

For Sale

**545 E Algonquin Rd.  
Arlington Heights, IL 60005**

Two-Tenant Flex R&D/Data Center  
Investment Opportunity

**Marcus & Millichap**  
DOUGHTY INDUSTRIAL GROUP

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Activity ID #ZAG0370043

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## THE OPPORTUNITY

The Doughty Industrial Group of Marcus & Millichap is pleased to present for sale the fee-simple offering of 545 E Algonquin Road, Arlington Heights, Illinois. The subject property is a 111,667 square-foot flex R&D/Data Center facility that is currently 100% occupied by two tenants. The property is located 5 miles from O'Hare International Airport and sits directly off the Interstate 90 and Arlington Heights Road interchange.

Built in 1990, the subject property is currently 100% occupied by two tenants; Intertek Testing Services and GigeNET. Intertek (OTCMKTS: IKTSY) who has a current market cap of \$7.75+ billion, is a product testing and certification company. They occupy 85% of the GLA and have been a tenant at the facility since 2004 showing continued long-term commitment. GigeNET is a leading full-service provider dedicated, cloud, hybrid, and colocation hosting solutions. Occupying 15% of the GLA, GigeNET has been a tenant at the property since 2006.

The purchase of this offering provides any investor with a stable and cash-flowing asset that has both credit and committed tenancy. At the current list price of \$13,000,000 the offering generates an NOI of \$1,041,879 which equates to a capitalization rate of 8.01%.





## OPPORTUNITY HIGHLIGHTS

- Two-tenant flex R&D/Data Center investment opportunity
- Credit Tenancy | Intertek (OTCMKTS: IKTSY) | \$7.75 billion market cap
- Committed tenancy | Tenants have been at the property since 2004 & 2006
- Net lease structures | Tenants responsible for pro-rata share of OpEx
- 20-Year roof warranty and parking lot redone in 2024
- 5 miles from O'Hare International Airport
- Affluent submarket | \$136,000+ average household income within 5-mile radius

[Click here to access deal room](#)

### Property Address

545 E Algonquin Rd.  
Arlington Heights, IL

### Parcel IDs

08-15-302-020-0000

### Total Lot Size

±5.56 Acres

### Total Building GLA

±111,667 SF

**\$13,000,000**

**(\$116.42/SF)**

Sale Price

**\$1,041,879**

NOI

**8.01%**

CAP Rate

*Supply chain issues supercharge airport area performance. Global logistics issues and local cargo bottlenecks have translated to substantial leasing activity near O'Hare Airport...Additionally, high demand is spilling over to suburban submarkets...*

**Marcus & Millichap**

## FINANCIAL OVERVIEW

Pricing	
	Current
Net Operating Income	\$1,041,879
CAP Rate	8.01%
<b>Price</b>	<b>\$13,000,000</b>

### Debt Contact:

**Frank Montalto**  
*Managing Director, Capital Markets*

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Fmontalto@ipausa.com

License IL 475.180369

	Balance Sheet - Fixed	Balance Sheet - Floating
Maximum LTV (input)	65%	65%
Max Loan Proceeds	\$8,450,000	\$8,450,000
Maximum LTV	65.0%	65.0%
Loan Term (Years)	5 Years	5 Years
Amortization (Years)	25 Years	25 Years
Interest Only (Months)	TBD	TBD
Rate Type	Fixed	Floating
Index	5 Year UST	1M Term SOFR
Index Pricing	4.39%	4.31%
Spread	2.25%	2.25%
Estimated Interest Rate	6.64%	6.56%
Recourse	Recourse through Extension	Recourse through Extension
Underwriting Metrics		
DSCR (AMORTIZING)	1.46x	1.47x
DSCR (INTEREST ONLY)	1.80x	1.82x
Debt Yield	11.96%	11.96%

# RENT ROLL

Tenant Summary										
Tenant	SF	% Pro Rata	Monthly Rent	Annual Rent	Rental Rate	Rental Structure	Rental Options	Rental Increases	Lease Commence	Lease Expiration
Intertek	95,253	85.30%	\$67,892.48	\$814,709.76	\$8.55	Net	Two 5-Year	2% Annual	1/1/22	12/31/26
GlgeNET	16,414	14.70%	\$18,930.81	\$227,169.72	\$13.84	Net	Three 5-Year	3% Annual	6/1/21	5/31/28
<b>Occupied</b>	<b>111,667</b>	<b>100.00%</b>	<b>\$86,823.29</b>	<b>\$1,041,879.48</b>	<b>\$9.33</b>					
<b>Vacant</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>					

## ABOUT THE TENANT: INTERTEK

**intertek**

Total Quality. Assured.

Intertek is a global leader in Total Quality Assurance, serving industries worldwide for over 130 years. Trusted by companies across the globe, Intertek ensures the quality and safety of products, processes, and systems. With more than 44,000 employees in 1,000 locations across over 100 countries, Intertek is redefining the industry through its Total Quality Assurance approach.

Headquartered in London, Intertek is listed on the London Stock Exchange under the ticker "ITRK," with a market capitalization of approximately \$8.56 billion.

Leveraging a global network of state-of-the-art facilities and industry-leading technical expertise, Intertek provides innovative and customized Assurance, Testing, Inspection, and Certification services. Its systemic approach supports clients' Quality Assurance efforts across all operational areas, including R&D, raw material sourcing, supplier management, manufacturing, transportation, distribution, retail, and consumer engagement.

### **Assurance**

Enabling organizations to identify and mitigate inherent risks within their operations, supply chains, and quality management systems.

### **Testing**

Evaluating whether products and services meet or exceed quality, safety, sustainability, and performance standards.

### **Inspection**

Validating the specifications, value and safety of raw materials, products and assets.

### **Certification**

Providing formal confirmation that products and services comply with all established external and internal standards.

## ABOUT THE TENANT: GIGENET



GigeNET is a leading full-service hosting provider specializing in dedicated, cloud, hybrid, and colocation hosting solutions, along with advanced DDoS protection. With 20 years of experience in dedicated servers, GigeNET is an industry pioneer, introducing the first scalable DDoS protection service and the fastest route-optimized network technology for dedicated server hosting.

Headquartered near Chicago, Illinois, GigeNET operates a 17,000 sq. ft. enterprise-class private data center. This facility allows the company to deliver a high-performance network with exceptional security, all at competitive prices.



### Colocation Services

Colocation services allow organizations to move their servers offsite, reducing operating costs while ensuring data is stored in a secure and compliant environment. GigeNET offers state-of-the-art facilities, optimized networking, and reliable operations, enabling businesses to focus on their priorities with confidence that their platform is in capable hands.

### Dedicated Hosting

Whether an organization needs custom dedicated server architecture tailored to its requirements, assistance with migrating from an old host, a high-speed network to enhance customer experiences, or 24/7 access to on-site engineers, GigeNET provides the expertise to help achieve those goals.

### Virtual Machines

GigeNET's cloud portal enables organizations to efficiently manage their virtual private servers through an intuitive web interface. It offers the flexibility to scale virtual machine resources up or down instantly, adapting to changing needs.



## EXTERIOR PHOTOS





# INTERTEK INTERIOR PHOTOS



# TENANT LAYOUT

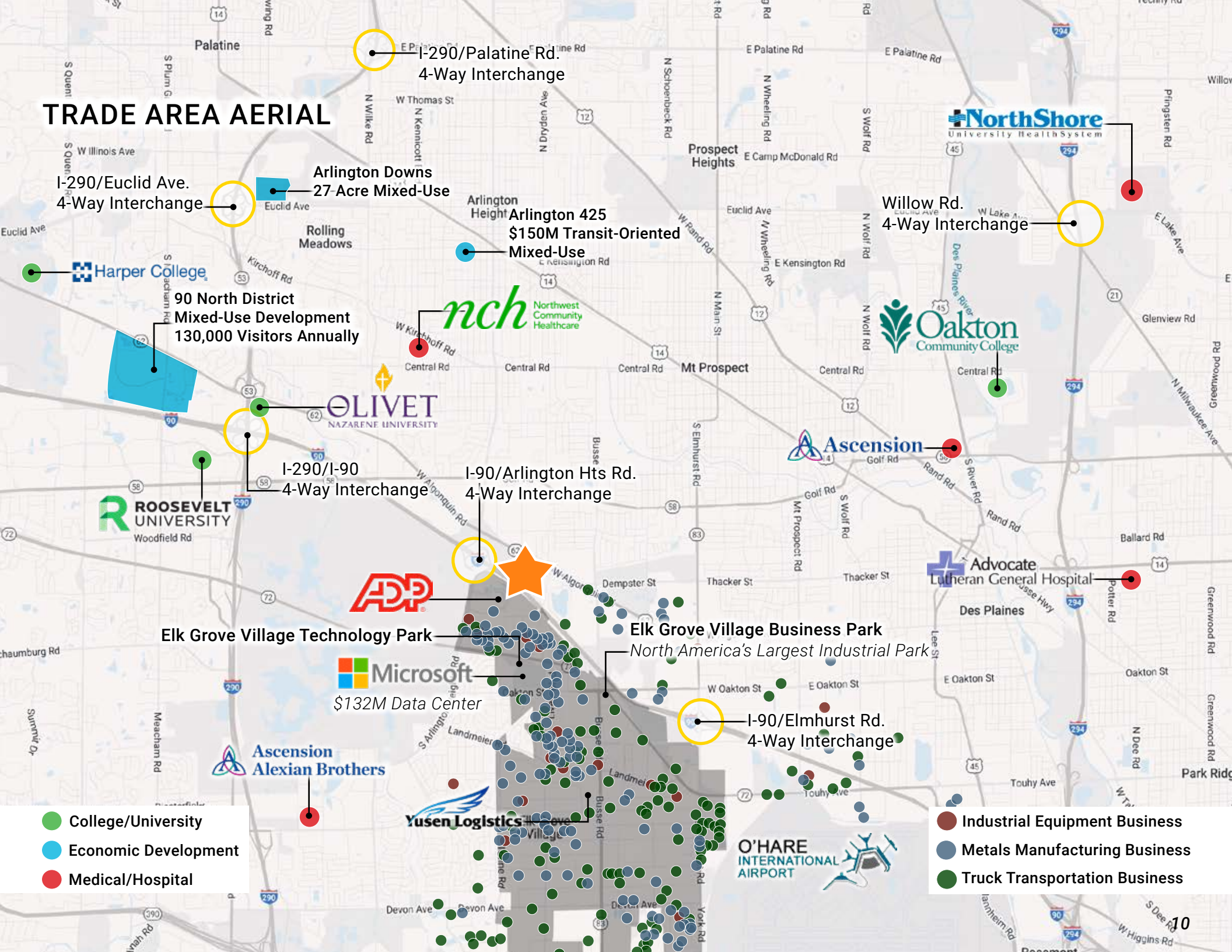
 GIGENET

  
Total Quality. Assured.

-  Gigenet Space
-  Intertek Space



# TRADE AREA AERIAL



I-290/Euclid Ave.  
4-Way Interchange

Arlington Downs  
27-Acre Mixed-Use

Arlington Height  
Arlington 425  
\$150M Transit-Oriented  
Mixed-Use

Willow Rd.  
4-Way Interchange

Harper College

90 North District  
Mixed-Use Development  
130,000 Visitors Annually

OLIVET  
NAZARENE UNIVERSITY

nch  
Northwest  
Community  
Healthcare

Oakton  
Community College

Ascension

I-290/I-90  
4-Way Interchange

I-90/Arlington Hts Rd.  
4-Way Interchange

ROOSEVELT  
UNIVERSITY

ADP



Elk Grove Village Technology Park

Elk Grove Village Business Park  
North America's Largest Industrial Park

Microsoft  
\$132M Data Center

I-90/Elmhurst Rd.  
4-Way Interchange

Ascension  
Alexian Brothers

Advocate  
Lutheran General Hospital

- College/University
- Economic Development
- Medical/Hospital

- Industrial Equipment Business
- Metals Manufacturing Business
- Truck Transportation Business

Yusen Logistics

O'HARE  
INTERNATIONAL  
AIRPORT

# TRADE AREA ECONOMY

“The fact that 97.6 percent of available industrial space is occupied is a sign that our local economy continues to thrive...” ←

-Craig Johnson, Elk Grove Village Mayor

**Elk Grove Village's available industrial space has reached an all-time low...**



**Adjacent to O'Hare International Airport**



**At the Crossroads of Transcontinental Rail Service**



**Close to I-90, I-290, I-294, I-355 and IL Route 390**



*Elk Grove Village is the 2022 Municipality of the Year and home to the #1 Ranked Business Park in the United States.*

**6 Square Miles**  
Elk Grove Village

**60,000 Employees**  
in Elk Grove Village

**64M Sq Ft Industrial**  
in Elk Grove Village

→ The Elk Grove Technology Park is in the beginning stages of infrastructure development. Buildings range in size from 73,829 to 243,691 square feet. The park is ideal for industrial and technology businesses as well as data centers.



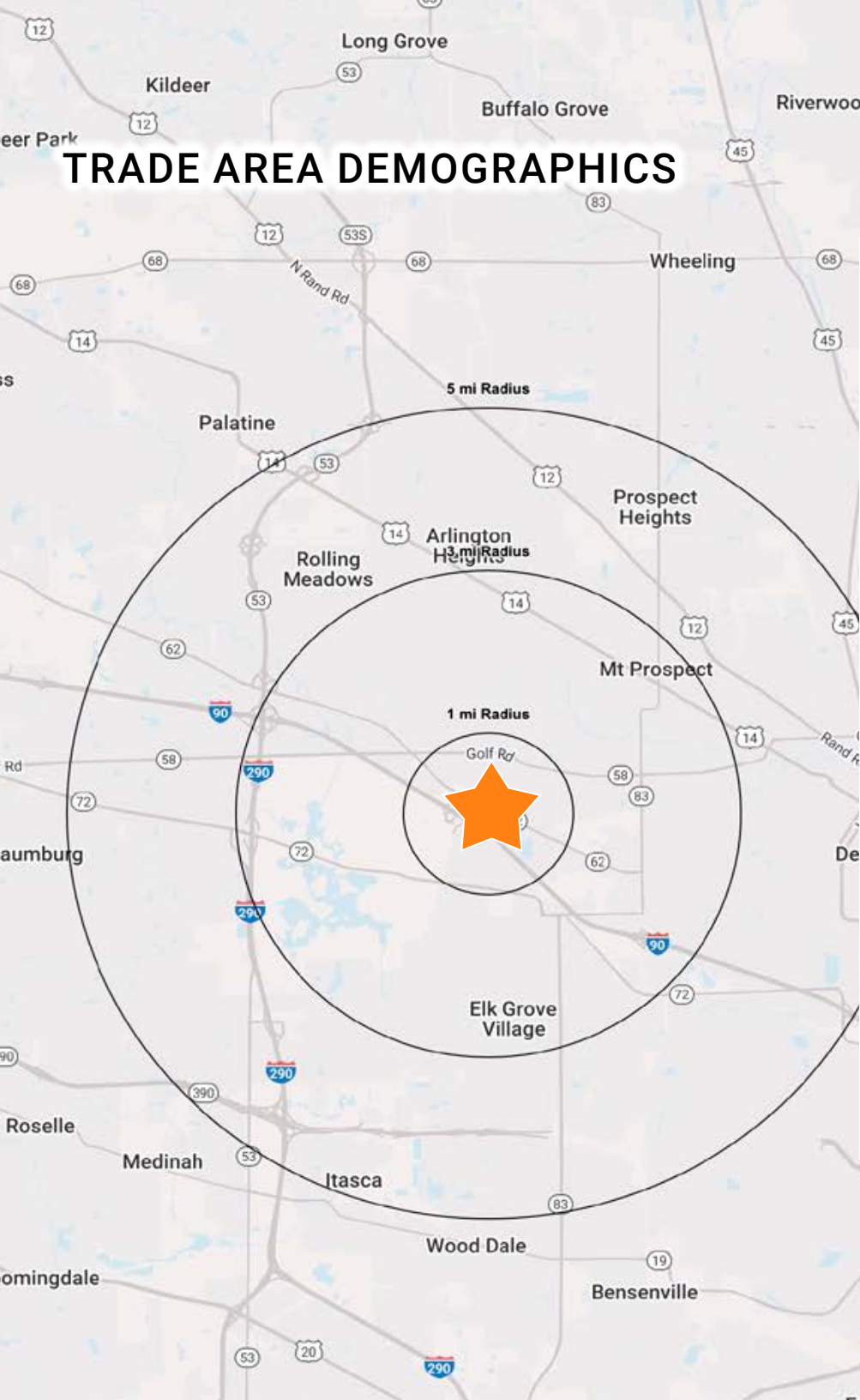
**Companies committed to leasing space at Elk Grove Technology Park**



**\$1 billion in data center investment to Elk Grove Village by Prime Data Centers** ←

**Yamazen moved its headquarters to Elk Grove Village, to a new 137,000 SF facility in late 2020** ←

# TRADE AREA DEMOGRAPHICS



## Population

	1 Mile	3 Mile	5 Mile
2024 Estimated Population	15,024	101,147	248,083
2024 Est. Median Age	36.6	41.3	42.5

## Housing & Households

	1 Mile	3 Mile	5 Mile
2024 Estimated Households	6,471	40,652	101,666
2024 Median Rent	\$1,271	\$1,281	\$1,323
2024 Median Home Value	\$264,869	\$326,115	\$334,130

## Businesses & Employees

	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$94,705	\$126,271	\$136,507
2024 Est. Total Employees	24,297	110,383	278,309
2024 Est. Total Businesses	1,197	6,306	15,749
2024 White Collar Workers	54.6%	63.3%	67.0%
2024 Blue Collar Workers	45.4%	36.7%	33.0%

## Household Expenditures

	1 Mile	3 Mile	5 Mile
2024 Total Household Expenditure	\$606.46 M	\$4.45 B	\$11.57 B
2024 Apparel	\$11.32 M	\$82.27 M	\$212.95 M
2024 Entertainment	\$35.13 M	\$254.43 M	\$657.76 M
2024 Food, Beverages, Tobacco	\$75.53 M	\$523.81 M	\$1.33 B
2024 Health Care	\$40.34 M	\$273.02 M	\$687.54 M
2024 Household Furnishings and Equ	\$16.21 M	\$118.95 M	\$309.02 M
2024 Household Operations, Shelter,	\$150.71 M	\$985.22 M	\$2.5 B

# LOCATION MSA

Subject Property



**O'HARE**  
INTERNATIONAL  
AIRPORT

**CHICAGO**

\*\*\*  
**MIDWAY**  
INTERNATIONAL AIRPORT →





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