



kw COMMERCIAL

SINGLE-TENANT FLEX/INDUSTRIAL NET-LEASED CONDO

2108 W. FERRY RD, UNIT 101, NAPERVILLE, IL 60563 | OFFERING MEMORANDUM

PROPERTY OVERVIEW

Fortino Real Estate Group is pleased to present a fully leased modern flex/industrial condominium located in Naperville’s Iron Gate Motor Plaza, a premier auto-centric business park. Built in 2017, this two-story, 5,697 square foot unit offers a mix of high-clear warehouse and premium office/showroom finishes, making it ideal for investors seeking a turnkey income-producing asset.

The property is leased to Motive Archive, a specialized automotive marketing company that photographs, lists, and markets high-end vehicles for sale through online auction platforms. Motive Archive recently executed a new three-year triple net (NNN) lease with a three-year renewal option and 2.5% annual rent escalations, providing stable income and long-term upside.

The facility features a high-end showroom and service area on the first floor with radiant floor heating, floor drains, and high-bay LED lighting, along with a second-floor office suite that includes a kitchen, bathroom, and additional workspace. As part of a professionally managed condominium association, exterior maintenance and landscaping are handled by the association, allowing investors to enjoy a hands-off ownership experience.

| PROPERTY HIGHLIGHTS | |
|---------------------|--|
| Building Size: | 5,697 SF Two-Story Flex/Industrial Condominium |
| Year Built: | 2017 Construction With Modern Finishes |
| Tenant: | Motive Archive – specialty automotive marketing and sales |
| Lease Structure: | New 3-year NNN lease with 3-year renewal option |
| Rent Increases: | 2.5% annual escalations |
| Clear Height: | 20 feet with open-span design |
| Power: | Heavy 3-phase power suitable for industrial use |
| Association: | Professionally managed condo association covering exterior maintenance |

PROPERTY OVERVIEW

88

0.7 Miles to
I-88 Ramp

59

0.5 Miles to
Route 59

Located in
DuPage County

Metra

5.9 miles to
Metra Station

PROPERTY DETAILS

| | |
|-------------------------|---|
| Property Address | 2108 W. Ferry Rd Unit 101, Naperville, IL 60563 |
| Property Type | Retail / Industrial |
| Listing Price | \$1,295,000 |
| NOI | \$91,152 |
| Cap Rate | 7.03% |
| Rent Increases | 2.5% Annually |
| Lease Commencement Date | November 1, 2025 |
| Lease Expiration Date | October 31, 2028 |
| Option Periods | (1) - 3 Year Option |
| Building Size | 5,697 |
| # Units | Single Tenant |
| Lot Size | Condominium Unit |
| Year Built | 2017 |
| Zoning | I (Industrial) |
| Utilities | Separately Metered Gas, Electric & Water |
| Power | 3-Phase Heavy Power |
| HVAC | Office HVAC - Warehouse Radiant Heating |
| Sprinkler System | Wet Sprinkler System |
| Roof Type / Age | Pitched Metal |
| Clear Height | 20' |
| Drive In Doors | DID (2) 8'X12', (1) 10'X12' |
| PIN | 07-04-206-002 |
| Taxes | \$17,132.48 |



BRIGHTON AUTO DETAILING

Professional Detailing Services

- | | | |
|-------------------|-------------------------|-------------------------|
| • Scratch Removal | • Paint Correction | • Shampooing & Waxing |
| • Touch-Up Paint | • Wheel-Free Polishing | • Paint Protection Film |
| • Window Tinting | • "Show Car" Detailing | • Leather Repair |
| • Wheel Repair | • Ceramic Paint Coating | • Hand Washing |





THE TENANT

Motive Archive The Collector's Resource



TENANT DETAILS

Type: Car Collection Documentation and Management

Locations: Chicago and San Francisco

Lease Commencement November 1, 2025

Lease Expiration: October 31, 2028

Options: (1) - 3 Year Option

SERVICES

- Photo + Video
- Detailing
- Select Service
- Auction Assistance
- Document Scanning/Sorting
- Shipping Assistance

Motive Archive combines powerful collection management tools with elegant presentation features, making it effortless to organize, showcase, and share your automotive passion. Designed for enthusiasts, collectors, and professionals alike, it's a comprehensive platform for managing every detail of your vehicles and collection.

EFFORTLESS ORGANIZATION: Manage and display your cars with customizable galleries, professional photography tools, and elegant themes. Choose to share your collections publicly or keep them private.

SMART SCHEDULING: From car shows to maintenance, stay in control with an intuitive calendar that tracks service history, upcoming events, and sends reminders so you never miss a date.

COMPREHENSIVE DOCUMENTATION: Keep detailed records, monitor market values, and store insurance information, all in one secure, accessible place.

Whether your collection includes one car or one hundred, Motive Archive helps you transform your automotive passion into a beautifully curated legacy.

ABOUT IRON GATE MOTOR CONDOS

'Every Car Enthusiasts Dream'

IRON GATE
MOTOR CONDOS

The area's first, exclusive residence for classic, collector or exotic vehicles: Iron Gate Motor Condos, a 45-acre luxury high-end garage complex facility, offers owners a highly secure, temperature-controlled environment and the camaraderie of frequent car shows and events. Owners can enjoy convenient access to auto-related services such as detailing, mechanics, insurance, maintenance (oil changes, battery service, tire work), all on campus.

Features & Amenities:

- ⦿ Highly secure gated campus with automated security and safe access 24/7
- ⦿ Choice of unit location and size ready for your personal design choices
- ⦿ Convenient car-related retail plaza on site for "one-stop" shopping
- ⦿ Scenic views of a 22 acre nature preserve in the nationally recognized community of Naperville, IL, with bike path access
- ⦿ Spacious, safe, and temperature controlled individual spaces
- ⦿ An exclusive yet fun environment with frequent events and the camaraderie of other passionate collectors
- ⦿ Timeless design and quality construction are evident throughout the facility



MARKET OVERVIEW

NAPERVILLE, ILLINOIS

Situated about 30 miles west of downtown Chicago, Naperville stands out as a premier suburban city known for its exceptional livability, highly rated public schools, and family-friendly neighborhoods. It consistently ranks among the best cities to live in across the U.S. It was named #1 Best City to Live in America by Niche in both 2024 and 2025, praised for its safe, family-friendly environment, top schools, and strong housing market. The city also earned a very high LivScore of 862/1000, reflecting excellent amenities, cleanliness, and overall quality of life.

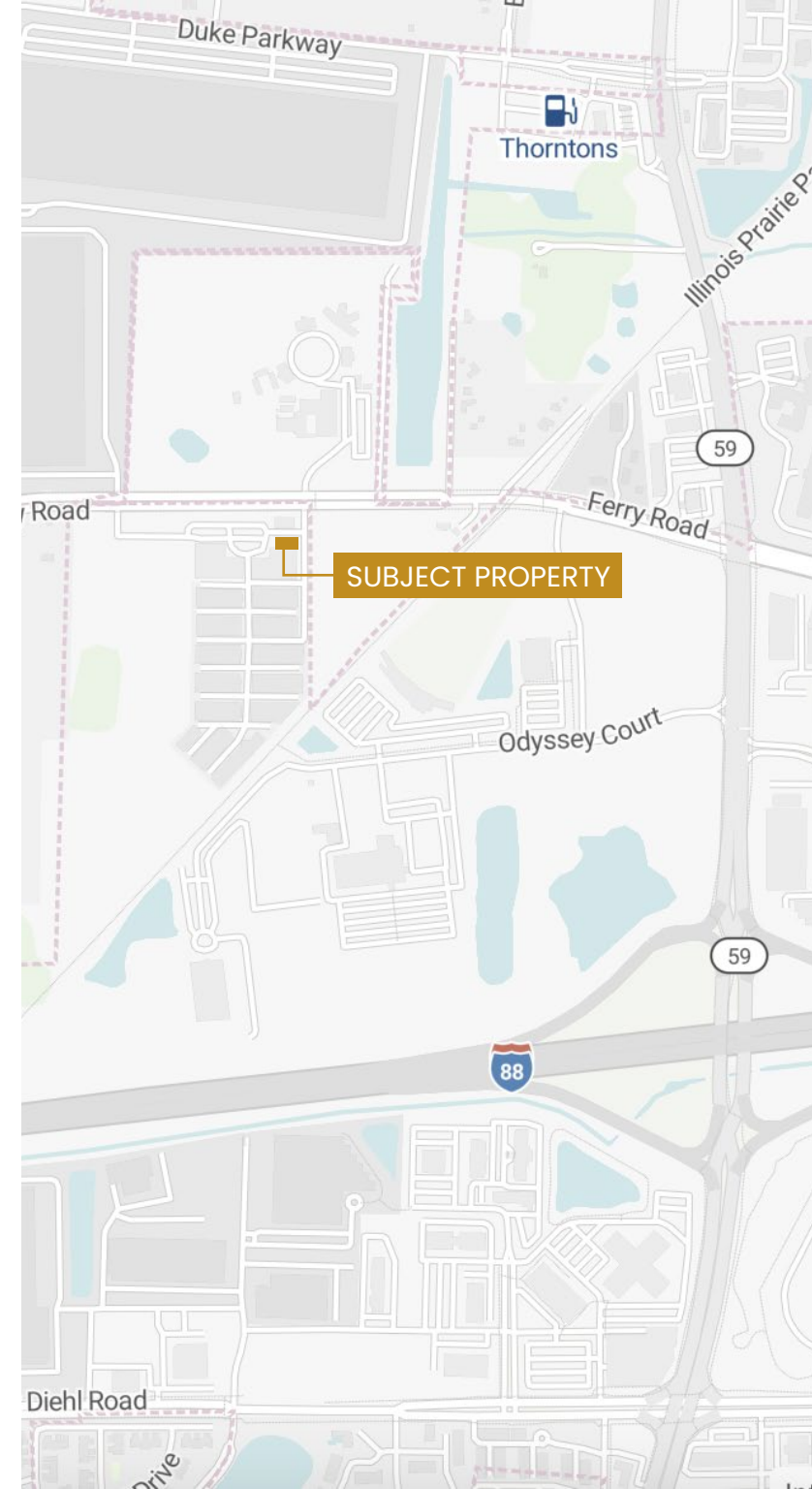
Naperville offers excellent connectivity with direct access to I-88, I-355, Route 59, Ogden Avenue, and Washington Street, plus two Metra BNSF stations for 45–55 minute commutes to Chicago, and proximity to O'Hare and Midway airports within 30–40 minutes. Immediate proximity makes Naperville an ideal hub for distribution, logistics, and light manufacturing.

Downtown Naperville is especially appealing to young professionals, families, and retirees who want walkability, entertainment, and access to top-ranked schools. It's often described as having a small-town atmosphere with big-city conveniences.

MARKET OVERVIEW

DEMOGRAPHIC SNAPSHOT

| | 3-Mile | 5-Mile |
|--------------------------|-----------|-----------|
| 2024 Population | 49,187 | 165,569 |
| 2024 Households | 19,315 | 61,094 |
| Annual Growth 2020-2024 | 0.6% | 0.3% |
| Avg Household Size | 2.50 | 2.60 |
| Median Home Value | \$331,128 | \$349,494 |
| Avg Household Income | \$128,189 | \$133,254 |
| Median Age | 38.70 | 38.80 |
| Education | | |
| Some High School | 2,189 | 8,688 |
| High School Graduate | 4,916 | 17,762 |
| Some College, No Degree | 7,657 | 25,023 |
| Associate Degree | 1,886 | 7,510 |
| Bachelor's Degree | 11,540 | 35,246 |
| Advanced Degree | 7,794 | 26,129 |
| Employment | | |
| Civilian Employed | 27,360 | 90,612 |
| Civilian Unemployed | 875 | 3,238 |
| Civilian Non-Labor Force | 11,127 | 38,728 |
| U.S. Armed Forces | 64 | 159 |



NEARBY DEVELOPMENT: BLOCK 59



“Brixmor Property Group announced the start of a \$53 million redevelopment and reconfiguration of Westridge Court to create a new restaurant and entertainment district, branded Block 59, at the corner of Route 59 and Aurora Avenue in Naperville, one of the most desirable neighborhoods in Chicago. They entrusted our Mixed-Use & Master Planning team to ideate a new entertainment-centered neighborhood experience.

The 91,000 square foot project will elevate Westridge Court’s dining options through the construction of multiple outparcels for favored brands such as The Cheesecake Factory, Yard House, Ruth’s Chris Steak House, Piccolo Buco by Cooper’s Hawk, Shake Shack, Stan’s Donuts, First Watch, Fresh Fin, Crisp & Green and Velvet Taco. This stellar dining lineup will join currently open Lazy Dog Restaurant and furniture retailer Water E. Smithe.

Plans include an open-air central plaza which will serve as a public gathering place as well as host community events year-round surrounded by new outdoor restaurant patios. The project includes a new valet area, wayfinding signage, landscaping, energy-efficient lighting and improved pedestrian and vehicular circulation.”

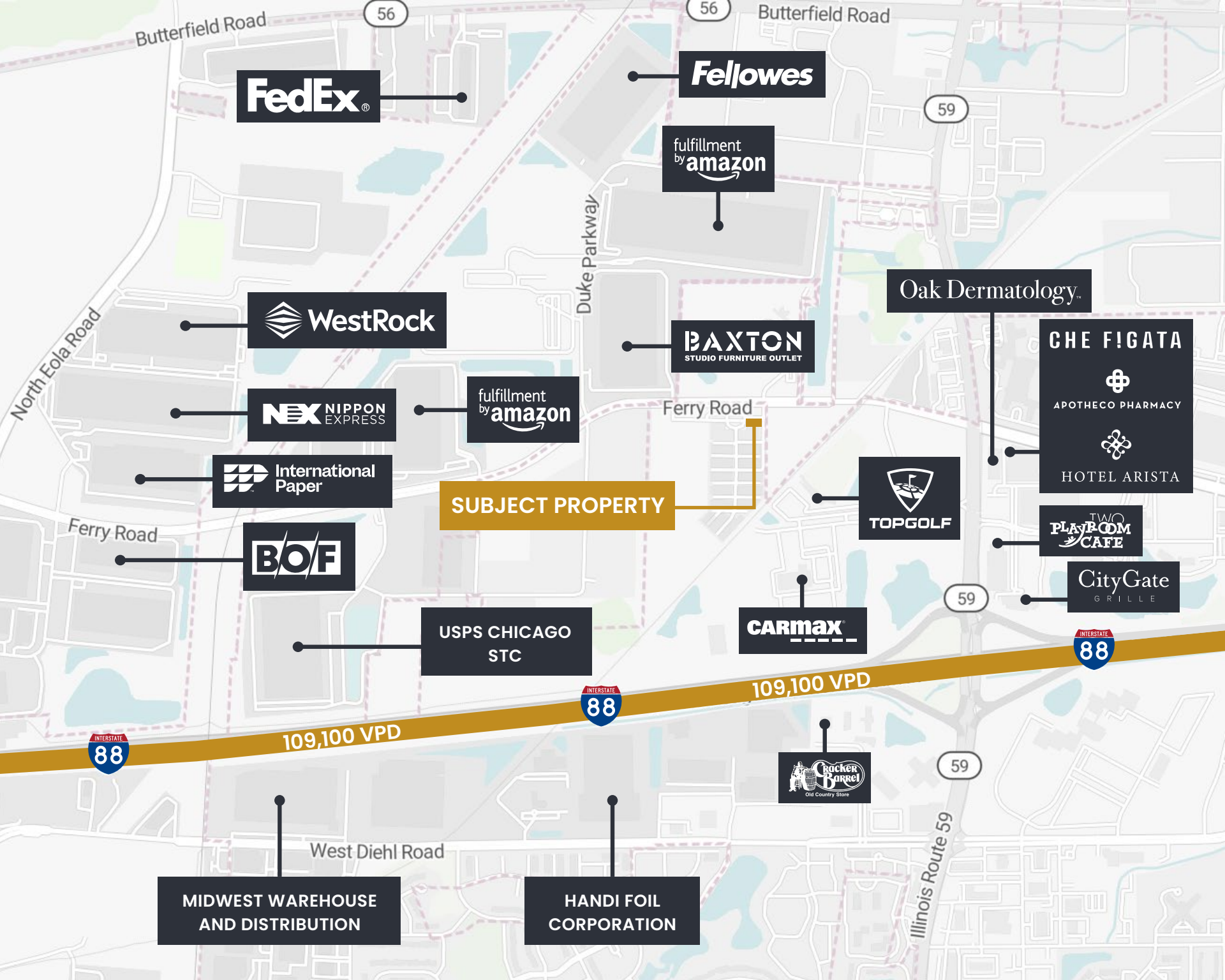
“Block 59: Naperville’s newest dining and entertainment destination”. By: Nelson.



SUBJECT PROPERTY

FERRY ROAD





FedEx

Fellowes

fulfillment
by
amazon

WestRock

NEX NIPPON
EXPRESS

fulfillment
by
amazon

BAXTON
STUDIO FURNITURE OUTLET

Oak Dermatology

CHE FIGATA
APOTHECO PHARMACY
HOTEL ARISTA

International
Paper

SUBJECT PROPERTY

TOPGOLF

PLAYROOM
CAFE

CityGate
GRILLE

Ferry Road

BOF

USPS CHICAGO
STC

CARMAX

59

59

INTERSTATE
88

INTERSTATE
88

INTERSTATE
88

109,100 VPD

109,100 VPD

West Diehl Road

MIDWEST WAREHOUSE
AND DISTRIBUTION

HANDI FOIL
CORPORATION

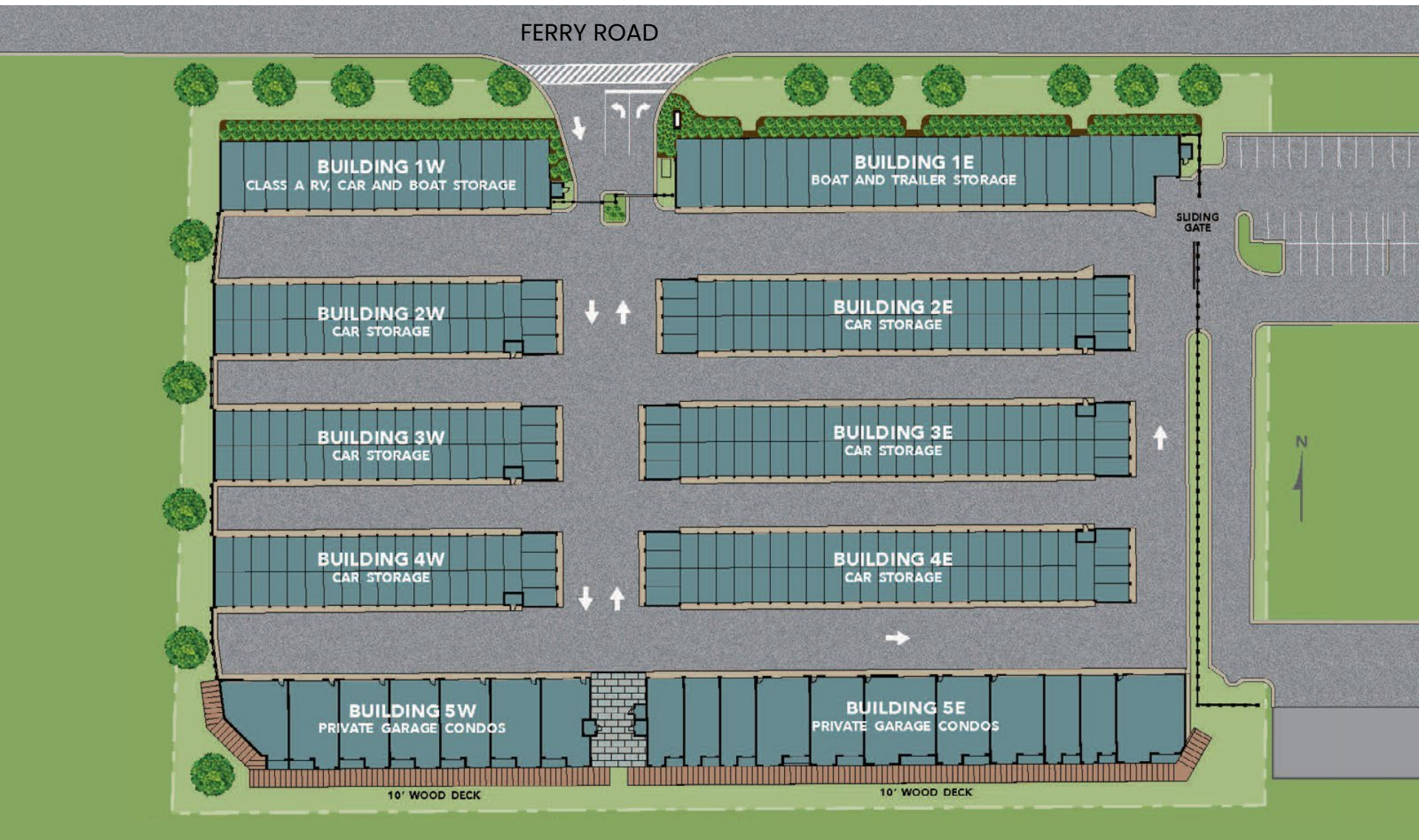
Cracker
Barrel
Old Country Store

Illinois Route 59

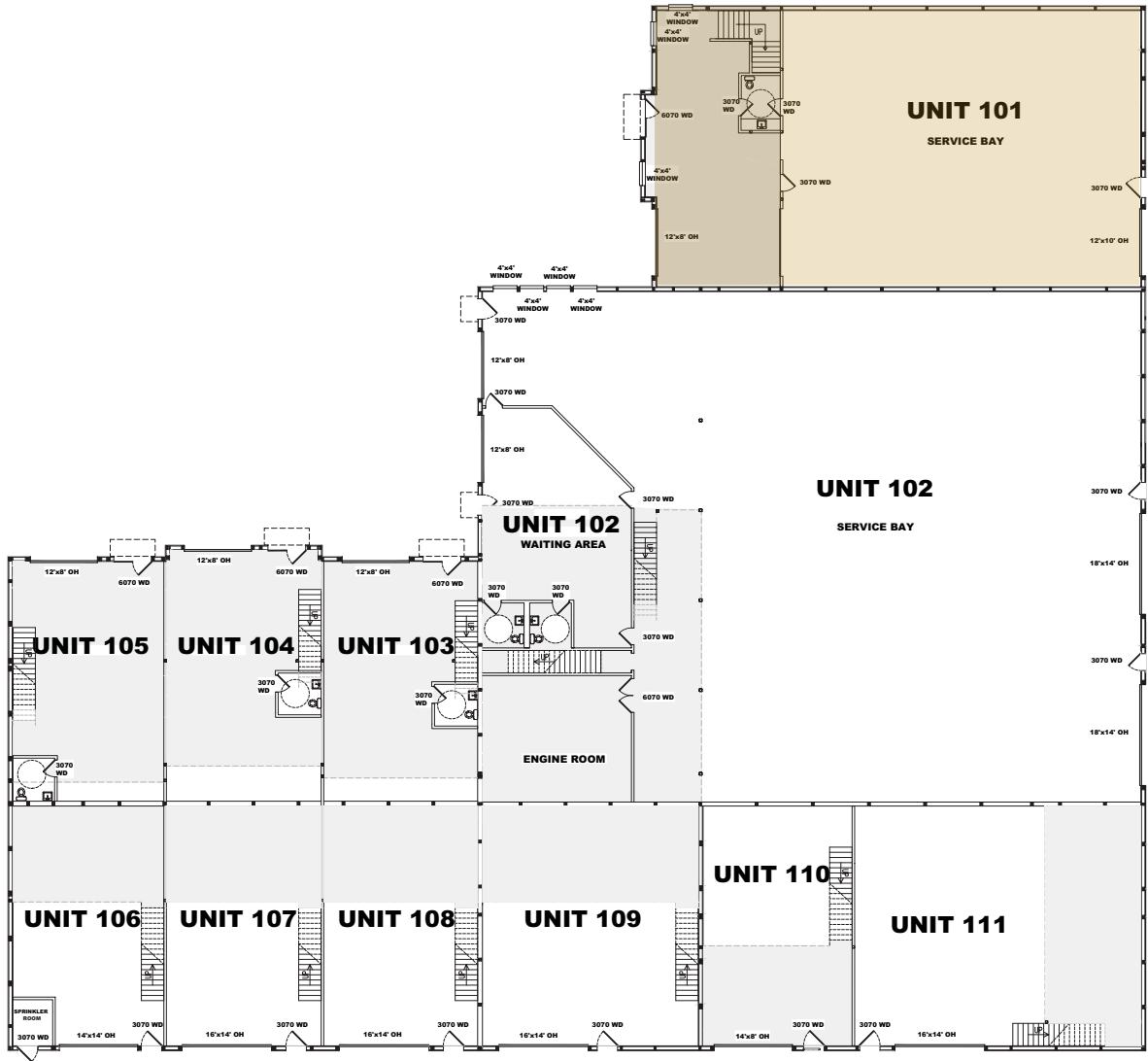
SITE PLAN



SITE PLAN: EXPANSION

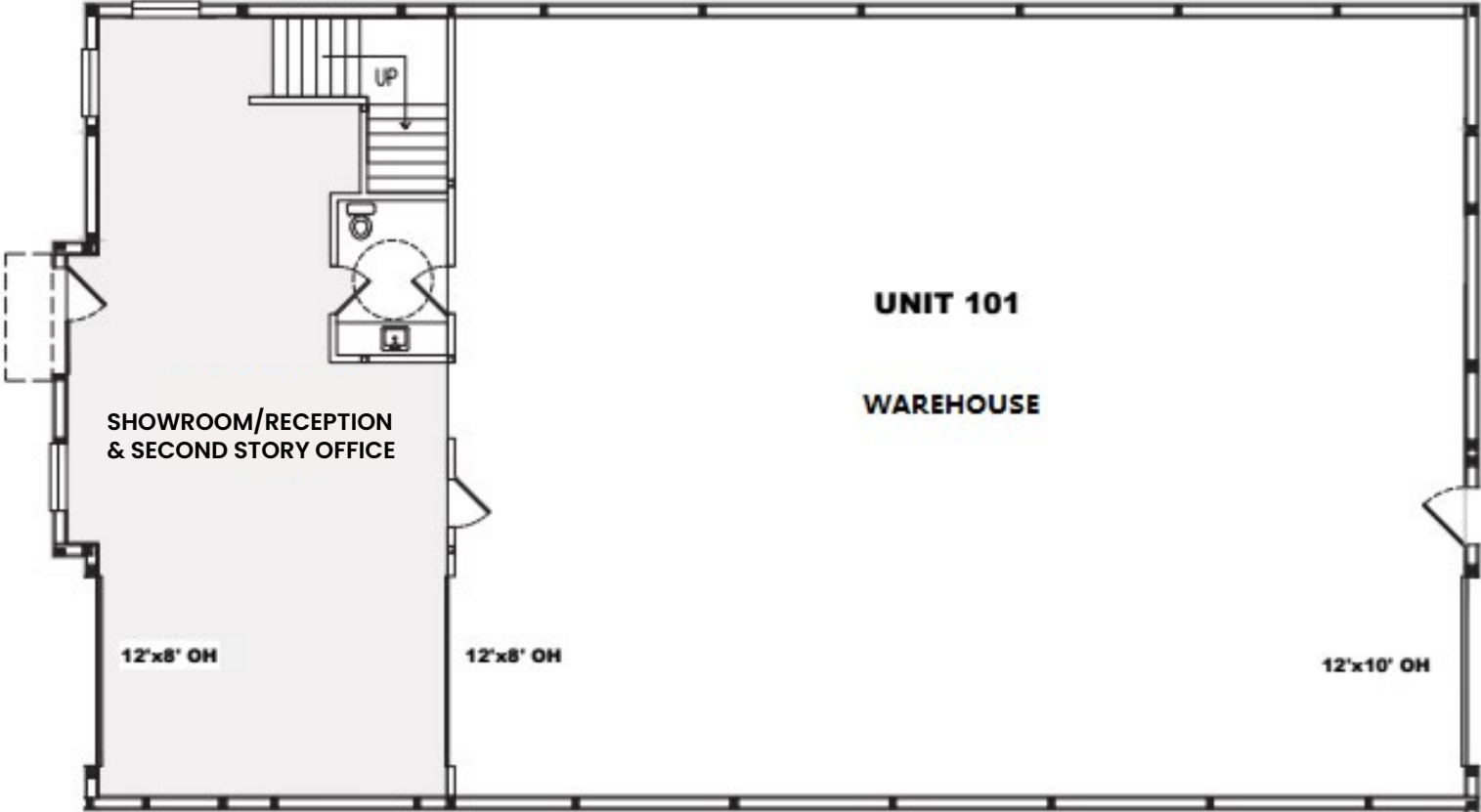


BUILDING FLOOR PLAN

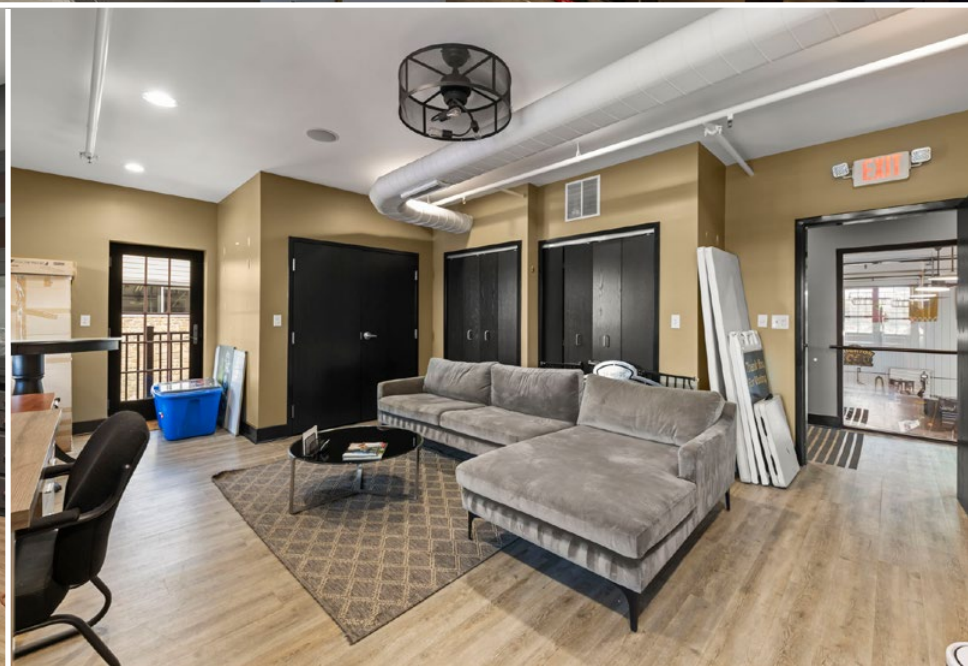


Grey Shading Indicates 2nd Story

FLOOR PLAN









FORTINO

REAL ESTATE GROUP

SINGLE-TENANT FLEX/INDUSTRIAL
NET-LEASED CONDO

2108 W. FERRY RD, NAPERVILLE, IL
OFFERING MEMORANDUM

ADAM FORTINO

KW Commercial

C: (630) 546-4276

E: Adam@FortinoCRE.com

KWCOMMERCIAL