

# FOR SALE OR LEASE



# 6212

# MATERIAL AVE.

LOVES PARK, IL



# 34,040 SF

# EXECUTIVE **SUMMARY**



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Cushman & Wakefield has been retained by ownership as its exclusive advisor in the sale of their Manufacturing and Distribution facilities

This High Image manufacturing facility is prominently located in the exclusive I-39 Corridor submarket in suburban Chicago.

This is a rare opportunity to own fully stabilized industrial asset in sought-after Loves Park, Illinois which offers heavy manufacturing amenities with additional land for expansion.



6212 DOCK



6212 INTERIOR

# PROPERTY OVERVIEW



FRONT



**6212**  
MATERIAL AVE.

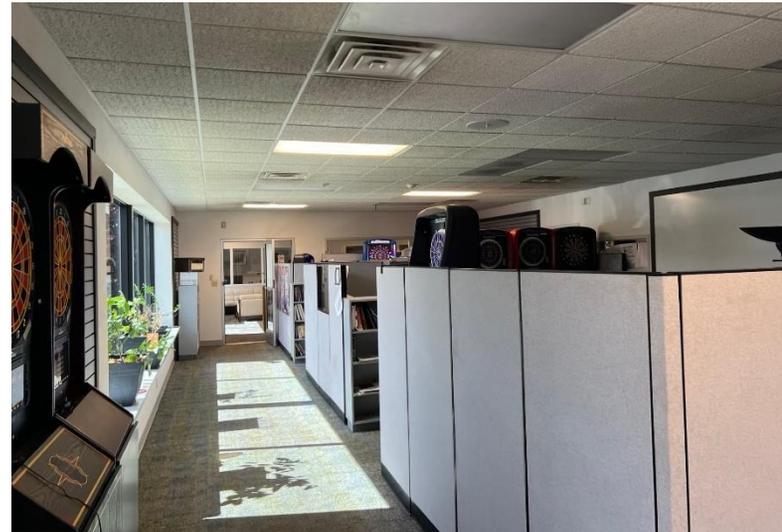


BACK

## PROPERTY OVERVIEW

### BUILDING SPECIFICATIONS

Building Size	34,040 SF
Office Size	±20,000 SF
Land Size	1.83 Acres
Clear Height	16'
Loading Docks	2
Drive-in-Doors	2
Car Parking	Ample
Sprinkler	Yes
Real Estate Taxes	\$0.31 p.s.f. (2023)
Sale Price	\$60.00 PSF \$2,042,400
Lease Expiraton	February 28, 2026



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# LOCATION **OVERVIEW**



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- 0% Municipal Property Tax
- 7 TIF Districts ( 4 conventional, 3 industrial / job recovery )
- Enterprise Zone Partnership - In partnership with the State of Illinois - all new construction in Loves Park has its sales tax forgiven for fixed materials.
- Business Friendly Development Process - expedited service starting with the conception of your project to its ribbon cutting. From zoning to planning to the final inspection - Loves Park works for business.
- Convenient Position in the Heart of the Midwest. Located on the longest interstate in the country, I-90, Loves Park is just 60 minutes to Chicago O'Hare Airport (ORD), 75 minutes to Milwaukee Mitchell Airport (MKE), just 50 minutes from Downtown Madison, WI - and 15 minutes from Rockford-Chicago International Airport (RFD) - the fastest growing cargo airport in the world..

Reference:

<https://cityoflovespark.com/business/>

## CORPORATIONS IN LOVES PARK, IL



**WOODWARD**



**AQUA-AEROBIC  
SYSTEMS, INC.**  
A Metawater Company



**WATER SURPLUS**



**Automation & Robotics**



**I-39  
SUBMARKET**



**HISTORICALLY  
LOW VACANCY**



**EXISTING  
MANUFACTURING  
HEADQUARTERS**



**LOW COUNTY  
TAXES**

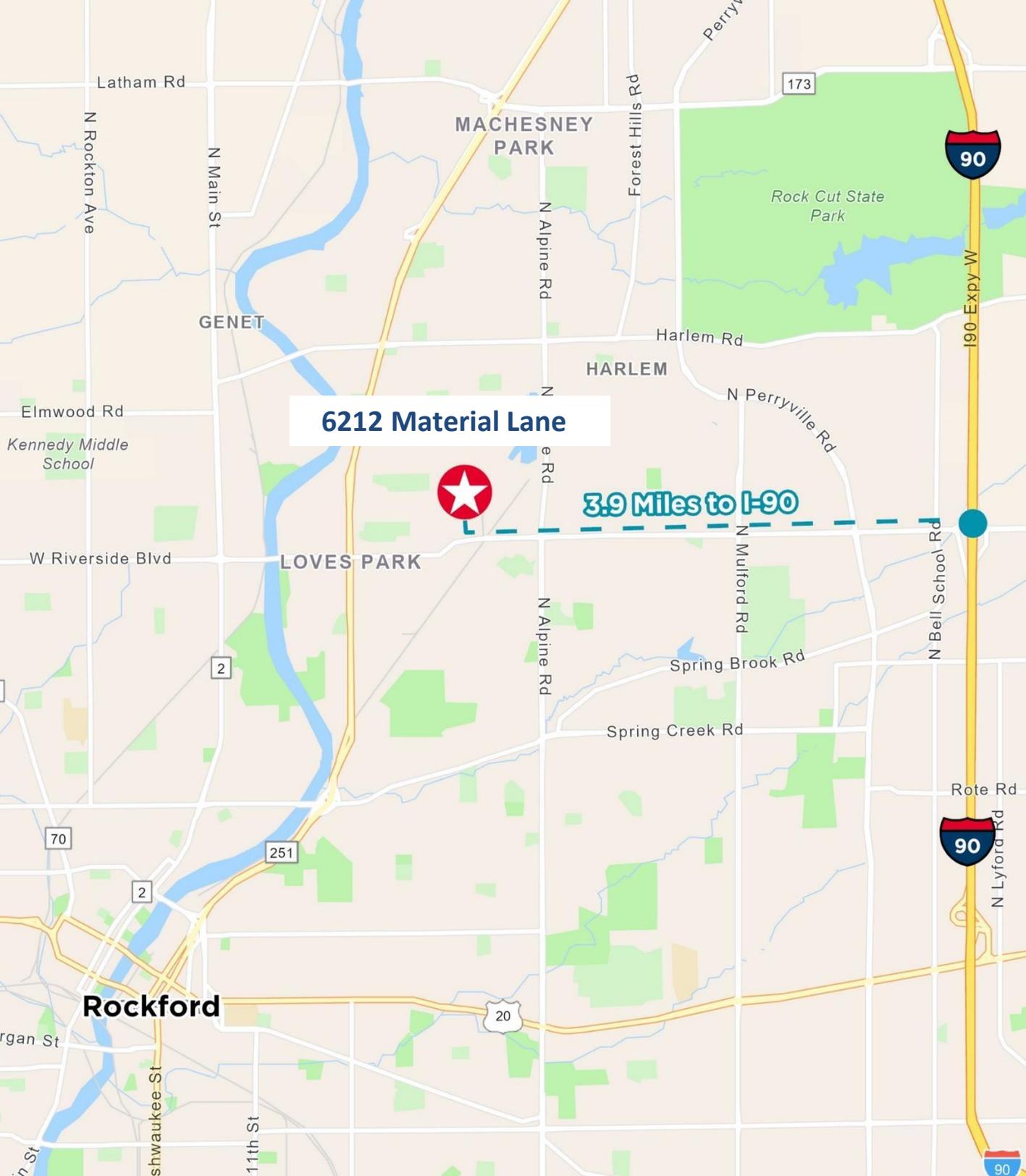


**6212 Material Lane**

# I-39 Corridor

## SUBMARKET OVERVIEW

- The I-39 Corridor submarket is comprised of 21.2 million square feet (msf) of industrial product. As of Q2 2024, new leasing transactions totaled 131,200 square feet (sf), a decrease 19.3% YOY compared to was leased this time last year. The average deal size was 43,733 sf.
- There was 248,000 sf of space absorbed through mid-2024, up from the negative 54,197 sf that was absorbed as of mid-2023.
- Overall vacancy remains at a historically low level, decreasing 110 basis points YOY to 0.6% as of Q2 2024.
- The overall net weighted rental rate recorded an 11.5% increase YOY, up to \$7.73 psf.
- As of Q2 2024, there was one built-to-suit project under construction for Kraft Heinz, totaling 775,000 sf.



**6212 Material Lane**

**3.9 Miles to I-90**



## DETAILS

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