028	\$6.46	\$519,402	
		09/01/2028	8/31/2029	\$6.62	\$532,386	
		09/01/2029	8/31/2030	\$6.79	\$545,696	

TENANT PROFILE

MCT

Headquartered in Darien, Illinois, MCT’s operations span two production facilities with a combined 165,000 square-feet of climate-controlled production, office, and warehouse space. We are proud to provide card production, full-color digital forms printing, and comprehensive direct mail services to some of the world’s most highly respected businesses and brands. Whether you are an industry partner looking for a trustworthy and reliable source of overflow card affixing or you are a business looking to boost acquisition with a flawlessly executed direct mail campaign, we are in business for you.

- Secure payment card manufacturing - including dual-interface (Europay, Mastercard, Visa, American Express)
 - Plastic and paper card manufacturing for all industries
 - Static card embossing in sheet form
 - Wide range of options for variable card personalization, labeling, affixing, and mailing
 - Gift card packaging for in-store, third-party, and B2B distribution
- Full-color digital roll-to-roll form printing
 - Offset form printing
 - Expansive capabilities for direct mail personalization, bindery, and card attaching
 - Insert & mail - with ability to read/write/insert
 - NCF/SCF drop shipping with excellent rates



MARKET OVERVIEW

SUBMARKET OVERVIEW

I-55 CORRIDOR | INDUSTRIAL MARKET

Vacancy

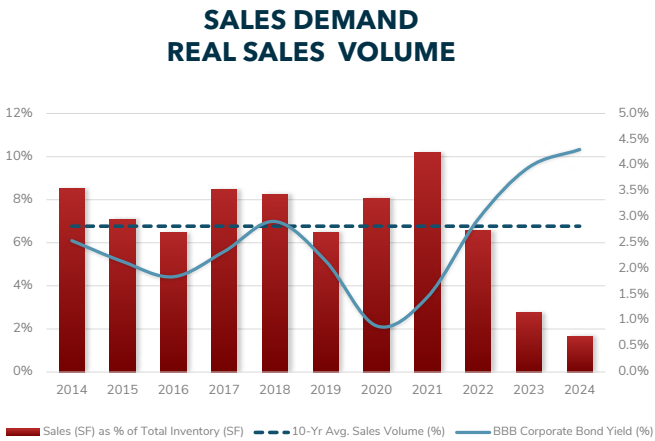
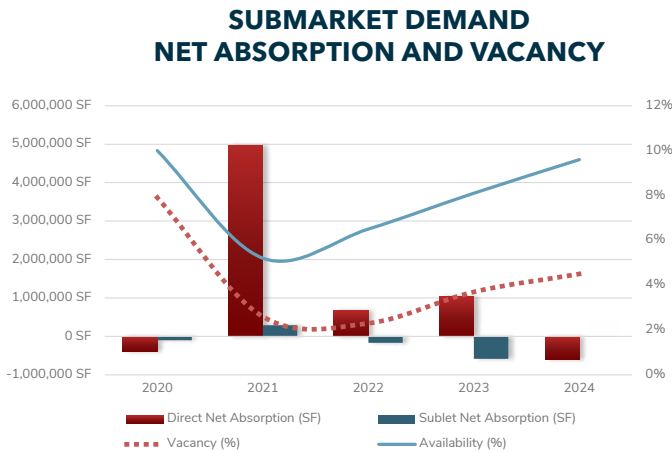
Vacancy in the I-55 Corridor registered 4.6% in the fourth quarter, a slight increase from the prior quarter. An increase in market activity across all size ranges should have a positive impact on vacancy in the first part of 2025.

Absorption

Fourth quarter net absorption in the I-55 Corridor totaled negative 635,413 square feet, causing the year-to-date total to fall to negative 167,321 square feet.

Availabilities

Total availability now totals 12.6 million square feet, with 160 Southcreek Parkway in Bolingbrook as a notable availability at 648,960 square feet. Several new subleases were added to the market in the fourth quarter, largely driven by 9PLs like Radial, who put its 421,000 square foot space at 715 Theodore Court in Romeoville on the market.



Recent Transactions

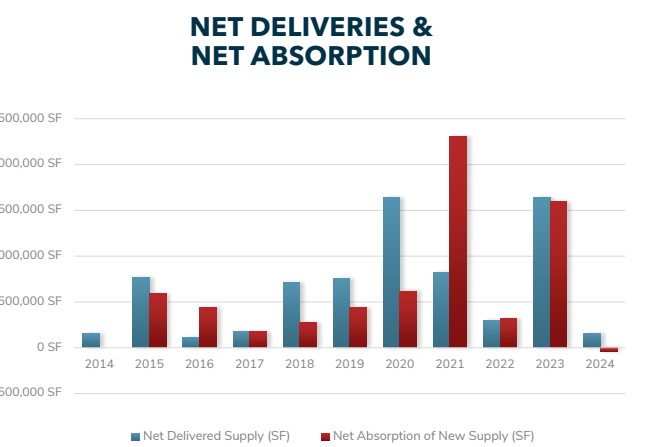
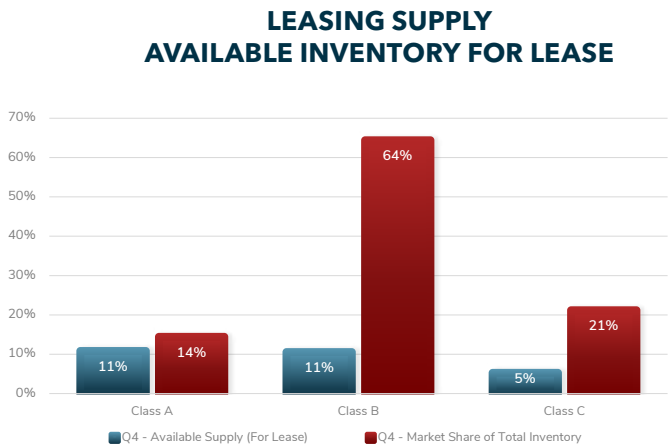
Pioneer leased 497,717 square feet at 295 Southcreek Parkway in Romeoville, while LaGrou Distribution leased 289,357 square feet at 551 Saint James Gate in Bolingbrook. Lack of buildings for sale resulted in few noteworthy transactions.

Inventory

This big box market continues to add new construction to its available inventory, with 1.1 million square feet of new deliveries in 2024. Another 2.0 million square feet of projects are currently under construction.

Rent Trends

Rental rates remain consistent from the prior quarter, while landlords have become more amenable to free rent and higher tenant improvement allowances. Free rent is averaging two to three months on a five-year new lease.



Q4 2024 TOP LEASES

- 497,717 SF - Pioneer
- 289,357 SF - LaGrou Distribution
- 79,504 SF - Compass Group USA, Inc.

Q4 2024 TOP SALES

- 217,100 SF - IDI Logistics
- 212,000 SF - Provender Partners

TOP AVAILABILITIES

- 824,753 SF - 1010 Taylor Rd
- 788,000 SF - 143rd & Steiner Rd
- 648,960 SF - 160 Southcreek Pkwy

TOP OCCUPIERS


- RJW Logistics Group
- Pactiv Evergreen
- Kimberly-Clark

TOP INVESTMENT OWNERS

- Prologis, Inc
- ML Realty Partners LLC
- Clarion Partners

COMPARABLES

SALES

PHOTO	ADDRESS	SF	ACRES	BUYER	SELLER	SALE PRICE	PRICE PSF	TRANS. DATE
	642 Forestwood Drive Romeoville, IL	±64,570	±4.18	Private	Private	\$5,650,000	\$87.50	12/2024
	1015 N. Ridge Avenue Lombard, IL	±59,235	±2.83	Precision Metal Products	Larsen Manufacturing	\$5,650,000	\$95.38	07/2024
	10 W. North Avenue Lombard, IL	±118,680	±5.30	Chicago Pallet Service, Inc	United Stars, Inc	\$10,625,000	\$89.53	12/2023
	311 Shore Drive Burr Ridge, IL	±40,800	±2.58	Net Lease Alliance	Private	\$5,000,000	\$122.55	03/2023
	240-266 Eisenhower Lane Lombard, IL	±58,073	±2.00	Brennan Investment Group	Investcorp	\$5,074,100	\$87.37	08/2024

LEASES

ADDRESS	SF	LESSEE	LESSOR	RENT	TERM (MO.)	TRANS. DATE	TI PSF	FREE RENT (MO.)	CLEAR HEIGHT	YEAR BUILT
360 Veterans Parkway Bolingbrook, IL	107,242	Scrip Companies	Prologis	\$7.95	84	10/2023	\$0	0	30'	2007
1115 Holser Drive Bolingbrook, IL	100,364	Chilled Solutions	Prologis	\$8.35	64	12/2023	\$0	2	30'	2001
900 Carlow Drive Bolingbrook, IL	92,481	WLW Capital	Prologis	\$7.50	65	10/2024	\$0	5	30'	1998
530 W. North Frontage Road Bolingbrook, IL	86,623	Neuco	High Street Logistics	\$7.90	88	10/2023	\$1.44	4	30'	2004
655 Remington Blvd Bolingbrook, IL	79,194	Clark Foam Products	Link Logistics	\$8.25	63	01/2025	\$0	3	24'	1998
470 Crossroads Pkwy Bolingbrook, IL	67,500	A1 Solution, Inc	Prologis	\$8.50	61	03/2024	\$0	1	30'	1995
850-880 Remington Blvd Bolingbrook, IL	53,720	Crane Nuclear	The Village of Bolingbrook	\$7.20	60	06/2023	\$0	0	28'	1991
612-618 W. Lamont Road Elmhurst, IL	67,000	Reliance Gear Corporation	TradeLane Properties	\$8.05	87	05/2024	\$0	3	20'	1988
949-953 N. Larch Avenue Elmhurst, IL	58,227	Closet Works	DRA Advisors, LLC	\$8.45	48	02/2024	\$0.99	0	20'	1985
14407 S. Gougar Road Lockport, IL	61,163	Gruma Corporation	ML Realty Partners	\$8.75	60	10/2023	\$0	0	30'	2015
1411-1415 Enterprise Drive Romeoville, IL	61,136	Quality Craft, Ltd	Ares Commercial	\$7.48	61	04/2024	\$1.69	1	24'	1980
260 E. Rocbaar Drive Romeoville, IL	51,504	Gremark Technologies	Westmount Realty Capital	\$6.50	52	06/2023	\$0	2	24'	1989
2725 Davey Road Woodridge, IL	90,655	Roadtex Transportation	Bristol Group, Inc	\$7.95	60	11/2024	\$0.55	0	30'	2003
1000 Davey Road Woodridge, IL	79,102	Paramount EO	Nuveen	\$8.10	123	04/2024	\$0	0	30'	2009



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MARKET ADVISORS

Ryan Earley

Principal
773-355-3020

rearley@lee-associates.com

Terry Grapenthin

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tgrape@lee-associates.com