

# FOR SALE 6212 MATERIAL AVE.

LOVES PARK, IL



34,040 SF

# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

Cushman & Wakefield has been retained by ownership as its exclusive advisor in the sale of their Manufacturing and Distribution facilities

This High Image manufacturing facility is prominently located in the exclusive I-39 Corridor submarket in suburban Chicago.

This is a rare opportunity to own fully stabilized industrial asset in sought-after Loves Park, Illinois which offers heavy manufacturing amenities with additional land for expansion.



6212 DOCK



6212 INTERIOR

# PROPERTY OVERVIEW



FRONT



**6212**  
MATERIAL AVE.



BACK

## PROPERTY OVERVIEW

### BUILDING SPECIFICATIONS

**Building Size** 34,040 SF

**Office Size** ±20,000 SF

**Land Size** 1.83 Acres

**Clear Height** 16'

**Loading Docks** 2

**Drive-in-Doors** 2

**Car Parking** Ample

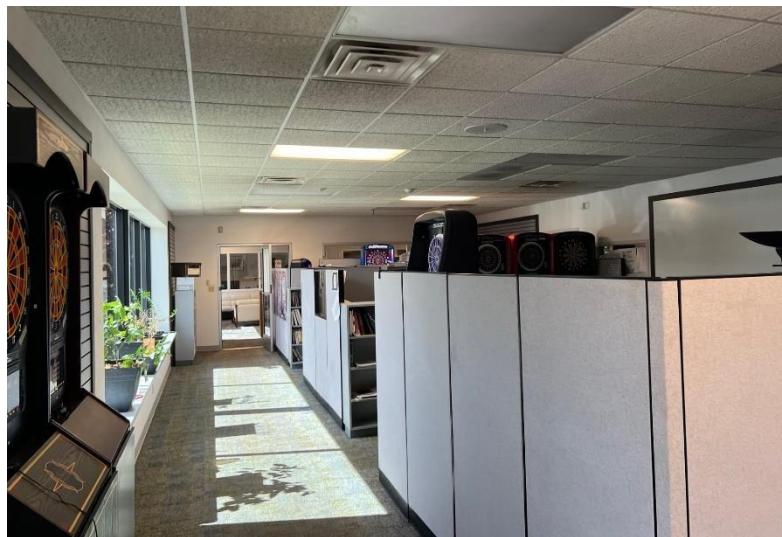
**Sprinkler** Yes

**Real Estate Taxes** \$0.31 p.s.f. (2023)

**Sale Price** \$60.00 PSF  
\$2,042,400

**Lease Expiraton** February 28, 2026

**6212**  
MATERIAL AVE.



# 6212

MATERIAL AVE.



# LOCATION OVERVIEW



# LOCATION OVERVIEW

- 0% Municipal Property Tax
- 7 TIF Districts ( 4 conventional, 3 industrial / job recovery )
- Enterprise Zone Partnership – In partnership with the State of Illinois – all new construction in Loves Park has its sales tax forgiven for fixed materials.
- Business Friendly Development Process – expedited service starting with the conception of your project to its ribbon cutting. From zoning to planning to the final inspection – Loves Park works for business.
- Convenient Position in the Heart of the Midwest. Located on the longest interstate in the country, I-90, Loves Park is just 60 minutes to Chicago O'Hare Airport (ORD), 75 minutes to Milwaukee Mitchell Airport (MKE), just 50 minutes from Downtown Madison, WI – and 15 minutes from Rockford-Chicago International Airport (RFD) – the fastest growing cargo airport in the world..

Reference:

<https://cityoflovespark.com/business/>



## CORPORATIONS IN LOVES PARK, IL





## I-39 Corridor

### SUBMARKET OVERVIEW

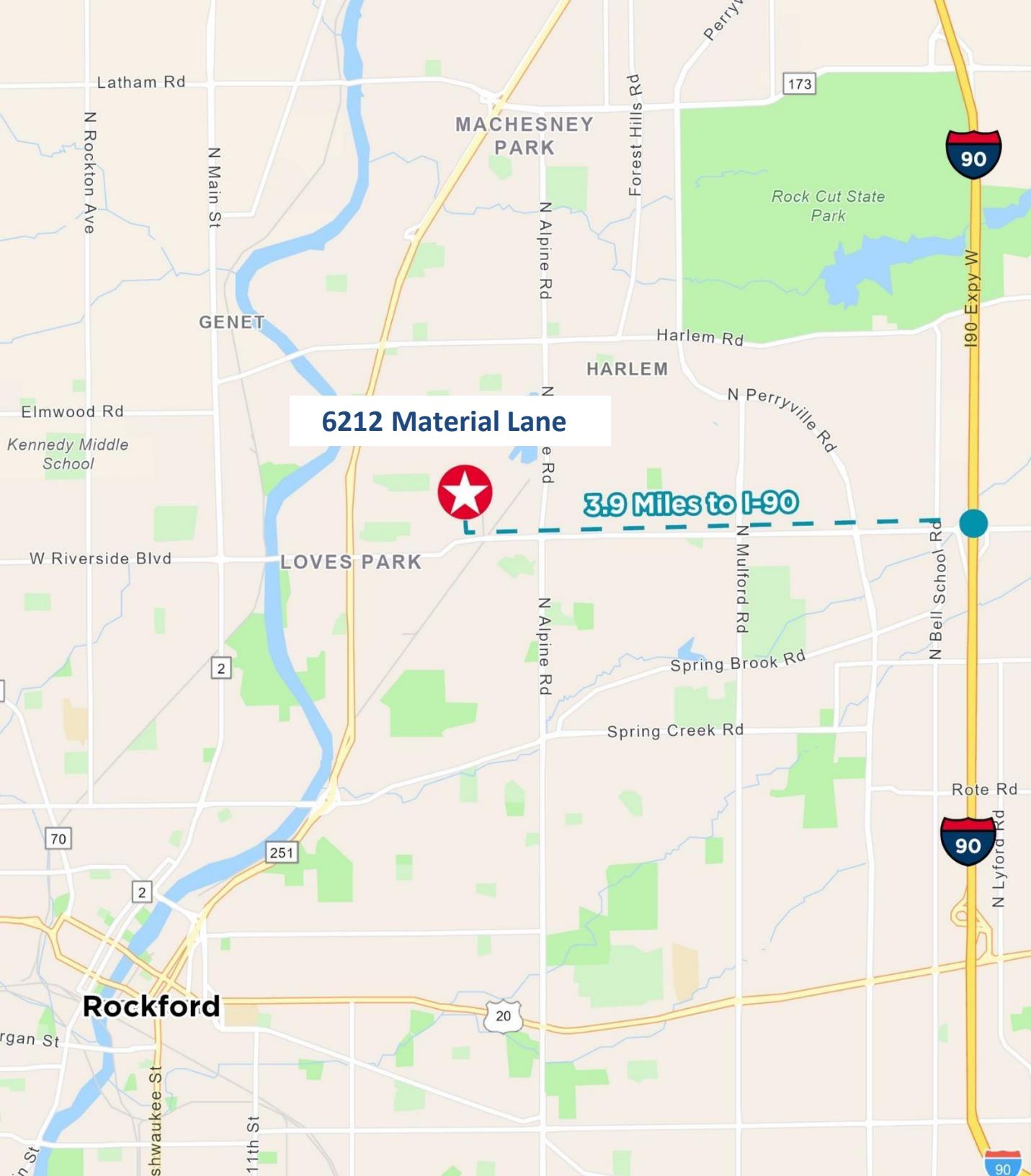
- The I-39 Corridor submarket is comprised of 21.2 million square feet (msf) of industrial product. As of Q2 2024, new leasing transactions totaled 131,200 square feet (sf), a decrease 19.3% YOY compared to was leased this time last year. The average deal size was 43,733 sf.

- There was 248,000 sf of space absorbed through mid-2024, up from the negative 54,197 sf that was absorbed as of mid-2023.

- Overall vacancy remains at a historically low level, decreasing 110 basis points YOY to 0.6%as of Q2 2024.

- The overall net weighted rental rate recorded an 11.5% increase YOY, up to \$7.73 psf.

- As of Q2 2024, there was one built-to-suit project under construction for Kraft Heinz, totaling 775,000 sf.



## DETAILS

### AL CARUANA

Executive Director  
+1 847 720 1326

[al.caruana@cushwake.com](mailto:al.caruana@cushwake.com)

[cushmanwakefield.com](http://cushmanwakefield.com)