

FULLY LEASED INVESTMENT OFFERING

740 INDUSTRIAL DRIVE, CARY, IL



100% OCCUPIED • 68,060 SF INDUSTRIAL • MULTI-TENANT

OPPORTUNITY OVERVIEW

[FULL OFFERING MEMORANDUM AVAILABLE PURSUANT TO
CONFIDENTIALITY AGREEMENT]

SEE PAGE 2

February 2025

ENTRE
Commercial Realty LLC

EXECUTIVE SUMMARY

THE OFFERING

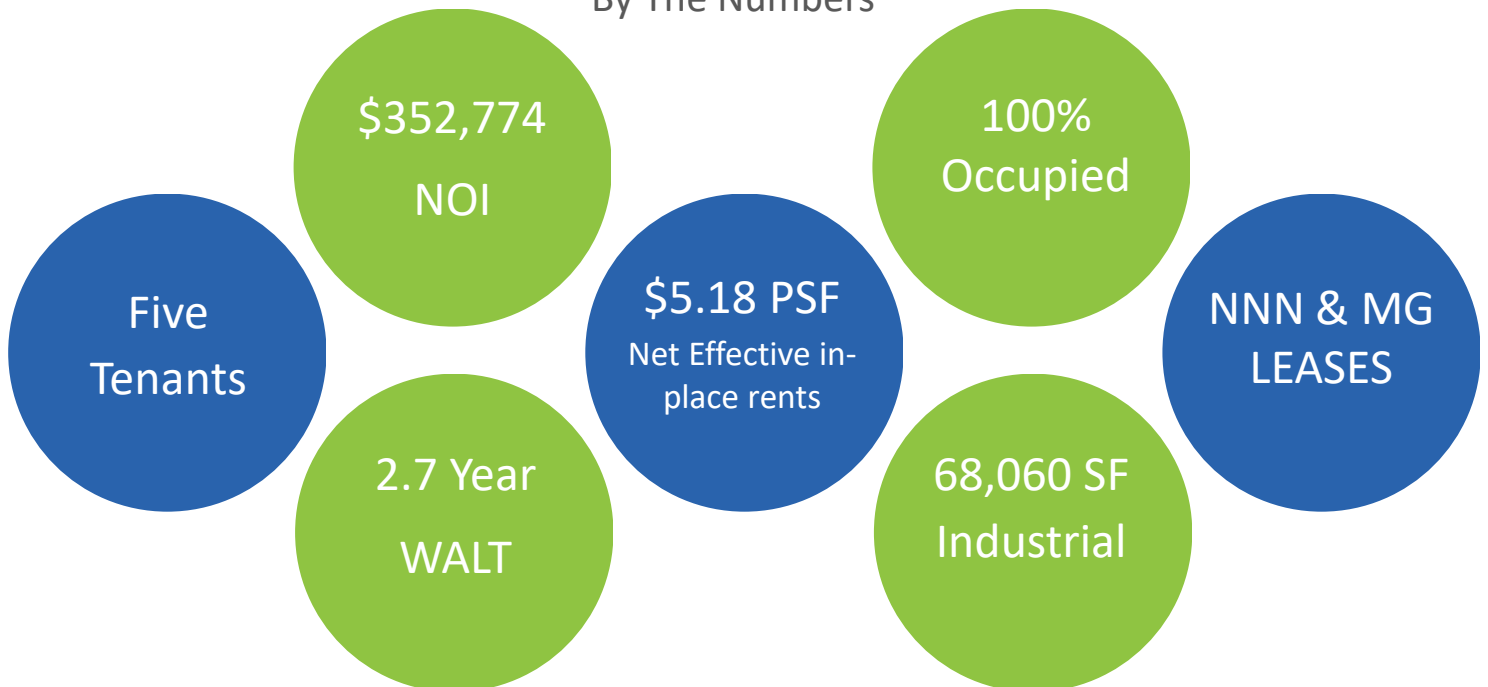
Entre Commercial Realty is pleased to present this five-tenant industrial property for sale. This fully occupied property consists of a 68,060 SF building on 4.53 acres of land. The building has 5 units, ranging from 8,000-18,000 SF. The facility features 18'-22' ceilings with a total of 9 exterior docks and 7 drive-in doors. The building has undergone recent improvements including a new parking lot, renovated offices and several new HVAC units. The leases are structured as either net or modified gross leases, all with base year stops for taxes and CAM (including insurance); the modified gross leases essentially operate as net leases after the base year is set in the first year of the lease term.

The tenants include a mix of national and local companies, including four manufacturing tenants who are highly invested in their space. The building is located in Cary, Illinois which is 30 miles northwest of O'Hare airport. The McHenry county submarket contains 35 million square feet of industrial product and is ideal for users looking for competitive lease rates, low taxes and a quality labor supply. Lease rates continue to grow as evidenced by a market-wide increase of 3.6% over the past year, while vacancy rates are at historical lows of 2.3% in Q4 2024 (source: Costar®). The subject property also draws users from the nearby north Kane County, western Lake County and northwestern Cook County submarkets. There is potential for a future owner to raise rents, as the three most recent leases were completed at modified gross rates of \$7.95, \$8.95 and \$7.95 PSF, respectively. Other in-place rents are below \$7.00 PSF modified gross, the weighted average remaining lease term is 2.7 years and any renewal options in leases are at fair market rates.

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INDUSTRIAL INVESTMENT OFFERING

By The Numbers

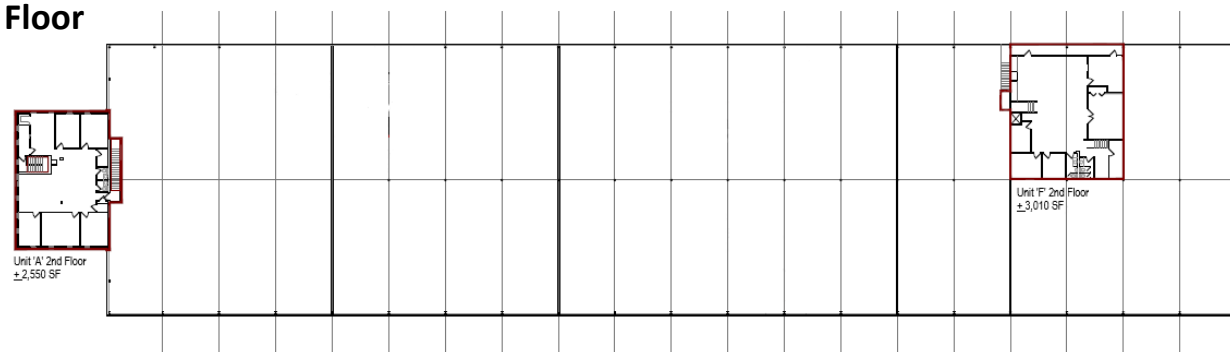


PROPERTY DESCRIPTION

First Floor



Second Floor



PROPERTY SPECIFICATIONS

BUILDING SIZE: 68,060 SF

LAND AREA: 4.53 Acres

CONSTRUCTION: Masonry/Metal

PARKING: Ample

YEAR BUILT: 1981

CEILING HEIGHT: 18'-22'

LOADING: 9 exterior docks; 7 DID's

SPRINKLERS: Yes

ZONING: M

RE TAXES: \$1.41 PSF (estimate due in 2025)

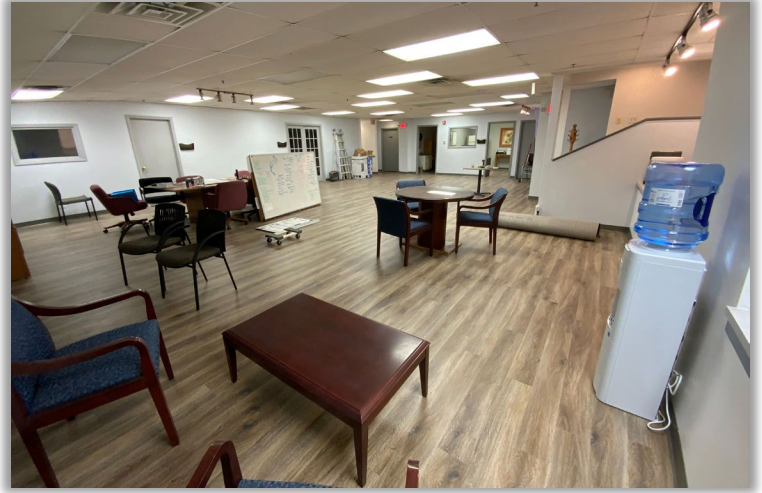
CAM: \$1.00 PSF (2024 actual)

NOI: \$352,774

SALE PRICE: Subject to Offer

**Please do not disturb the tenants.
Property tours will only be conducted after initial offers are submitted and qualified.**

PROPERTY PHOTOS



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