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For Sale

61-95 Oakwood Road  
Lake Zurich, IL 60047

Multi-Tenant Industrial/Flex  
Investment Opportunity

Marcus & Millichap  
DOUGHTY INDUSTRIAL GROUP

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## THE OPPORTUNITY

The Doughty Industrial Group of Marcus & Millichap is pleased to present the sale offering of 61-95 Oakwood Road in Lake Zurich, Illinois, a fully stabilized multi-tenant industrial/flex investment opportunity.

The subject property is in Lake County just north of East Main Street and downtown Lake Zurich. This business park is ideally within proximity to many national retail brands as well as Lake Zurich High School.

The subject property is  $\pm 54,688$  rentable square feet and is comprised of nine (9) units, leased to seven (7) different tenants. The property is anchored by Bureau Veritas of North America, which occupies a total of  $\pm 22,104$  rentable square feet. Bureau Veritas is a recognized world leader in testing, inspection and verification services. Headquartered in Paris, France, Bureau Veritas reported total revenue of €6.47 billion in 2025.

The purchase of this offering presents an investor with the opportunity to own a stabilized multi-tenant flex/industrial asset. With a list price of \$5,575,000, the investment offering will generate an in-place net operating income of \$447,962 in Year 1, which equates to a capitalization rate of 8.04%.





## OPPORTUNITY HIGHLIGHTS

- Stabilized multi-tenant industrial/flex investment opportunity
- Significant anchor tenant | Bureau Veritas of North America, Inc. | €6.47 billion total revenue in 2025
- Tight multi-tenant flex/industrial submarket | 3.7% vacancy rate for Class B & C multi-tenant industrial/flex product within a two-mile radius
- Affluent Lake Zurich submarket | \$236,000+ average household income within three-mile radius
- Low Lake County real estate taxes

**Property Address**  
61-95 Oakwood Road  
Lake Zurich, IL 60047

**Total Lot Size**  
±4.00 Acres

**Parcel ID**  
1416301020

**Total Building GLA**  
±54,688 SF

**Year Built**  
1989

**Zoning**  
*I - Industrial*

**\$5,575,000**  
Sale Price

**\$447,962**  
NOI

**8.04%**  
Cap Rate

[Click here to access deal room](#)

## FINANCIAL OVERVIEW

Pricing	
	Current
Net Operating Income	\$447,962
CAP Rate	8.04%
<b>Price</b>	<b>\$5,575,000</b>
Price/SF	\$101.94

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Debt/Equity Type	Bank - Fixed
Maximum LTV	70.0%
Max Loan Proceeds	\$3,902,500
Loan Term (Years)	5 Years
Amortization (Years)	25 Years
Interest Only	None
Index	5 Year UST
Index Pricing	3.86%
Spread	2.40%
Estimated Interest Rate	6.26%
Recourse	Full Recourse
Amortizing	
Annual Debt Service	(\$309,126)
DSCR	1.37x
Interest Only	
Annual Debt Service	(\$244,179)
DSCR	1.74x
Debt Yield	
Debt Yield	10.86%

## INCOME & EXPENSE SUMMARY

Income Summary		
	Current	Per SF
<b>Income</b>		
Base Rent		
Occupied	\$551,008	
Vacant	\$0	
<b>Gross Potential Rental Income</b>	<b>\$551,008</b>	<b>\$10.08</b>
<b>Loading Dock Rent</b>	<b>\$5,400</b>	
Expense Reimbursements		
Taxes	\$81,204	
CAM	\$85,594	
<b>Total Expense Reimbursement</b>	<b>\$166,798</b>	<b>\$3.05</b>
<b>Gross Potential Income (GPI)</b>	<b>\$723,207</b>	<b>\$13.22</b>
<b>Effective Gross Income (EGI)</b>	<b>\$723,207</b>	<b>\$13.22</b>
Total Operating Expenses	\$275,245	\$5.03
<b>Net Operating Income</b>	<b>\$447,962</b>	<b>\$8.19</b>
Debt Service	\$309,213	
<b>Net Cash Flow after Debt Service</b>	<b>\$138,749</b>	

Expense Summary		
	Current	Per SF
<b>Operating Expenses</b>		
Taxes	\$134,000	\$2.45
Insurance	\$15,000	\$0.27
CAM		
Misc.	\$10,140.00	
R&M	\$29,477.00	
Snow Removal	\$14,000.00	
Janitorial	\$11,800.00	
Landscape Maint.	\$12,000.00	
Utilities	\$19,900.00	
Total CAM	\$97,317	\$1.78
Management Fee	\$28,928	\$0.53
<b>Total Operating Expenses</b>	<b>\$275,245</b>	<b>\$5.03</b>

**Notes:**

- 1) Assumed Analysis Start Date of 4/1/26
- 2) Real Estate Taxes - assumed 3% increase over 2025 appealed tax amount

## RENT ROLL

Tenant Summary											
Suite	Tenant	SF	% Pro Rata	Monthly Rent	Annual Rent	Rental Rate	Rental Structure	Rental Options	Rental Increases	Lease Commence	Lease Expiration
61	Civitas Circle	6,265	11.46%	\$4,400.00	\$52,800.00	\$8.43	2021 BY (Tax Only)	None	4.50% Annual	2/1/24	1/31/30
63	Extra Wide Socks**	1,000	1.83%	\$375.00	\$4,500.00	\$4.50	Net	None	None	5/1/24	4/30/27
75	Extra Wide Socks**	7,005	12.81%	\$2,626.88	\$31,522.50	\$4.50	Net	None	3.00% Annual	5/1/24	4/30/28
65	Formula 1 Cheer	10,252	18.75%	\$4,310.00	\$51,720.00	\$5.04	Net	One (1), 5-Year	3.00% Annual	3/23/21	3/31/28
67	First Step USA	4,202	7.68%	\$3,139.05	\$37,668.60	\$8.96	2022 BY	None	2.00% Annual	2/1/22	1/31/27
85	Mark Giannechini	3,091	5.65%	\$3,000.00	\$36,000.00	\$11.65	Gross	One (1), 2-Year	3.00% Annual	4/1/26	3/31/28
87	United Adhesives	769	1.41%	\$680.00	\$8,160.00	\$10.61	Gross	None	3.00% Annual	12/1/23	11/30/26
89 & 95	Bureau Veritas	22,104	40.42%	\$26,904.71	\$322,856.55	\$14.61	Net	Two 5-year	2.50% Annual	8/1/21	12/31/29
<b>Occupied</b>		<b>54,688</b>	<b>100.00%</b>	<b>\$45,435.64</b>	<b>\$545,227.65</b>	<b>\$9.97</b>					
<b>Vacant</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>					

### Notes:

1) Base rents shown in rent roll reflect an analysis start date of 4/1/26

\*\* Per ownership, lease extensions for both of Extra Wide Socks' units are out for signature; Suite 63 will be a one-year extension and Suite 75 will be a two-year extension, both at \$4.50 NET.

## ABOUT THE TENANT, BUREAU VERITAS

Bureau Veritas is a global leader in testing, inspection, and certification, operating in more than 1,600 locations worldwide. Backed by nearly two centuries of expertise, the firm helps clients improve performance and reduce risk by ensuring assets, infrastructure, and operations meet rigorous standards for quality, safety, and sustainability.



**BVNA supports the full real estate lifecycle through data-driven assessments, risk mitigation, and project execution—helping clients make informed, strategic decisions.**

### Integrated Real Estate Services

BVNA provides comprehensive support across all phases of the asset lifecycle, including:

- Property and facility condition assessments
- Capital planning and asset management
- Environmental and engineering consulting
- Construction monitoring and project management
- Code compliance and due diligence

Their multidisciplinary approach allows clients to evaluate risk, optimize performance, and execute projects with confidence.

Serving  
**400,000**  
Clients Around the World

Employing  
**83,000**  
People Around the World

Working in  
**140**  
Different Countries

### Boiler & Pressure Vessel Inspections



### Oil & Gas Inspections



### Asset Management



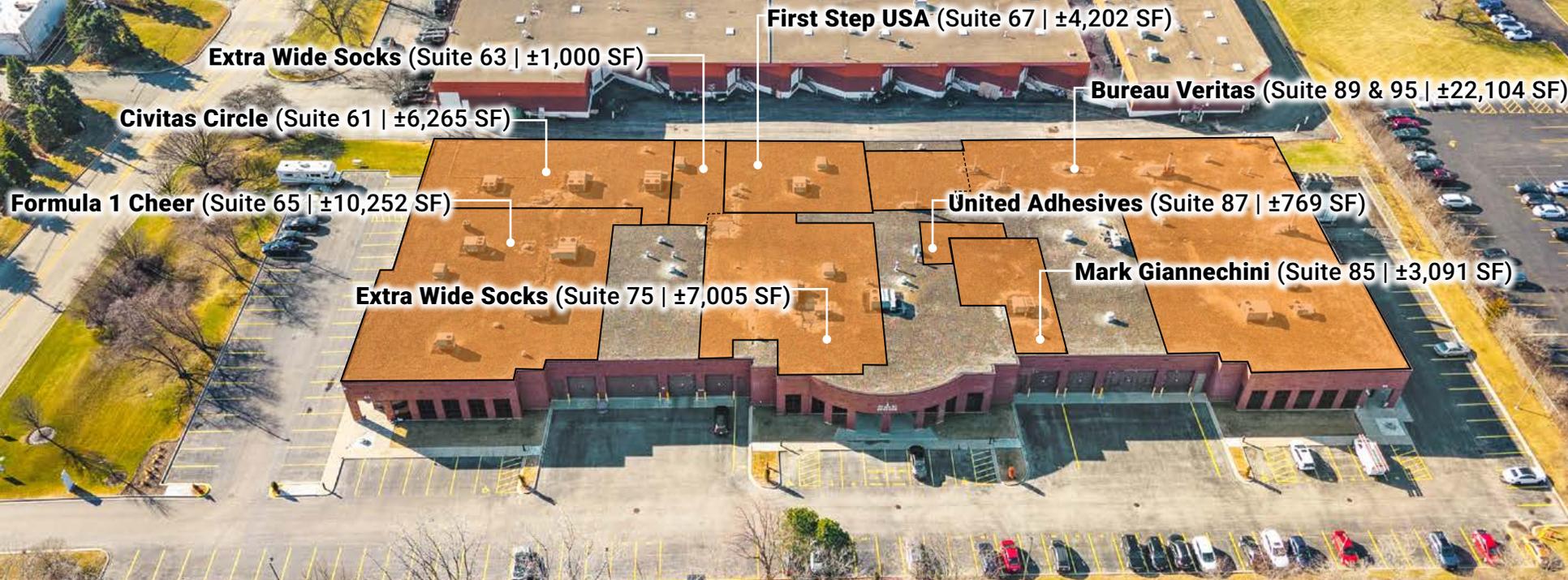
**EXTERIOR PHOTOS**



## INTERIOR PHOTOS

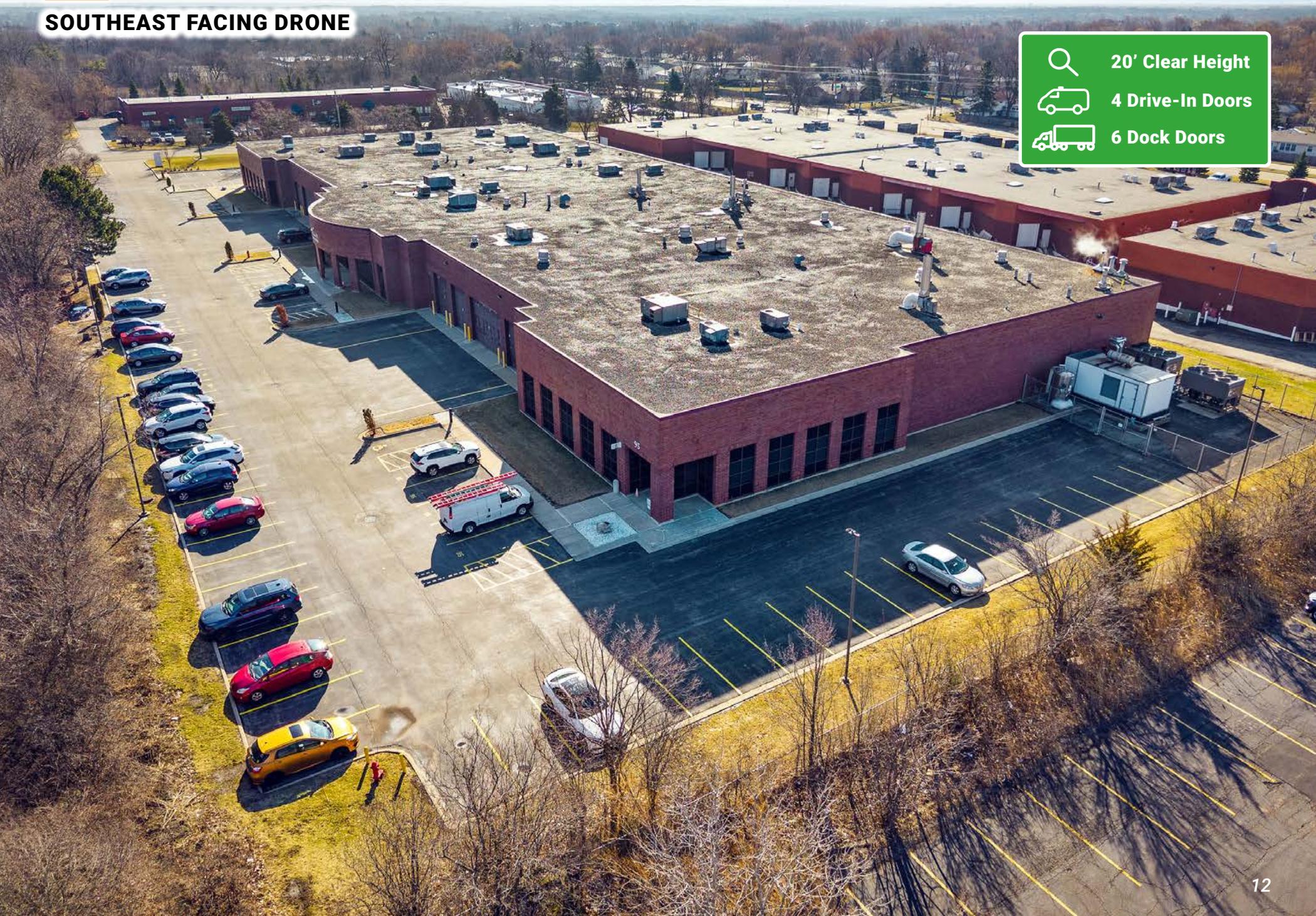


# BUILDING LAYOUT



**SOUTHEAST FACING DRONE**

-  20' Clear Height
-  4 Drive-In Doors
-  6 Dock Doors



**WEST FACING DRONE**



# PROPERTY LOCATION

Area

- Major Employer
- College/University
- Newer Residential/Mixed-Use
- Medical/Hospital

**Northwestern Medicine**  
(\$389M Expansion)

**T5 @ Chicago IV**  
(255 Acre Data Center)

**Advocate Health Care**

**Advocate Health Care**

**Ymer Technology**  
(New 80k SF Campus)

**Harper College**

**College Lake County**

**TECH Campus**

**abbvie**

**Abbott**

**CDW**

**sysmex**

**DISCOVER**

**NorthShore University HealthSystem**

**nch** Northwest Community Healthcare

**VISTA HEALTH SYSTEM**

**AkzoNobel**  
(\$58M Expansion)

**Sheridan Crossing Mixed-Use (41 Acres)**

**ROSALIND FRANKLIN UNIVERSITY OF MEDICINE AND SCIENCE**

**Thomas Foods (\$28M Investment)**

**GRAINGER**

**Takeda**

**Endeavor Health**

**Baxter**

**Walgreens**

**Fortune Brands Innovations**

**MEDLINE**

**Oakton Community College**

## TRADE AREA ECONOMY

### Continuing Education

Lake County, Illinois offers a strong continuing education environment supported by institutions such as the College of Lake County, which provides workforce training, certification programs, and adult education across multiple campuses. Additional opportunities are available through nearby universities and corporate training programs, allowing residents to advance skills in healthcare, manufacturing, technology, and business. This robust educational infrastructure supports ongoing professional development and helps meet the evolving needs of the region's employers.



Lake County was recently named a Top 10 County in the U.S. for Economic Development by Site Selection Magazine, reflecting robust investment, job creation, and rapid industry growth.



### Record Investment and Expansion

- The Lake County area recorded its strongest year ever for job growth and capital investment, adding over 4,000 new jobs and \$1.83 billion in investment.
- The area has seen billions in direct capital investment, thousands of new jobs, and strong retention of local employment across key industries like life sciences, advanced manufacturing, and tech.

AbbVie is investing \$380 million to build two advanced API facilities in North Chicago, integrating AI to produce next-generation medicines. Construction begins in 2026, with 300 new jobs created by 2029.



*New headquarters  
Room for 1,000 employees*



*335k SF facility  
Up to 400 new jobs*



*\$192M capital investment  
Fully operational by 2027*

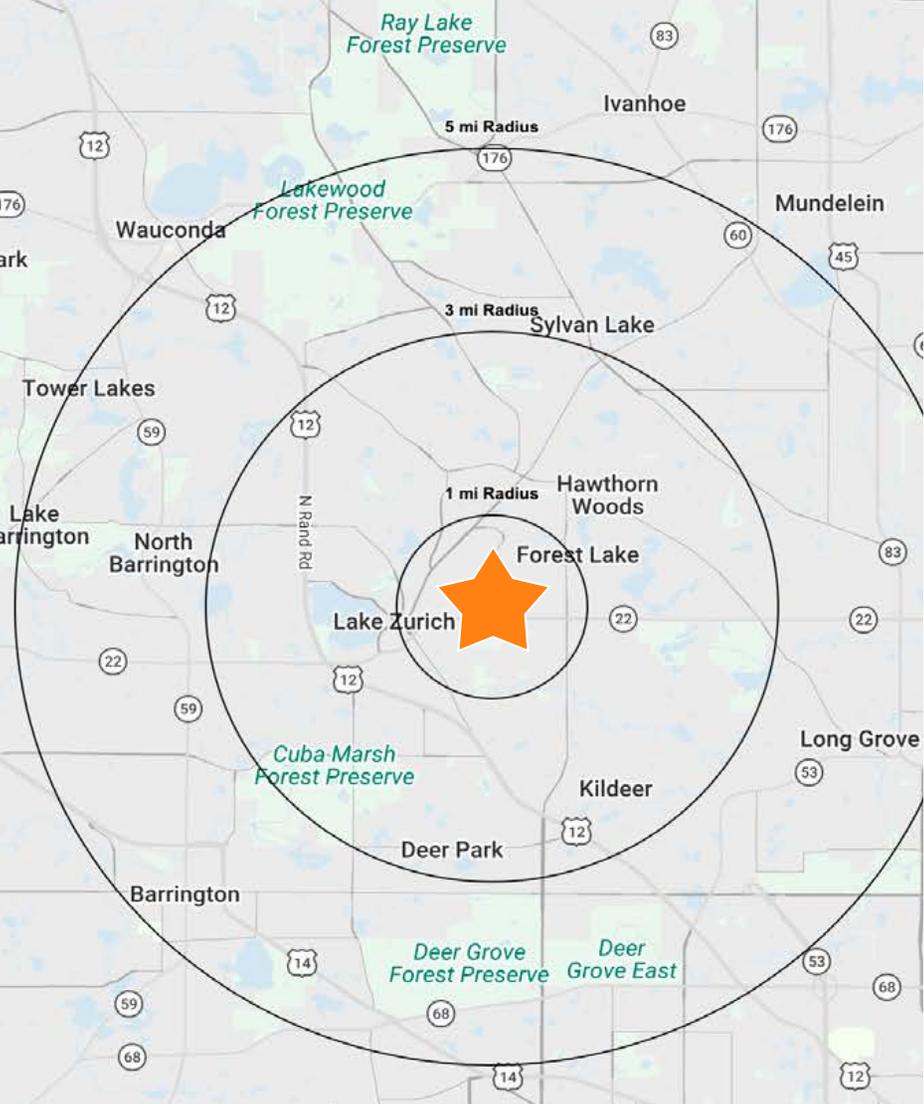


*\$58M capital investment*



T5 Data Centers is developing a large-scale data center campus in Grayslake, representing a significant investment that will strengthen Lake County's position as a growing hub for digital infrastructure and high-tech employment.

# TRADE AREA DEMOGRAPHICS



Population & Housing	1 Mile	3 Mile	5 Mile
2025 Estimated Population	7,050	39,547	108,707
2025 Est. Median Age	41.4	42.8	42.4
2025 Estimated Households	2,531	13,813	40,282
2025 Median Rent	\$1,456	\$1,596	\$1,506
2025 Median Home Value	\$383,819	\$468,065	\$457,574

Businesses & Employees	1 Mile	3 Mile	5 Mile
2025 Average Household Income	\$187,189	\$236,652	\$204,923
2025 Est. Total Employees	8,508	20,321	40,982
2025 Est. Total Businesses	538	1,679	4,172
2025 White Collar Workers	77.9%	80.9%	76.0%
2025 Blue Collar Workers	22.1%	19.1%	24.0%

Household Expenditures	1 Mile	3 Mile	5 Mile
2025 Total Household Expenditure	\$354.99 M	\$2.18 B	\$5.72 B
2025 Apparel	\$6.46 M	\$39.04 M	\$103.11 M
2025 Entertainment	\$19.89 M	\$119.93 M	\$317.28 M
2025 Food, Beverages, Tobacco	\$38.95 M	\$227.3 M	\$613.71 M
2025 Health Care	\$17.75 M	\$98.47 M	\$281.2 M
2025 Household Furnishings	\$9.43 M	\$57.36 M	\$150.88 M
2025 Household Operations, Shelter,	\$71.77 M	\$421.63 M	\$1.15 B



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*Exclusively Listed By*

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