

OFFERING MEMORANDUM

Marcus & Millichap



FOUR BUILDING INDUSTRIAL PORTFOLIO ROCHELLE, IL

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Marcus & Millichap

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1 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Marcus & Millichap, as exclusive advisor, is pleased to offer for sale a four-building industrial portfolio located at 324 Errett Rd, 100 E. Quarry Rd, 111 5th Ave & 500 N Caron Rd. in Rochelle, IL. This portfolio consists of four buildings on four parcels totaling approximately 252,638 square feet and sits on approximately 49.49 acres. 324 Errett is listed for \$4,880,000, 100 E Quarry is listed for \$2,365,00 and 111 5th/500 N Caron is listed for \$2,455,000 for a total offering price of \$9,700,000.

INVESTMENT OVERVIEW

This portfolio provides an investor an attractive day one yield, while also providing additional upside through lease up as well as potential development opportunities.

324 Errett Rd is 100% occupied by Del Monte on a short-term lease.

100 E Quarry Rd is 100% occupied by Hickory Grove Alloys on a long-term lease.

111 5th Ave is approximately 25.1 acres with two buildings on the parcel. Building one is approximately 97,158 square feet and Building two is approximately 8,325 square feet with a total of seven tenants.

500 N Caron Rd is approximately 15.87 acres of vacant land, primed for new industrial development potential.

INVESTMENT HIGHLIGHTS



OFFERING PRICE:

\$9,700,000



PRICE PER SF:

\$38.39/SF



CURRENT CAP RATE:

8.95%



TOTAL SQUARE FEET:

+/- 252,638 SF



LAND AREA:

+/- 49.49 ACRES

FINANCIAL ANALYSIS

ROCHELLE INDUSTRIAL PARK ROCHELLE, IL

INCOME

Building	Size	Monthly Rent	Annual Rent
324 Errett Rd	114,000 SF	\$44,175	\$530,100
111 5 th Ave	105,483 SF	\$25,521	\$338,364
100 E Quarry Rd	33,155 SF	\$24,000	\$288,000
500 N Caron Rd	15.87 ACRES VACANT LAND	\$0	\$0
Totals	252,638 SF	\$92,781	\$1,156,464

EXPENSES

Current Expenses	324 Errett Rd	111 5 th Ave	100 E Quarry Rd	Annual
Taxes	\$17,404	\$31,538	\$19,988	\$68,930
Utilities	\$8,246	\$33,364	\$6,859	\$48,469
Insurance	\$13,368	\$25,142	\$8,673	\$47,183
Management Fee	\$15,390	\$7,299	\$5,200	\$27,889
Repairs & Maintenance	\$38,372	\$4,592	\$31,085	\$74,049
Landscape (Lawn/Snow)	\$3,608	\$2,873	\$2,750	\$9,231
Cleaning	\$817	\$590	\$920	\$2,327
Other	\$10,309	\$0	\$0	\$10,309
Total Expenses	\$107,514	\$105,398	\$75,477	\$288,389

Current Annual Net Operating Income

\$868,075

An aerial photograph of a large rail yard at night. Several passenger trains are visible on the tracks. In the background, a city skyline is visible under a dark sky. A large industrial crane structure is prominent on the right side of the yard. The entire image has a dark blue overlay.

**2 324
ERRETT RD**

PROPERTY DESCRIPTION



324 ERRETT RD ROCHELLE, IL

Tax Parcel	24-12-177-012
Acres	5.52 Acres
Total Square Feet	114,000 SF
Built	1989
Clear Height	30'
Roof	Metal
Sprinklers	None
Docks	6 Exterior
Drive-Ins	None
Levelers	None
Crane	None
Class	B
Construction	Metal
Parking	Ample
Power	400a

INTERIOR PHOTOS



EXTERIOR PHOTOS



5.52 ACRE SITE



PARCEL MAP



RENT ROLL

324 Errett Rd Rochelle, IL

TENANT	LEASED SF	LEASE EXP	LEASE TYPE	RENT PER SF	MONTHLY RENT	ANNUAL RENT
DelMonte	114,000 SF	09/30/26	GROSS	\$4.65	\$44,166	\$530,000
TOTALS	114,000 SF				\$44,166/ Month	\$530,000/ Year

An aerial photograph of a large rail yard at dusk. Several passenger trains are visible on the tracks. In the background, a city skyline is visible under a dark sky. A large industrial crane structure is prominent on the right side of the yard. The entire image is overlaid with a semi-transparent blue filter.

2 100
E QUARRY RD

PROPERTY DESCRIPTION



100 E QUARRY RD ROCHELLE, IL

Tax Parcel	25-30-177-001
Acres	3 Acres
Total Square Feet	33,155 SF
Built	1980
Clear Height	24'
Roof	Metal
Sprinklers	None
Docks	3 Exterior
Drive-Ins	6
Levelers	None
Crane	None
Class	C
Construction	Metal
Parking	Ample
Power	600a

EXTERIOR PHOTOS





3 ACRE SITE

RENT ROLL

100 E QUARRY RD ROCHELLE, IL

TENANT	LEASED SF	LEASE EXP	LEASE TYPE	RENT PER SF	MONTHLY RENT	ANNUAL RENT
Hickory Grove Alloys	33,155 SF	07/31/2034	GROSS	\$6.00	\$15,000	\$180,000
Additional Revenue (Equipment Lease)		7/31/2034			\$9,000	\$108,000
TOTALS	33,155 SF				\$24,000/ Month	\$288,000/ Year

1. Equipment Lease has a 2% annual increase increase through 7/31/2034

2. Base rent Increase Schedule:

- 8/1/2028 - \$15,300 / Month (\$183,600)
- 8/1/2029 - \$15,606 / Month (\$187,272)
- 8/1/2030 - \$15,918.12 / Month (\$191,017)
- 8/1/2031 - \$16,236.48 / Month (\$194,837)
- 8/1/2032 - \$16,561.21 / Month (\$198,734)

An aerial photograph of a train yard at night, with several trains on tracks and industrial buildings. In the background, a city skyline is visible under a dark sky. A white box with an orange border is overlaid on the image, containing the text '3 111 5TH AVE'.

**3 111 5TH
AVE**

PROPERTY DESCRIPTION



111 5TH AVE ROCHELLE, IL BUILDING ONE

Tax Parcel	24-24-408-010
Acres	25.1 Acres
Total Square Feet	97,158 SF
Built	1977
Clear Height	12'-35'
Roof	Flat/Ballasted
Sprinklers	None
Docks	1
Drive-Ins	10
Crane	2
Class	C
Construction	Metal/Masonry
Parking	Ample
Power	Heavy

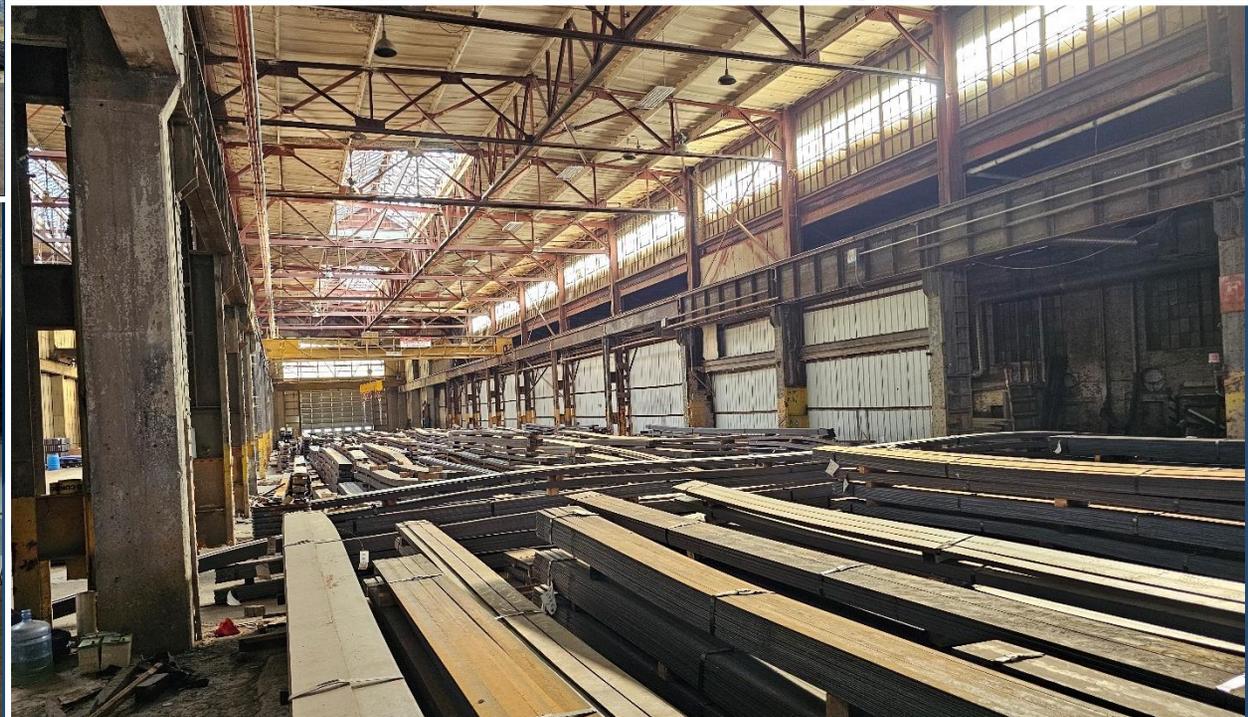
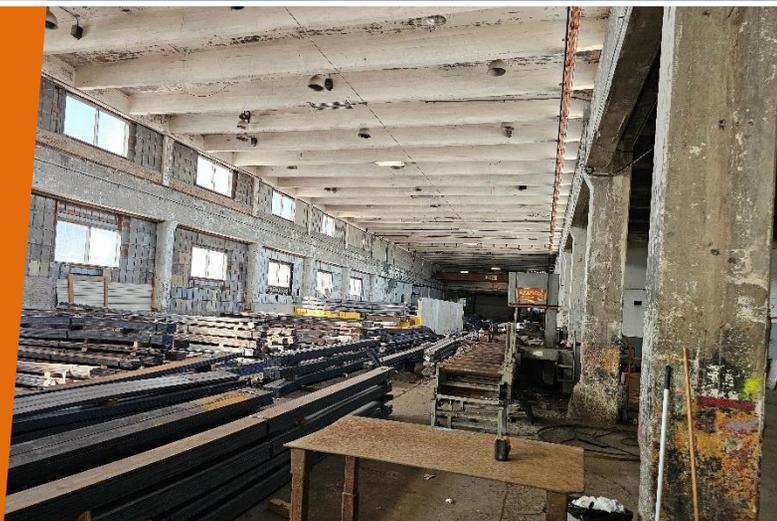
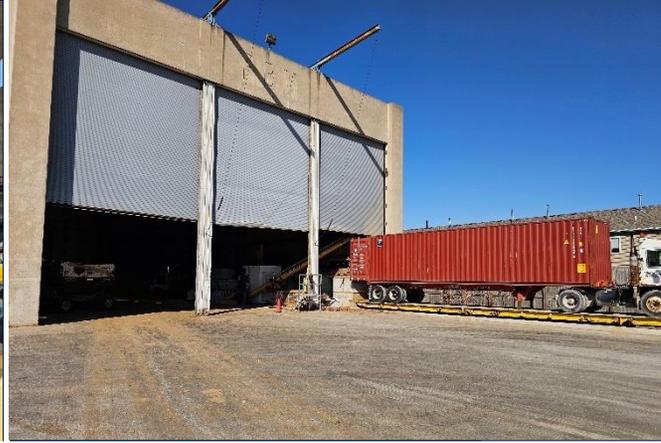
PROPERTY DESCRIPTION

111 5TH AVE
ROCHELLE, IL
BUILDING TWO



Tax Parcel	24-24-408-010
Acres	25.1 Acres
Total Square Feet	8,325 SF
Built	2001
Clear Height	32'
Roof	Pitched Concrete
Sprinklers	None
Drive-Ins	5
Class	C
Construction	Poured Concrete
Parking	Ample

INTERIOR PHOTOS



EXTERIOR PHOTOS





25.1 ACRE SITE



PARCEL MAP



RENT ROLL

111 5TH AVE
ROCHELLE, IL

TENANT	LEASED SF	LEASE EXP	LEASE TYPE	MONTHLY RENT	ANNUAL RENT
Hub City Senior Citizen's	Bus Parking	MTM	GROSS	\$200	\$2,400
Ryder	1,200 SF OFFICE 1 ACRE LAND	MTM	GROSS	\$3,183	\$38,196
VL Metals	50,000 SF	MTM	GROSS	\$10,889	\$130,668
Curious Recycler	Flex Space	MTM	GROSS	\$700	\$8,400
Dakota Matting	875 SF	MTM	GROSS	\$5,500	\$66,000
Henkels & McCoy	1 ACRE LAND	MTM	GROSS	\$3,000	\$36,000
McNay Truck Line	6 PARKING SPOTS	MTM	GROSS	\$525	\$6,300
DOT Transportation	Lot Rental	MTM	GROSS	\$700	\$8,400
Acculevel, Inc.	Flex Space	MTM	GROSS	\$3,500	\$42,000
TOTALS	105,483 SF			\$28,197	\$338,364

An aerial photograph of a rail yard at night, showing multiple tracks with several trains. In the background, a city skyline is visible under a dark sky. A large crane structure is prominent on the right side. The image is overlaid with a semi-transparent blue filter and a white box containing text.

**4 500 N
CARON RD**



15.87 ACRE SITE

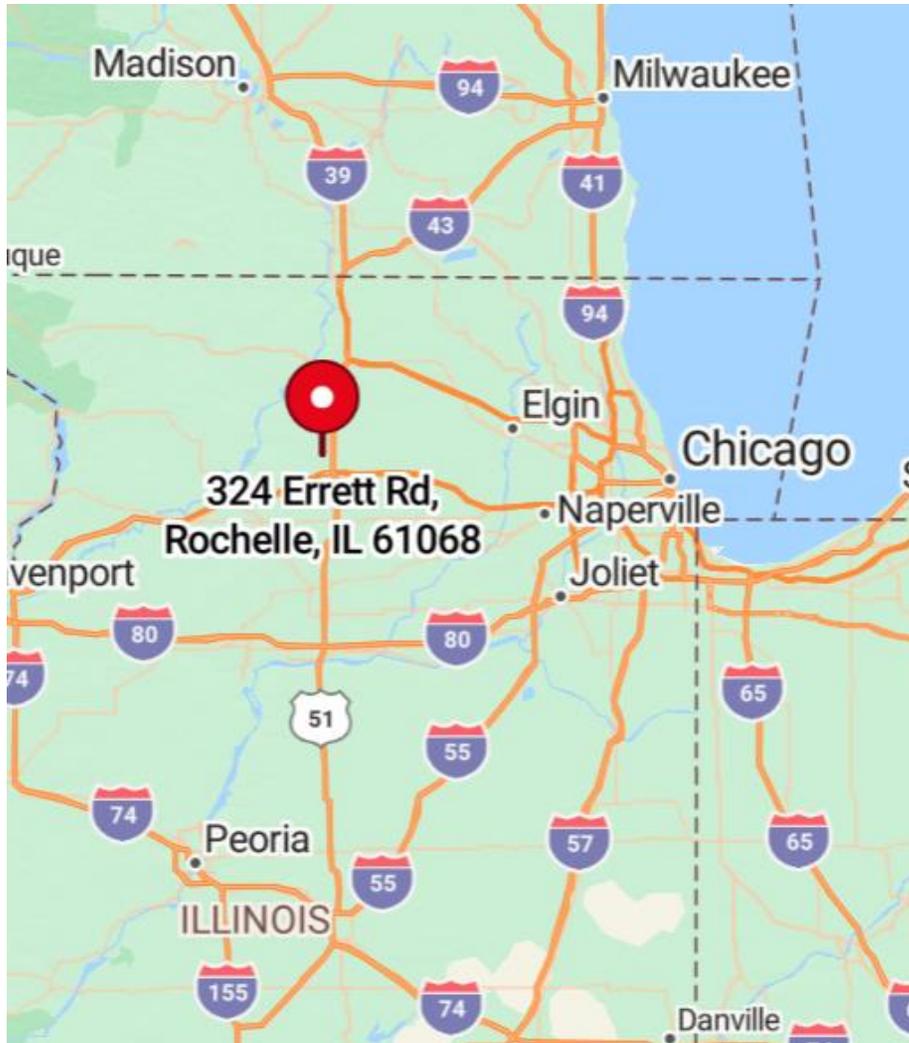
PARCEL MAP





5 MARKET OVERVIEW

LOCATION MAP



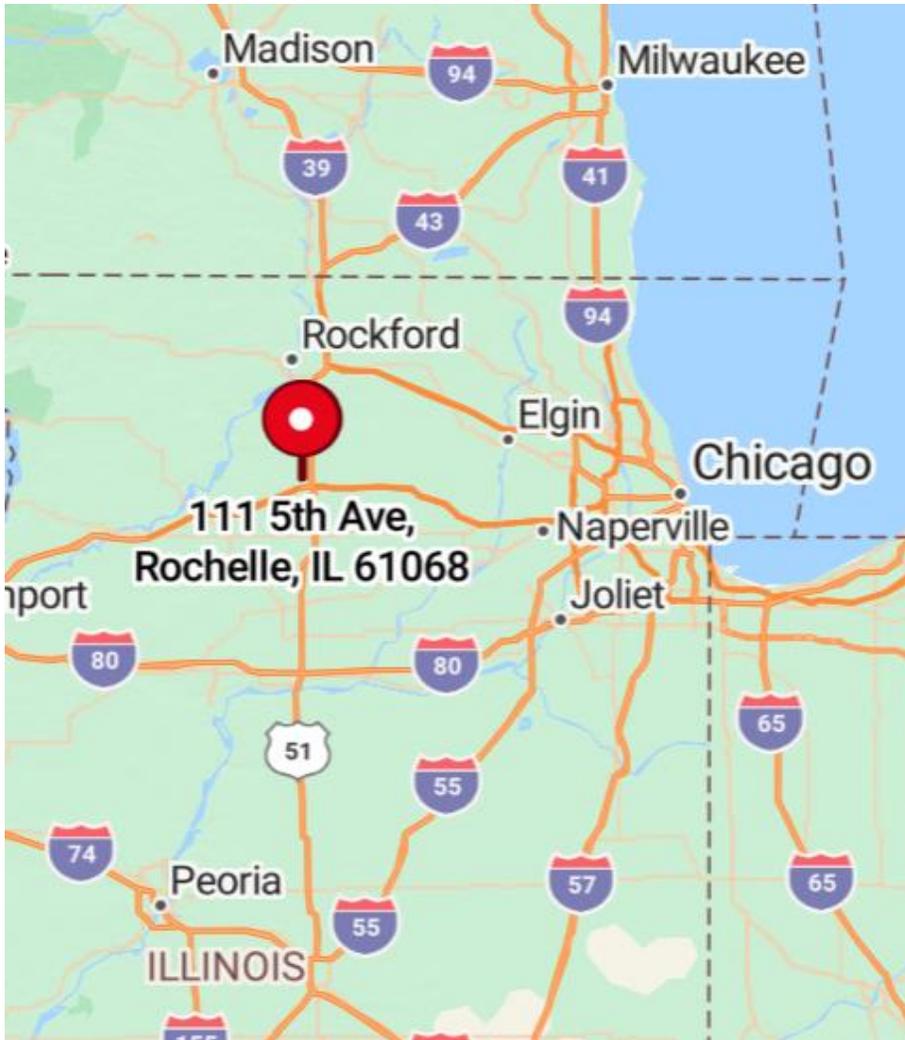
TRAFFIC COUNTS

State Route 251	5100 VPD
Hillcrest Ave	1300 VPD
Maple Ave	1000 VPD
Twombly Rd	700 VPD
Hemstock Rd	400 VPD

DRIVE TIMES

Chicago/Airport	1 Hour 13 Minutes
Rockford	31 Minutes
Highway/Interstate 88	10 Minutes
Highway/Interstate 39	7 Minutes
Highway/Interstate 251	1 Minutes

LOCATION MAP



TRAFFIC COUNTS

State Route 251	8250 VPD
Main St	2450 VPD
7 th Ave	1200 VPD
2 nd St	500 VPD
4 th Ave	400 VPD

DRIVE TIMES

Chicago/Airport	1 Hour 11 Minutes
Rockford	34 Minutes
Highway/Interstate 39	6 Minutes
Highway/Interstate 88	6 Minutes
Highway/Interstate 251	2 Minutes



HIGHLIGHTS

PRIME INTERMODAL HUB

Rochelle industries, businesses, residents, and visitors have access to one of the greatest multi-modal transportation systems in the nation. The city hosts the intersection of two interstates (I-39 & I-88), two state highways (IL-38 & IL-251), and two of the biggest railways in the world (Union Pacific & the BNSF).



ECONOMY

- Skilled and willing workforce, mostly non-union. Labor pool of approximately 200,000 within a 24-minute average commute time.
- Build ready sites are in close proximity to the interstate system at a far less cost than the Chicago market.
- Their own municipal utilities that allow for competitive, budget-friendly, prices in comparison to other utilities companies and communities.

DEMOGRAPHICS



Marcus & Millichap



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