

950-970 TOWER RD

Mundelein, IL 60060

Industrial
Available for Lease

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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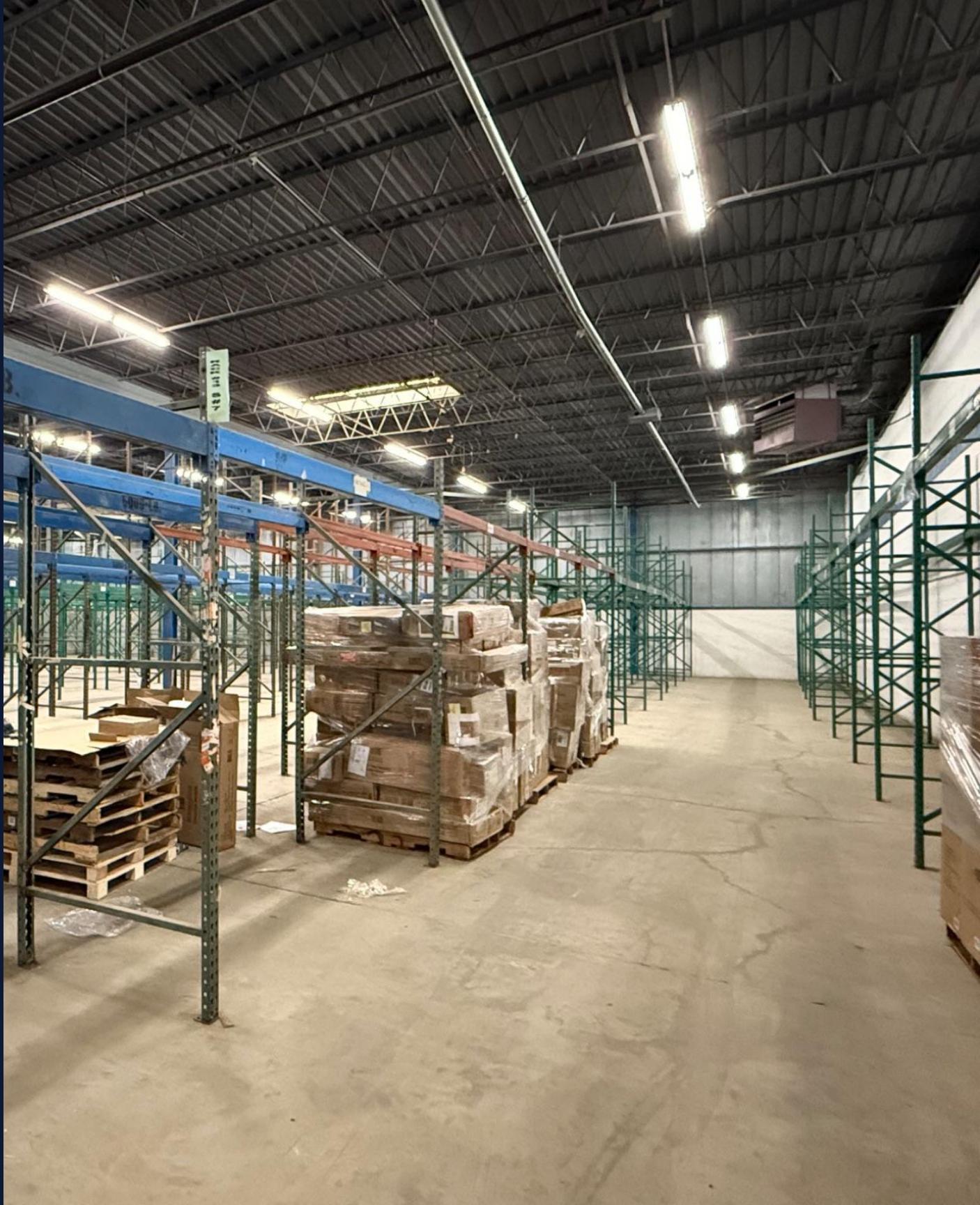




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PROPERTY OVERVIEW

Matthews™ is pleased to present 950–970 Tower Rd in Mundelein, Illinois, an adaptable

±38,359 SF industrial asset formerly operated as a furniture distribution center. The facility consists of two ±15,367 SF units and one ±7,625 SF unit, offering flexibility for single tenant or multi tenant occupancy.

Each unit features 18' clear heights, individual office space, heated and overhead fan cooled warehouse areas, and independent loading access. The configuration is well suited for a variety of distribution and manufacturing users.

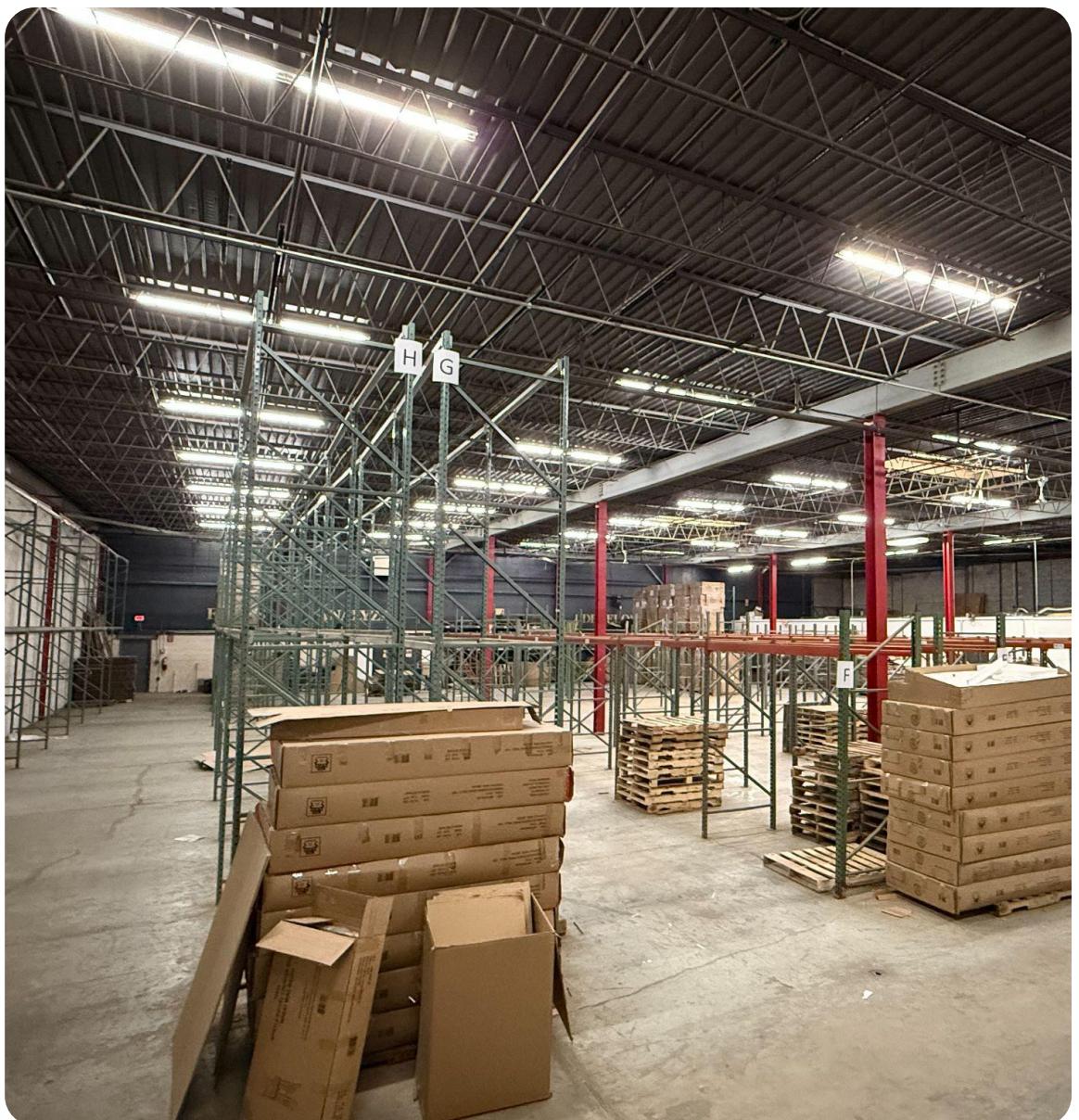
Located in the established Chicago suburb of Mundelein, the property benefits from strong surrounding demographics, with over ±118,000 residents within a five mile radius. The area offers access to a skilled labor pool, above average household incomes, and a diverse economic base that supports sustained demand for industrial space.



PROPERTY SUMMARY

Property Summary

Lease Rate	\$10.00/SF
Address	950 Tower Rd, Mundelein, IL 60060
Lease Rate	NNN
Real Estate Taxes	\$1.48/SF (2024)
Estimated CAM	\$1.41/SF
Year Built	1979
RBA	±7,625 - 38,359 SF
Coverage	44%
Lot Size	±2.00 AC
Construction	Masonry
Parking Spaces	28
Clear Height	18'
Sprinklers	Wet
Additional Notes	Metal storage racks available, HVAC and heat in office



UNIT SUMMARIES

970 Tower Rd

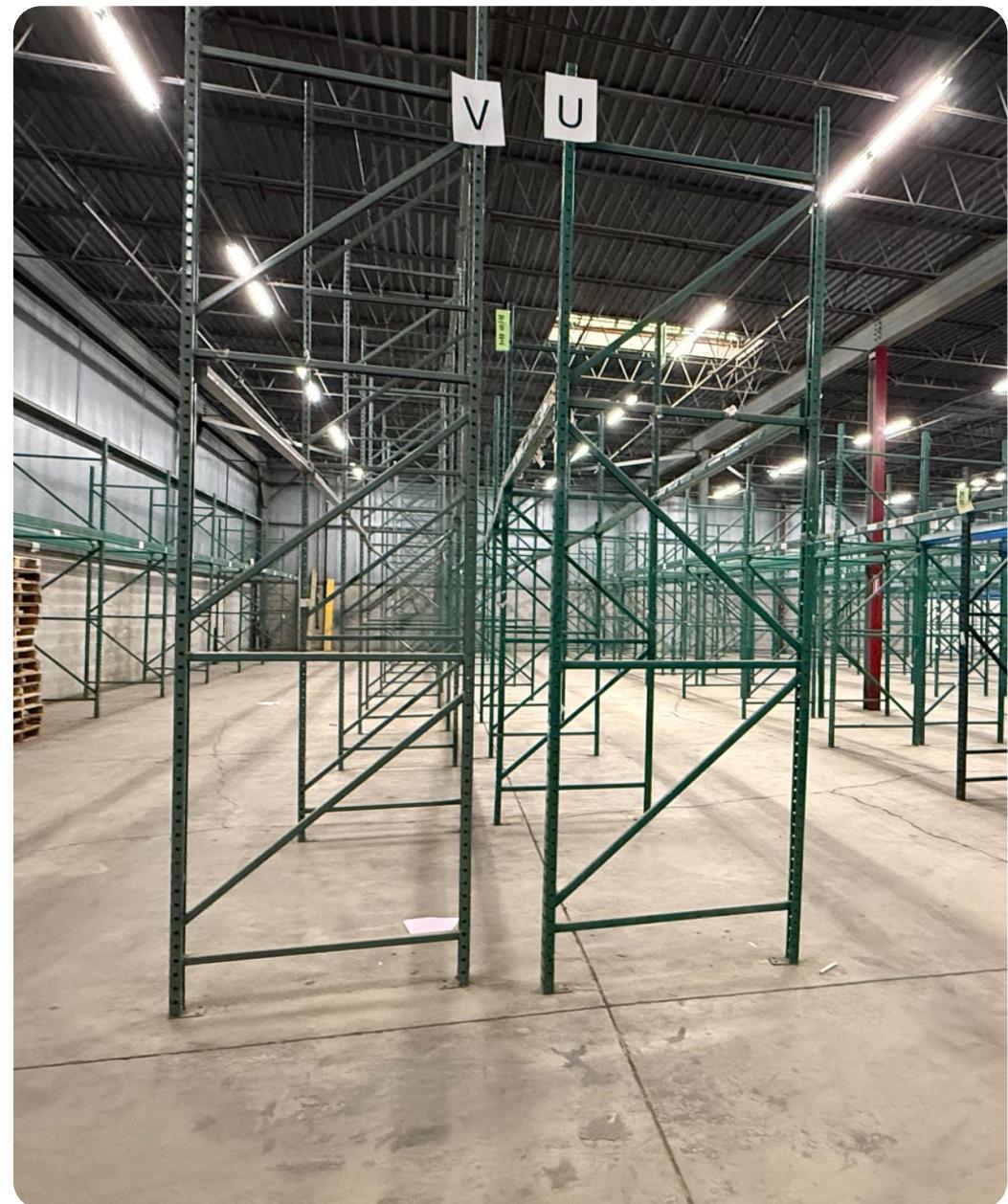
RBA	±7,625 SF
Power	400 amps, 3 phase
Loading Access	1 exterior dock, 1 drive in door (10' x 8')
Office	±1,000 SF
Mezzanine	±1,000 SF located above the office

960 Tower Rd

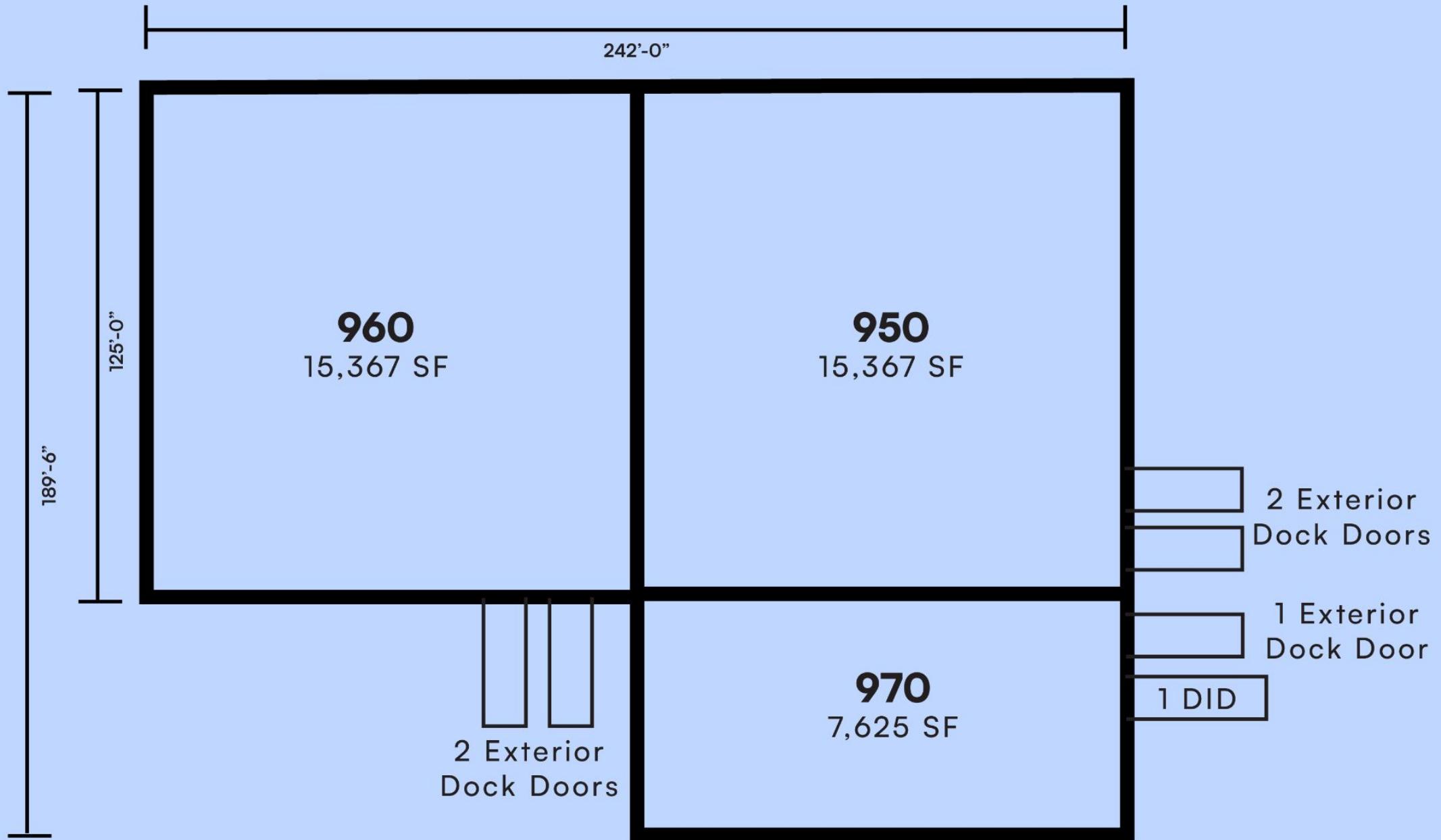
RBA	±15,367 SF
Power	800 amps, 3 phase
Loading Access	2 exterior dock doors
Office	±500 SF

950 Tower Rd

RBA	±15,367 SF
Power	1,200 amps, 3 phase
Loading Access	2 exterior dock doors
Office	±2,500 SF



FLOOR PLAN



LAKE COUNTY, IL

Market Demographics



31,560
Total Population

\$101,000
Median HH Income

11,500
of Households

71.3%
Homeownership Rate

17,260
Employed Population

26.4%
% Bachelor's Degree

38.2
Median Age

\$403,000
Median Property Value

Local Market Overview

Lake County, Illinois benefits from a strategic position within the northern Chicago metropolitan area, offering direct access to one of the nation's largest and most diverse regional economies. The county is characterized by a strong balance of residential communities, corporate campuses, and preserved open space, supporting both quality of life and long-term economic stability. Population growth has been steady, driven by highly rated school districts, a skilled labor force, and proximity to major employment corridors along Interstate 94 and U.S. Route 41. Extensive forest preserves, lakefront access, and recreational amenities further enhance the area's appeal to households and employers seeking a suburban environment with metropolitan connectivity.

The local economy is anchored by a mix of global corporate headquarters, advanced manufacturing, healthcare, and logistics operations, creating a diversified employment base. Lake County's transportation infrastructure includes commuter rail service via Metra, multiple interstate highways, and convenient access to O'Hare International Airport, supporting regional and national business activity.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,787	71,460	121,864
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,261	26,690	45,230
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$136,968	\$175,172	\$201,812

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 950 Tower Rd, Mundelein, IL, 60060 ("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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.