

1488 Bond Street

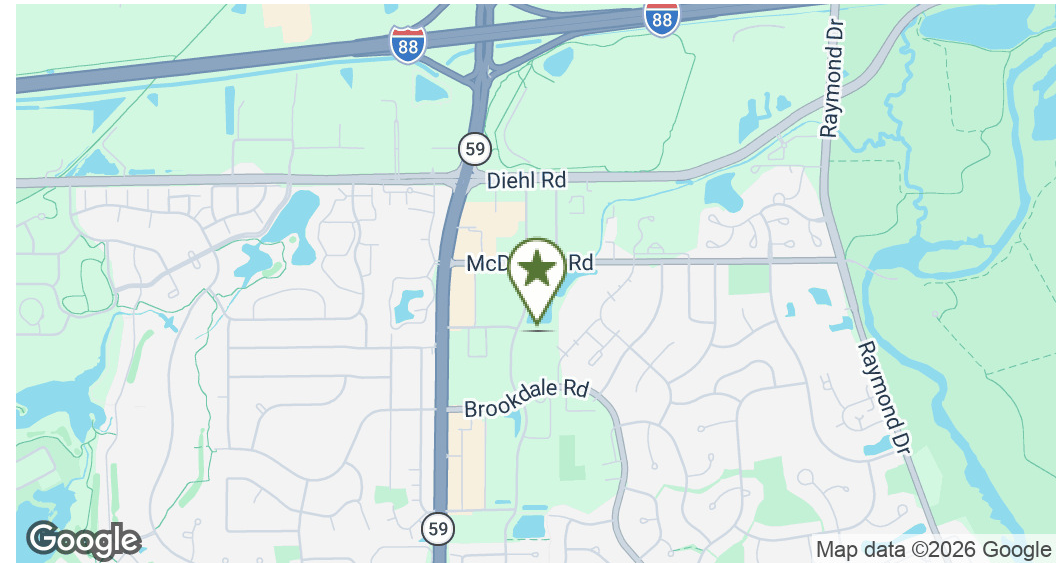
Naperville, IL 60563

OFFICE/INDUSTRIAL FLEX INVESTMENT FOR SALE



john
greene
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$3,450,000
NOI:	\$309,287
In-Place Cap Rate:	8.96%
Lot Size:	3.55 Acres
Building Size:	17,400 SF
Fire Suppression:	Fully Sprinklered (Wet)
Year Built:	1994
Zoning:	I-1, Naperville
County:	DuPage
Taxes:	\$42,570 (2025)

PROPERTY OVERVIEW

Two-Tenant investment sale with strong anchor Tenant occupying 81% of leasable space. Fully leased asset well located in affluent area with close access to I-88. Lower DuPage County taxes and a hard to beat Naperville address. I-1 Zoning, which adds future adaptive reuse potential with 0.6 acres of unused land for expansion or parking.

PROPERTY HIGHLIGHTS

- Strong anchor tenant with 7 years remaining on lease term
- Direct access
- Close proximity to Route 59 and I-88
- Ample parking - 61 spaces
- 0.6± ac of land for potential expansion or parking
- Low DuPage taxes
- High barrier to entry

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FINANCIAL SUMMARY

GROSS ANNUAL INCOME: \$444,534
GROSS ANNUAL EXPENSES: \$135,247
NOI: \$309,287

LEASE OVERVIEW

	UNIT 100	UNIT 101
Tenant Name:	Larson Engineering, Inc	Dog Training Elite
Unit SF:	14,100± sf	2,712± sf
Initial Lease Term:	30 years	5 years, 2 months
Lease Expiration:	1/1/2033	8/31/2028
Lease Type:	Full Service Gross	Full Service Gross
Renewal Options:	None	Two 3-year options
Guarantor:	Corporate	Personal

Full Service Gross Lease: Landlord responsible for all repairs, maintenance, taxes, insurance, utilities.



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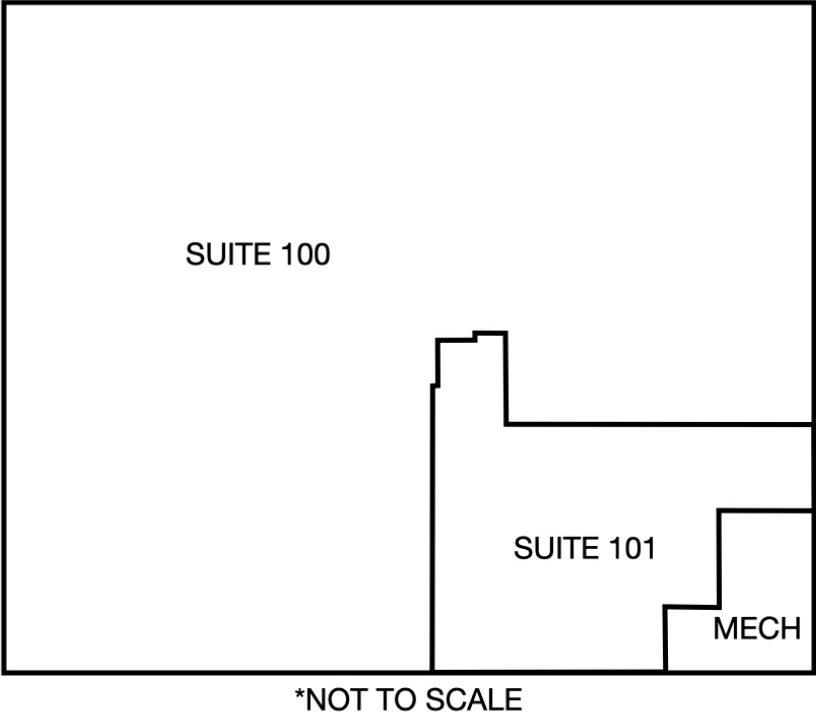
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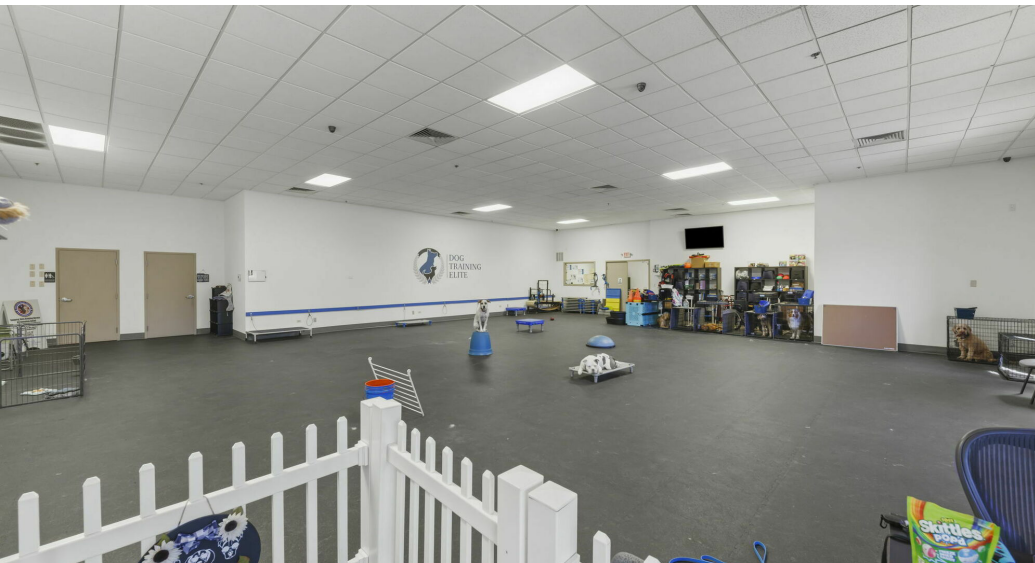
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INVESTMENT OVERVIEW

IDEAL DUPAGE COUNTY LOCATION WITH NATIONAL ANCHOR TENANT

- Located in DuPage County, one of the Chicago region's most established and economically resilient business markets
- Backed by nationally recognized tenant with approximately 7 years left on their 30 year lease term, providing long-term income stability

VERSATILE BUILDING DESIGN + FUTURE ADAPTABILITY

- Zoned I-1 under City of Naperville municipal code, accommodating a broad spectrum of permitted uses
- Flexible configuration provides long-term adaptability as tenant and market demands evolve

PRIME ACCESS TO MAJOR TRANSPORTATION INFRASTRUCTURE

- Approximately 1 mile from Interstate 88 (East-West Tollway)
- Less than 0.5 miles from Route 59, a major north-south commercial corridor
- Approximately 2 miles from the Naperville Metra BNSF commuter rail

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TENANT OVERVIEW

Company:	Larson Engineering, Inc
Founded:	1979
Locations:	13 offices across the US
Chicagoland Headquarters:	1488 Bond Street, Naperville, IL
Website:	https://www.larsonengr.com/about-larson/

TENANT DETAILS

Larson Engineering is a nationally recognized engineering firm with nearly 50 years of industry excellence. Founded in 1979, Larson has grown from a single office into a trusted partner operating across all 50 states, with 13 offices spanning the U.S. Specializing in structural, civil, process industrial, and curtain wall engineering, Larson brings a high-caliber professional workforce and a reputation for innovation to our property. As a 100% employee-owned (ESOP) company, Larson attracts top-tier talent and fosters a culture of accountability, teamwork, and long-term commitment – a valued tenant at this location since 2003.

LEASE OVERVIEW

Unit:	100
Unit SF:	14,110± sf + 950± sf mezzanine
Lease Type:	Full Service Gross
Initial Lease Term:	30 years
Lease Expiration Date:	1/1/2033
Rent Escalations:	CPI (3% minimum)
Renewal Option:	None

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TENANT OVERVIEW

Company:	Dog Training Elite Western Chicago, LLC
Founded:	1995
Locations:	Over 300 franchises
Headquarters:	Lehi, Utah
Website:	https://dogtrainingelite.com/naperville

TENANT DETAILS

Dog Training Elite Western Chicago brings a distinctive and in-demand service to our property, offering professional dog training for the Naperville community and surrounding area. A family-owned business with over 40 years of experience, Dog Training Elite specializes in strengthening the bond between owners and their dogs, offering everything from basic obedience and puppy training to advanced service dog and therapy dog programs. Their award-winning, balanced training approach is designed for lasting results – working with dogs of any breed, size, or age – and their consistently strong customer reviews reflect a loyal and growing local clientele. A tenant at this location since 2023, Dog Training Elite has committed to the property with a 5-year lease and two renewal options, underscoring their long-term investment in the space and the community

LEASE OVERVIEW

Unit:	101
Unit SF:	2,712± sf
Lease Type:	Full Service Gross
Initial Lease Term:	5 Years, 2 Months
Lease Expiration Date:	8/31/2028
Rent Escalations:	CPI-U (3% minimim, not to exceed 5%)
Renewal Options:	Two 3-year options

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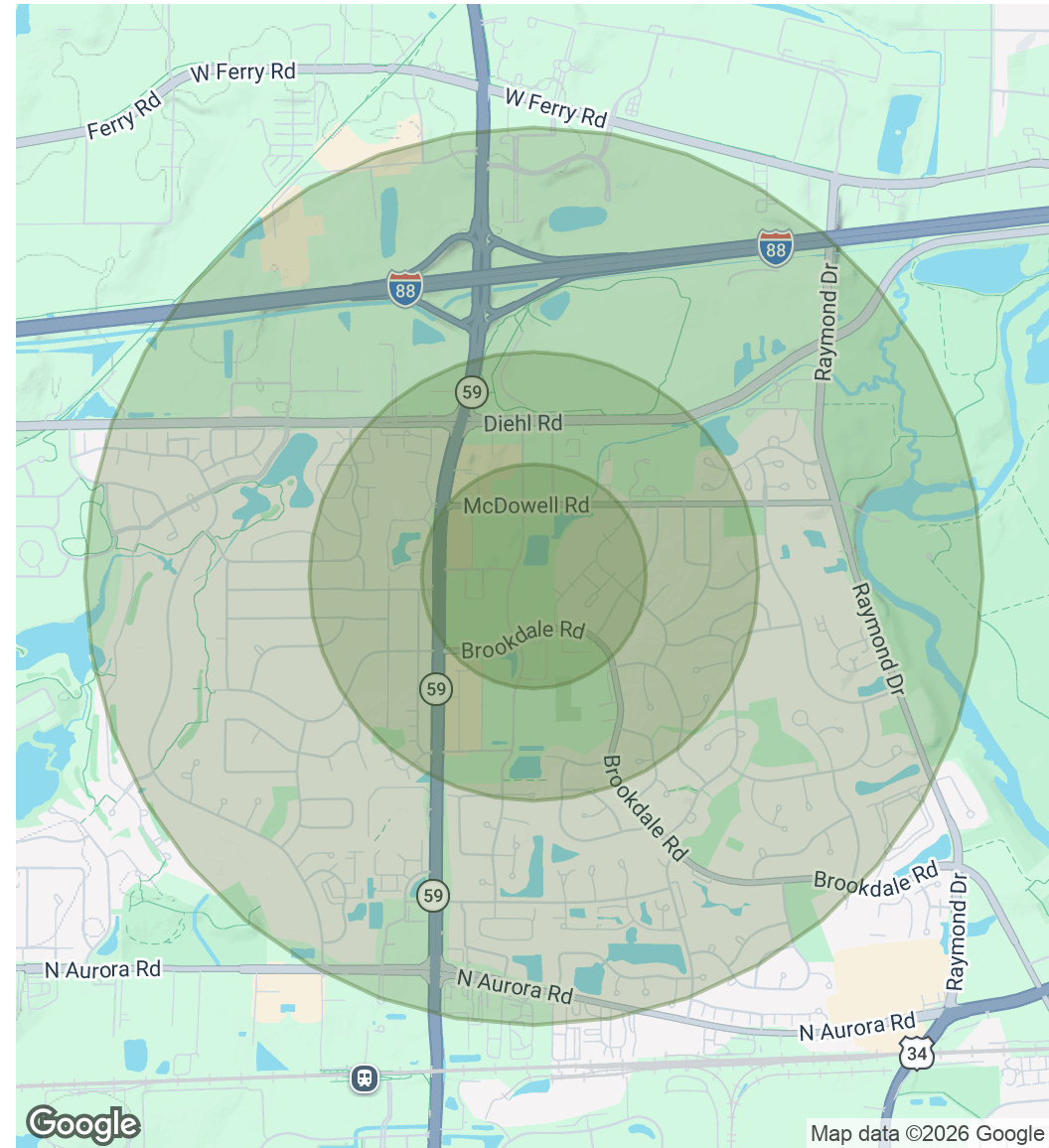
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,034	3,786	11,778
Average Age	33.8	34.1	35.0
Average Age (Male)	32.6	30.3	31.9
Average Age (Female)	39.5	41.2	39.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	465	1,694	5,076
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$140,352	\$126,725	\$126,557
Average House Value	\$429,262	\$372,205	\$367,927

2023 American Community Survey (ACS)



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