

340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



OFFERING MEMORANDUM



Phil Smith
Broker
630-862-5944
phil@ccreil.com

Ryan Corcoran
Partner / Broker
630-301-2999
ryan@ccreil.com

Ryan Samuelson
Partner/Managing Broker
630-674-8424
sammy@ccreil.com

340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



FOR SALE



EXECUTIVE SUMMARY

Corcoran Commercial Real Estate is pleased to introduce this exceptional real estate investment opportunity in the highly desired Aurora Industrial Market. Located at 340 Marshall Ave in Aurora, IL, these 5, multi-tenant industrial condos boast a stable rent roll with credit worthy tenants that intend to remain in their units long term.

Positioned in the heart of Aurora, near an abundance of manufacturing and distribution, the property resides in M-1, General Manufacturing zoning. The location benefits from its proximity to I-88 (3 miles South).

There are currently three tenants that occupy the five units. Each tenant is paying rental rates that are within market. Each term is five years, with two tenants having options to renew. Value for an investor exists, should they decide to sell each condo individually. Additionally, lease rates can be increased upon termination of leases.

The Seller has maintained each unit at the highest level, with professional warehouse and office finishes in 4 of the 5 units. All mechanicals are inspected and serviced on a regular basis. The roof, which has a good amount of useful life left, is inspected regularly, most recently this year.

Historically, industrial condos in the Chicago Suburban Market have been in high demand and it remains that way still.

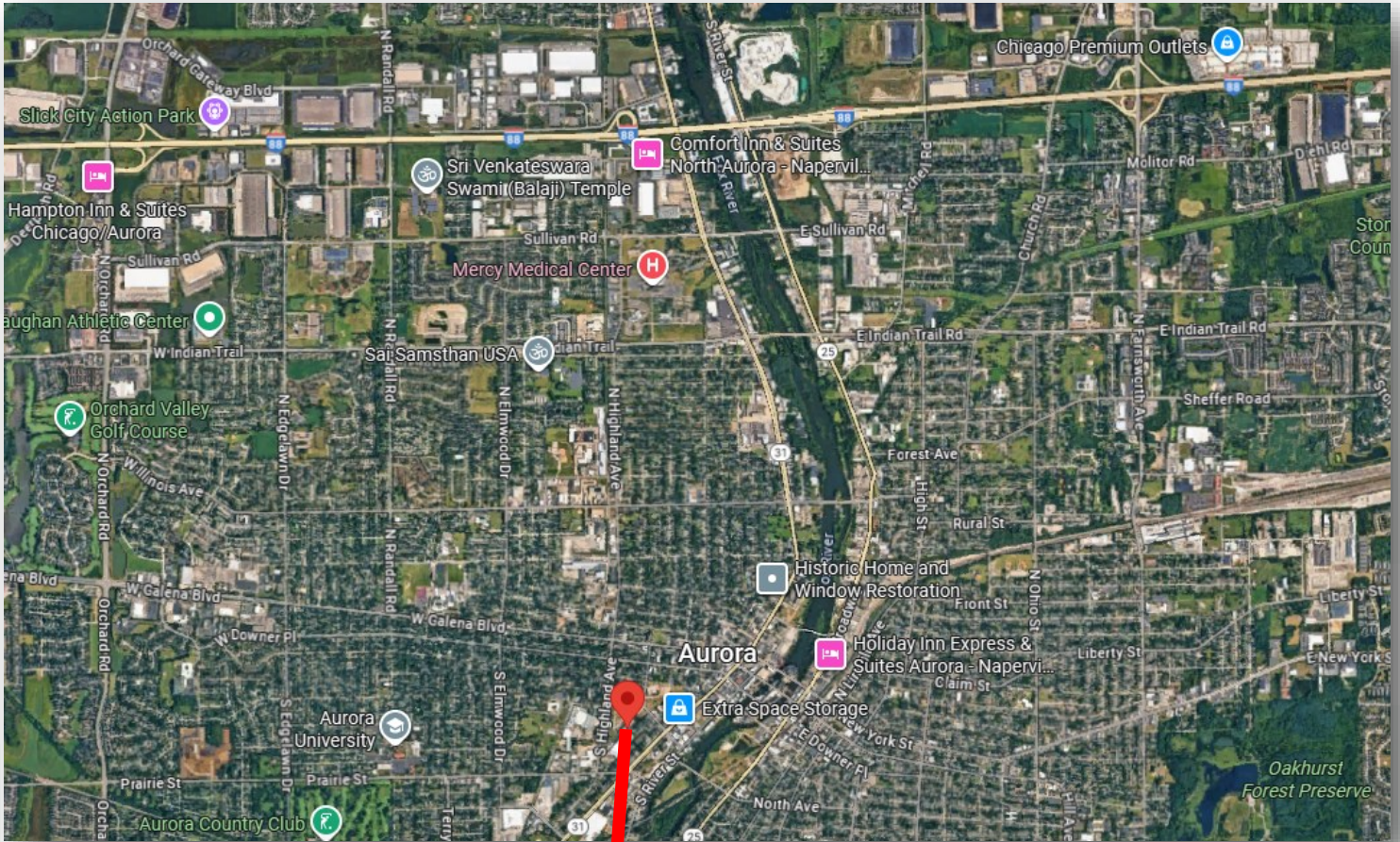
340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



LOCATION



340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



PROPERTY DETAILS



Property Address	340 Marshall Ave Aurora, IL 60506
Property Type	Multi Tenant Industrial Condos
Building Size	+/- 42,000 Square Feet
Year Built	2006
Dock Doors	5
Drive in Doors	5
Tenants	3
Construction	Precast
Warehouse Ceiling Height	24 ft

340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



OFFERING HIGHLIGHTS



Offering Price	\$5,000,000
Price per SF	\$119 psf
Loading Docks	Interior Dock for each unit
Drive in Doors	14 ft in each unit
Ceiling Heights	24 ft Clear Height
Warehouse Flooring	Professional Epoxy Finish
Storage	Mezzanine in Warehouse
Drains	Floor Drains in Each Unit



340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



PROPERTY
TENANTS

Units 101—103



With over 35 years of unwavering experience, Floorguard stands as a premier provider of durable concrete coatings installation services for both residential and commercial spaces throughout Chicagoland.

Their expertise extends to concrete preparation, repair and installation of high end durable coatings. Their lengthy tenure in the field ensures not only quality service but also meticulous attention to detail. The concrete coatings at Floorguard are a symbol of trustworthiness, as **they are the only installation company to manufacture their own products right here in the USA.** This dedication to domestic production ensures that every coating embodies the highest standards of quality, durability, and reliability.



340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



PROPERTY
TENANTS

Unit 104



Ensitech is an Australian-owned manufacturing company based in Sydney. It is the award-winning developer of the TIG Brush® Stainless Steel Weld Cleaning System and the Ensitech Surface Finishing System.

Ensitech manufactures and exports TIG Brush products to more than 25 countries and has a worldwide network of distributors. Ensitech Inc. is a subsidiary company located in Chicago, Illinois, to service the North American market.

The company has been a member of the Australian Technology Showcase (ATS) and a winner and finalist in numerous business awards. In 2012 it won the 50th Australian Export Awards (Small Business Category), the NSW Premier's Export Award (Small Business) and two NSW Business Chamber awards (Excellence in Innovation and Business of the Year)



340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



PROPERTY
TENANTS

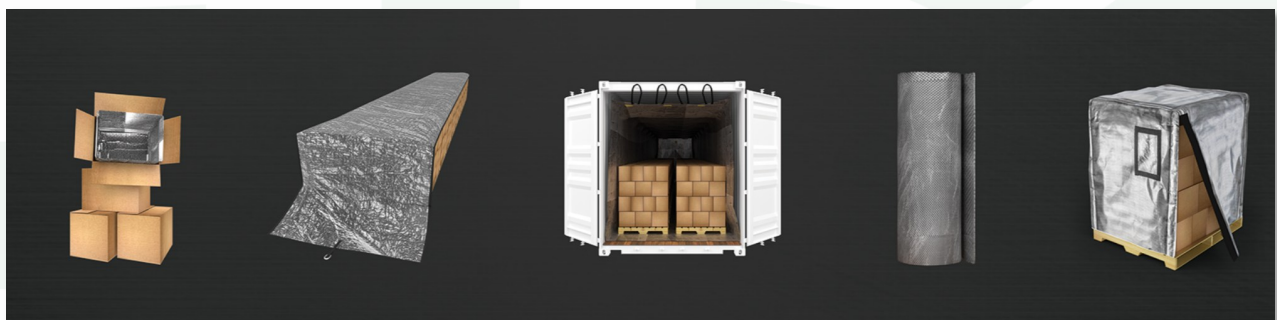
Unit 105



Protek Cargo has become an industry leader of cold chain protection, offering a range of passive insulating products designed to reduce your company's reliance on refrigerated units and provide both financial savings and environmental benefits without compromising the integrity of temperature sensitive products.

With location in The United States, Australia, Europe and Asia, all products are designed and manufactured in house, enabling superior quality assurance and competitive pricing.

All products are created using specifically engineered and researched materials that provide your shipments with radiant, convection and conduction protection from both heat and cold. Protek offers a full line of insulating products for Airfreight, Ground, Intermodal and Ocean transportation, from single pallet shipments to entire containers.



340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



FINANCIAL DETAILS

CURRENT RENTS IN PLACE

Unit	SQFT	Tenant	Remaining Term	Renewal Option
101	10,000	Floorguard Inc	October 2025 - September 2029	5 Years
102	8,000	Floorguard Inc	October 2025 - September 2029	5 Years
103	8,000	Floorguard Inc	October 2025 - September 2029	5 Years
104	8,000	Ensitech	September 2025 - August 2029	2 Years
105	8,000	Protek Wine	November 2025 - November 2027	No Option

Unit	Annual Base Rent	Price per SQFT	Annual Additional Rent	NNN	Gross Annual Rent
101	\$187,460.00	\$7.21	\$78,280.00	\$3.01	\$265,740.00
102					
103					
104	\$70,040.00	\$8.75	\$23,758.20	\$3.05	\$93,798.20
105	\$91,789.00	\$11.47	\$21,200.00	\$2.65	\$112,989.00
	\$349,289.00		\$123,238.20		\$472,527.20

EXPENSES	\$139,741.05
Tax Building	\$78,343.12
Insurance	Via Assoc. Dues
Association Dues	\$59,722.15
Repairs & Maintenance	\$1,360.00

Taxes By Unit	2025
Unit 101	\$18,391.36
Unit 102	\$14,987.94
Unit 103	\$14,987.94
Unit 104	\$14,987.94
Unit 105	\$14,987.94



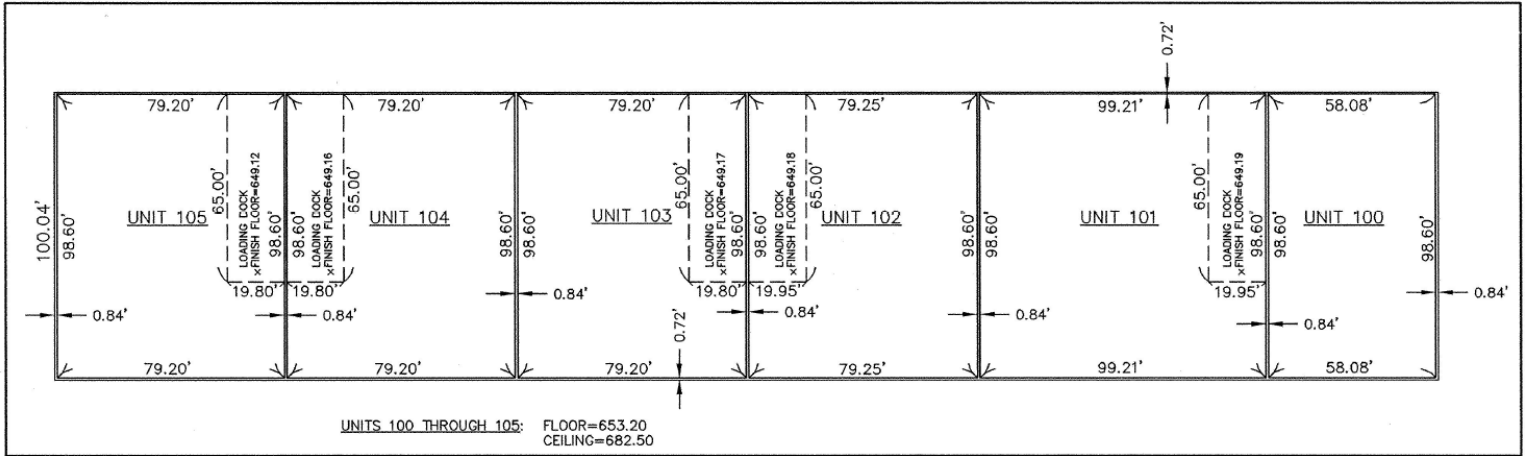
340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



LAYOUT



<u>Unit</u>	<u>Square Footage</u>	<u>Percentage of Ownership Interest</u>	<u>Note</u>
100	6000	12.50%	Not in Sale
101	10000	20.83%	
102	8000	16.67%	
103	8000	16.67%	
104	8000	16.67%	
105	8000	16.67%	
	48000	100.00%	



340 MARSHALL AVE

Aurora, IL 60506

42,000 Sqft Investment Opportunity
5 Industrial Condos



CONFIDENTIALITY DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 340 Marshall Ave Units 101—105 Aurora, IL 60506. It has been prepared by Corcoran Commercial Real Estate (CCRE). This 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 CCRE. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by CCRE from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from CCRE, 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 detrimental to the interest of the Seller.

Owner and CCRE 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 at 340 Marshall Ave Units 101—105 Aurora, IL. 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 Seller or CCRE 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 this Offering Memorandum.