



**5020 8TH AVENUE**

EAST MOLINE, IL 61244

# ONLINE AUCTION



AUCTION DATES: DECEMBER 9<sup>TH</sup>-11<sup>TH</sup>, 2025  
[CLICK TO VIEW AUCTION WEBSITE](#)

## THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

## AUCTION DATE

The Auction date is set for December 9-11, 2025.

## ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

## CONFIDENTIALITY AGREEMENT

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

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**Marcus & Millichap**

# 5020 8TH AVE

EAST MOLINE, IL 61244



## INVESTMENT OVERVIEW

PROPERTY ADDRESS	5020 8th Avenue East Moline, IL 61244
STARTING BID	\$150,000
TENANT	Deroche Building Supply Inc. (d/b/a Crossroads Building Supply Inc.)
LEASE STRUCTURE	Absolute NNN
REMAINING TERM	±4.4 years
NET OPERATING INCOME (2026)	\$43,272
RENT INCREASES	3.00% annually
RENEWAL OPTION	One (1) 5-year option at the greater of 103% of then current rent or Fair Market Rent
PARCEL(S)	09-28-201-006 09-28-202-001
BUILDINGS	Two (2)
TOTAL RENTABLE SF	±30,410
LOT SIZE (ACRES)	±3.32
FAR	21.0%
ZONING	I-1 (Industrial District)
YEAR BUILT	1973

# THE OFFERING

Marcus & Millichap is pleased to offer for sale a industrial outdoor storage and warehousing facility located at 5020 8th Ave. East Moline, IL 61244 ("Property or Asset") leased to CrossRoads Building Supply. The in-place lease has  $\pm 4.4$  years of firm term remaining on an absolute net lease structure with 3.00% annual rent increases, and one (1) 5-year renewal option.

The Tenant, CrossRoads Building Supply, is a trusted provider of high quality construction materials and supplies. Headquartered in Oakbrook Terrace, IL, CrossRoads operates in 29 locations across six Midwest and Southeast, with sales exceeding \$100 million. They offer a wide range of products, including lumber, drywall, roofing materials, and hardware, catering to contractors, builders, and DIY enthusiasts alike.

The Property totals  $\pm 30,410$  SF across two buildings wth the main building consisting of 26,091 SF and the secondary building containing  $\pm 4,319$  SF. Both buildings are wood framed with metal panel siding and metal roofing

The site, totaling  $\pm 3.32$  acres, is graveled with a Floor Area Ratio (FAR) of 21%, and well-suited for the growing trend of industrial outdoor storage. The Property includes five (5) drive in doors within the main building and an additional three (3) drive in doors for the secondary buildng.

The Asset is in East Moline, IL and a part of the Quad Cities Metropolitan Statistical Area (MSA), which consists of a portion of eastern Iowa and western Illinois. The Quad Cities MSA consists of Scott County in Iowa and Rock Island, Henry, and Mercer Counties in Illinois. Combined, with more than 142,000 Scott County residents, the MSA measures over 380,000 in population. The Quad Cities are the midway between Minneapolis on the north and St. Louis on the south, Chicago on the east and Des Moines to the west. The area's 300-mile market of nearly 36.5 million people compromises nearly 15% of the nation's population. Additionally, the Quad Cities are only 150-miles west of Chicago. More specifically, the Asset is located off Illinois Route 5, a 16-mile urban expressway running from U.S. Route 67 in Rock Island to the Interstate 80/I-88 interchange, two (2) miles from the Property.

## PROPERTY HIGHLIGHTS

- ▶ **Strong Tenant with over \$100 million in revenue operating 29 locations**
- ▶ **Absolute net lease structure with no landlord obligations**
- ▶  **$\pm 4.4$  years of firm term remaining with attractive 3.00% annual rent escalations**
- ▶ **Two (2) buildings totaling  $\pm 30,410$  SF on a large  $\pm 3.32$  acre lot with a 21% FAR**
- ▶ **Well located just 2 miles from the I-80 / I-88 interchange, serving a population of 380,000 residents within the MSA**

# PROPERTY OVERVIEW

## BUILDING OVERVIEW

ADDRESS	5020 8th Avenue East Moline, IL 61244
OWNERSHIP TYPE	Fee Simple
PARCEL(S)	09-28-201-006 09-28-202-001
ZONING DISTRICT	I-1 (Industrial District)
YEAR BUILT	1973
RENTABLE BUILDING AREA (SF)	±30,410
LAND AREA	±3.32 acres
BUILDING HEIGHT	21' - 24'
DRIVE IN DOORS	8
LOADING DOCKS	0

## LEASE SUMMARY

TENANT	Deroche Building Supply Inc. (d/b/a Crossroads Building Supply Inc.)
RENTABLE SF	±30,410
LEASE START DATE	June 10, 2020
LEASE EXPIRATION DATE	June 9, 2030
REMAINING TERM (AS OF 1/1/2026)	4.4 years
ANNUAL BASE RENT (2026)	\$43,272
ANNUAL RENT ESCALATIONS	3.00%
RENEWAL OPTIONS	One (1) 5-year option at the greater of 103% of the immediate preceding rent or fair market rent, and shall increases by 3.00% annually thereafter
LEASE STRUCTURE	Absolute Net
REPAIRS AND MAINTENANCE	Tenant, shall, at its expense, keep and maintain, and take good care of, the Premises and make all needed repairs and replacements in and to, the Premises, including all needed repairs and replacements to Tenant's Improvements and Tenant's Property, and all needed repairs and replacements to the structure (including the roof) of the Building, the Building Systems serving the Premises and to all interior and exterior doors and windows of the Premises. In addition, Tenant shall maintain the exterior areas of the Premises, the Building and the Land and the landscaping at the Premises.
INSURANCE	Tenant, at its expense, shall maintain, "all risk" property insurance covering all Tenant's Improvements and Tenant's Property to a limit of not less than the full replacement cost thereof, and comprehensive general liability insurance, including blanket contractual liability coverage.
PROPERTY TAXES	Tenant shall pay to Landlord for each Tax Year an amount equal to one hundred percent (100%) of the Taxes for such Tax Year.
UTILITIES	Tenant pays directly to the service provider
LANDLORD OBLIGATIONS	None
ROFO	None
EARLY TERMINATION OPTION	None

# BUILDING DETAILS

## CONSTRUCTION

FOUNDATION / SUBSTRUCTURE	Concrete piers at load bearing points and non-structural concrete slabs-on-grade
SUPERSTRUCTURE	Wood framed – pole barn style design and pre-engineered wooden trusses
EXTERIOR	Ribbed metal panels with faux stone siding at the front façade of the main building
ROOF	Pitched, ribbed metal panels; Flat, single-ply thermoset membrane

## MECHANICAL

HVAC SYSTEM	6-ton ground source geothermal heat pump split system unit manufactured in 2007
FIRE SUPPRESSION	Fire extinguishers
ELECTRICAL SERVICE	Main electrical services are rated at 200 amps with two separate services; one service is supplied to the main building, the other is to the secondary building. Power supplied to the buildings is a 120/240 volt, single phase service.

## UTILITY

STORM WATER	City of East Moline
WATER	City of East Moline
SANITARY SEWER	One-site septic tank system; replaced in 2020
ELECTRIC	MidAmerican Energy
GAS	MidAmerican Energy

# FINANCIAL SUMMARY

## RENT SCHEDULE

LEASE YEAR	PERIOD START DATE	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/ SF	ANNUAL ESCALATIONS
1	6/10/20	\$3,156	\$37,871	\$1.25	-
2	7/1/21	\$3,187	\$38,250	\$1.26	1.00%
3	7/1/22	\$3,251	\$39,015	\$1.28	2.00%
4	7/1/23	\$3,349	\$40,185	\$1.32	3.00%
5	7/1/24	\$3,449	\$41,391	\$1.36	3.00%
<b>6</b>	<b>7/1/25</b>	<b>\$3,553</b>	<b>\$42,632</b>	<b>\$1.40</b>	<b>3.00%</b>
<b>7</b>	<b>7/1/26</b>	<b>\$3,659</b>	<b>\$43,911</b>	<b>\$1.44</b>	<b>3.00%</b>
8	7/1/27	\$3,769	\$45,229	\$1.49	3.00%
9	7/1/28	\$3,882	\$46,586	\$1.53	3.00%
10	7/1/29	\$3,999	\$47,983	\$1.58	3.00%

## 2026 ANNUAL RENT

1/1/2026	\$3,553
2/1/2026	\$3,553
3/1/2026	\$3,553
4/1/2026	\$3,553
5/1/2026	\$3,553
6/1/2026	\$3,553
7/1/2026	\$3,659
8/1/2026	\$3,659
9/1/2026	\$3,659
10/1/2026	\$3,659
11/1/2026	\$3,659
12/1/2026	\$3,659
<b>TOTAL RENT</b>	<b>\$43,272</b>

# TENANT OVERVIEW

## CROSSROADS BUILDING SUPPLY

CrossRoads Building Supply is a trusted provider of high-quality construction materials and supplies. Headquartered in Oakbrook Terrace, IL, CrossRoads operates in over 29 locations across six Midwest and Southeast, with sales exceeding \$100 million. They offer a wide range of products, including lumber, drywall, roofing materials, and hardware, catering to contractors, builders, and DIY enthusiasts alike.

Conveniently located, CrossRoads Building Supply is a go-to destination for construction essentials. They partner with leading manufacturers to deliver durable, high-quality products at competitive prices. The knowledgeable staff at CrossRoads Building Supply is always ready to help customers choose the right materials for their unique projects.

CrossRoads Building Supply has a rich history of serving the construction industry, evolving from a small local supplier to a well-established name in the market. Over the years, they have expanded their product offerings and built a reputation for providing high-quality products and services earning loyalty through their commitment to customer satisfaction.

Founded with a focus on quality and reliability, CrossRoads Building Supply has consistently adapted to meet the changing needs of the construction industry. Their partnerships with leading manufacturers ensure access to durable, high-performance products at competitive prices. The company's growth is fueled by a dedication to exceptional customer service, fostering lasting relationships with their clients. Whether supporting a small renovation or a large-scale construction project, CrossRoads Building Supply combines decades of expertise with a forward-thinking approach to meet the demands of a growing industry.



WE SET OUT WITH ONE MISSION:  
**LEVERAGE BUYING POWER TO PROVIDE  
CONTRACTORS WITH HIGH QUALITY  
BUILDING MATERIALS, BEST IN CLASS  
CUSTOMER SERVICE AND THE ABILITY  
TO COMPETE IN AN EVER-CHANGING  
MARKETPLACE.**

CrossRoads Building Supply, Inc.



**29 LOCATIONS**

### ROOFING:

Roofing materials are available in various types, colors, and styles from top brands. They carry both shingle and metal options. Providing options for new build, re-roof project, or larger projects they are one source for all of their clients roofing materials.

### SIDING:

CrossRoads has a wide selection of different siding products to offer, allowing their customers to combine materials and color palettes to bring style to life.

### WINDOWS:

CrossRoads works with the top names in window manufacturing business offering a wide catalog of inventory to their clients.

### LUMBER & TRESSES:

CrossRoads stocks a wide variety of top-quality lumber and sheet goods for any project ranging from small to large commercial projects.

### DOORS:

CrossRoads Building Supply offers a large variety of interior and exterior doors. With hundreds of options to choose from, their highly trained sales consultants can guide customers through the process of finding the perfect type, color, and style of door.

### EXTERIOR & INTERIOR MOULDINGS:

CrossRoads carries a complete selection of wood, MDF, and pre-finished moulding for doors, windows, floors, walls, ceilings, and decorative accents.

### CABINETRY:

CrossRoads Building Supply has a full selection of the latest trends and styles of cabinetry. They have worked with top manufacturers to make two collections to make a complete portfolio covering all construction grades, price points, and styles of cabinetry. They also work with local countertop fabricators to make kitchen or bath design experience as seamless as possible.

### DECKING & RAILING:

CrossRoads feature quality decking, porch, and fence material to create the best outdoor living space.

### LOCKS & HARDWARE:

CrossRoads provide a wide variety of products from manufacturers including Schlage, Kwikset, Delaney, Pamex, Amerock, and Richelieu.

### TOOLS:

CrossRoads locations feature Malco, Bostitch, Hitachi, Senco, Milwaukee, and Tapco Tools available.

## SERVICES

**Kitchen & Bath:** CrossRoads Building Supply has a full selection of the latest trends and styles of cabinetry. They have worked with top manufacturers to make two collections, making a complete portfolio covering all construction grades, price points, and style of cabinetry. They also work with local countertop fabricators to make customer's kitchen or bath design experience as seamless as possible.

**Estimating:** From material estimating to product recommendations, CrossRoads Building Supply has the ability to provide their customers with a detailed estimate of materials for projects of any size. From a simple deck, to a complex custom home, to a large commercial project CrossRoads can calculate the materials needed for the job. From a simple deck to a complex custom home, to a large commercial project CrossRoads can calculate the materials needed for the job.

**Product Selection:** With CrossRoads Building Supply's diversified and comprehensive mix of products, picking out materials can seem like an overwhelming task. Their trained professionals help customers find the right products for their project. CrossRoads Building Supply has supplied products for small home repairs, new construction homes, apartments, and large commercial projects. CrossRoads Building Supply's industry know-how and vast experience are assets they like to share.

**Jobsite Delivery:** CrossRoads Building Supply will do everything possible to make sure their customers' materials are delivered as promised; on time, in the correct quantities and to the specific location where they're needed.



ROCK ISLAND

DAVENPORT

BETTENDORF

MOLINE

Iowa & Illinois  
**QUAD CITIES**

**FedEx®**  
FREIGHT FACILITY

**SUBJECT  
PROPERTY**

**± 13.2K VPD**

**92**



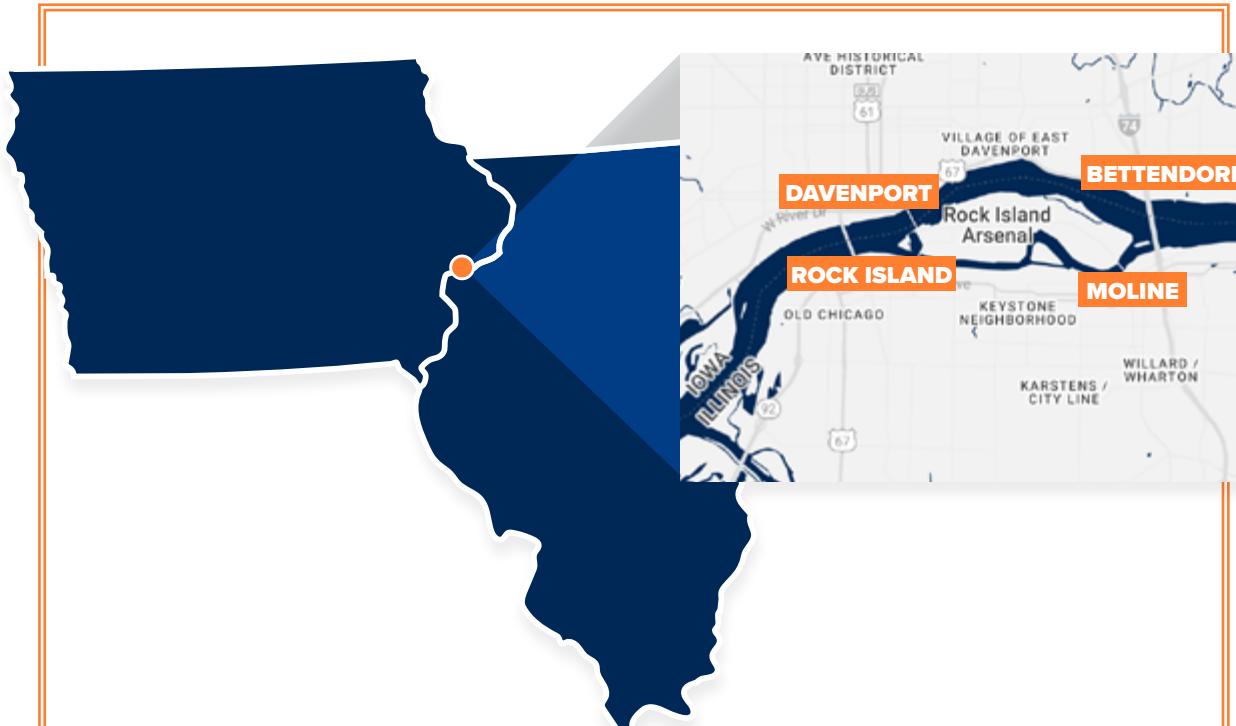


## THE QUAD CITIES METROPOLITAN STATISTICAL AREA

(MSA) is located in eastern Iowa and western Illinois. The Quad Cities MSA consists of Scott County in Iowa and Rock Island, Henry, and Mercer Counties in Illinois. Combined with more than 172,000 Scott County residents, it measures over 380,000 in population. The MSA is known for its diverse economy, including industries such as trade, education, health services, manufacturing, and professional and business services. Quad Cities is home to several universities and colleges, contributing to its educated workforce.

The Quad Cities is midway between Minneapolis on the north and St. Louis on the south, Chicago on the east and Des Moines on the west. The area's 300-mile market of nearly 36.5 million people compromises nearly 15% of the nation's population. This makes it the largest 300-mile market west of Chicago.

The population of the Quad Cities MSA has remained relatively stable in recent years, with moderate growth driven by factors such as job opportunities, educational institutions, and the overall quality of life in the area. The presence of several universities and colleges also contributes to a younger demographic in certain parts of the MSA.



## Quad Cities Accolades

### #1 BEST

MIDWEST CITY FOR MILLENNIALS

- *The Ascent* 2022

### #5

BEST AFFORDABLE PLACES TO LIVE

- *U.S. News & World Report* 2024

### TOP 100

BEST PLACES TO LIVE IN THE U.S.

- *Livability.com* 2023

### #1 BEST

SMALL CITY FOR REMOTE WORK

- *Forage* 2023

Source: Quad Cities Chamber

## Quad Cities Tourism

**\$1.3+ BILLION**

TOTAL VISITOR SPENDING

**6.1+ BILLION**

VISITS TO THE QUAD CITIES

**9,097**

TOURISM JOBS



# QUAD CITIES ECONOMY

*The Quad Cities MSA has seen a transition from its historical reliance on coal mining and manufacturing to a more diversified economy. Healthcare and education sectors have become significant employers, along with companies in finance, technology, and logistics. The region continues to attract businesses due to its lower cost of living compared to major metropolitan areas while offering a high quality of life with access to various amenities and*

The Quad Cities Metropolitan Statistical Area (MSA) has a diverse economy supported by several major employers across various industries. The Quad Cities is home to Fortune 500 company Deere & Company. There are 150 other companies on Fortune 500 and 1000 lists that have a presence in the region. Some of the largest employers in the region include:



**DEERE & COMPANY:** John Deere is a world leader in providing advanced products, technology, and services for customers whose work is revolutionizing agriculture and construction. The company has been headquartered in Moline, Illinois since the 1840s.



**ROCK ISLAND ARSENAL:** The Rock Island Arsenal is a major Army installation that is the home to more than 80 tenant organizations that provide critical products and services to all the Armed Services. It employs more than 6,000 military, civilian and contractor personnel.



**UNITYPOINT HEALTH - TRINITY:** UnityPoint provides care for not-for-profit hospitals, clinics and home health settings. Each year, UnityPoint serves nearly 8 million patient visits of all different types, including around 100,000 surgeries and delivers more than 20,000 babies.



**GENESIS HEALTH SYSTEM:** Genesis Health System exists to provide compassionate, quality health services to all those in need. It contains 665 inpatient beds across the entire health system and employs 5,500 people.



**HY-VEE:** Hy-Vee is an employee-owned chain of supermarkets in the Midwest and southern United States. The company has more than 570 stores and sales of more than \$13 billion annually.



**WALMART:** Walmart operates more than 10,500 stores and numerous eCommerce websites in 19 countries. They employ 2.1 million associates around the world- nearly 1.6 million in the U.S. alone.



**TYSON FRESH MEATS:** Tyson is a world-class food company and recognized leader in protein. Tyson produces approximately 20% of the beef, pork and chicken in the United States.



**KRAFT HEINZ:** Kraft Heinz is one of the largest global food and beverage companies, with a portfolio that is a diverse mix of iconic and emerging brands. Kraft Heinz has employees in 40+ countries and \$26 billion in net sales in 2022.

## THE QUAD CITIES INTERNATIONAL AIRPORT

The Quad Cities International Airport (MLI) has a nonstop service to 10 domestic destinations with nearly 30 flights daily. Travelers have easy access to domestic and international destinations with a single connection through one of six major airline hubs- Chicago, Minneapolis, Denver, Atlanta, and Dallas. The airport also offers nonstop service to Orlando-Sanford, Las Vegas, Phoenix-Mesa, St. Pete/Clearwater and Punta Gorda (seasonally).

- Region's only mid-sized airport
- Non-stop to major destinations
- Easy access from major highways
- Supported by major airlines

## TPC DEERE RUN

A PGA Tour owned and operated facility that sits on bluffs atop the Mississippi River. Host of the annual John Deere Classic, a PGA Tour event. Open to the public! Annual pass, weekday annual pass, Player Cards also available. Ranked #42 in America's 100 Greatest Golf Courses by Golf Digest.

This 7,258 yd and 71 par course features a full practice green with locker rooms and a 14,000 sq ft clubhouse/pro shop, and is home to TPC Grille, a delicious dining venue that is open to the public.

## MODERN WOODMEN PARK

Named the #1 minor-league ballpark in American by USA Today, featuring 300 capacity banquet area, 20 luxury suites, concessions, 4,000 seats, and 1,000 parking spaces. Modern Woodmen park is a modern baseball stadium right on the banks of the Mississippi River. Enjoy a Quad Cities River Bandits game, take a ride on the Ferris Wheel or visit the family fun area.

## VIBRANT ARENA AT THE MARK

This 31,000 plus square-foot arena with seating for 11,000+ is home to the Quad City Storm hockey team and Quad City Steamwheelers arena football team. This arena offers ample parking, 4 locker rooms, 6 production room offices, and a conference center. Regulation size basketball court, full size hockey and figure skating rink, sky boxes, automatic video scoreboards with replay capabilities with a PA system. Over 12,000 sq ft. of meeting space.

# QUAD CITIES REGIONAL ATTRACTIONS

## TBK BANK SPORTS COMPLEX

The TBK Bank Sports Complex and Entertainment Center is located just off I-80 in Bettendorf, Iowa. The TBK Bank Sports Complex is a state-of-the-art sports and entertainment complex. The outdoor amenities include turf fields for baseball, softball and soccer, food and beverage concessions, and sand volleyball courts. Inside, the complex has basketball courts that convert to volleyball, a soccer turf field that converts to two baseball/softball fields, a high-end fitness center, sports bar and restaurant, and a full-service two-story family entertainment center with arcade, bowling, laser tag, and more. Just across the street, Iron Tee Golf has recently opened and includes 58 bays of high-tech driving ranges with ball tracking and fun challenges perfect for any group. And when you're ready to take a break from the range, head inside to our indoor mini-golf arcade for a fun-filled round of challenging obstacles and exciting courses. Hungry? No need to look for a restaurant— you can grab a bite to eat at our full-service kitchen and bar, including takeout.

**THE CITY OF  
DAVENPORT RANKED  
AMONG THE TOP 50  
BEST PLACES TO LIVE IN  
THE COUNTRY**

(U.S. News & World Report 2024)

Source: Quad Cities Chamber

## EXCLUSIVELY LISTED BY:

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