



Offering Memorandum

Pleasant St

Pleasant St

Pleasant St

1600-1660 Pleasant St

DEKALB, IL 60115

State St

State St

State St

State

Wurlitzer D



Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase or lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

FOR SALE / LEASE: 1600-1660 PLEASANT ST

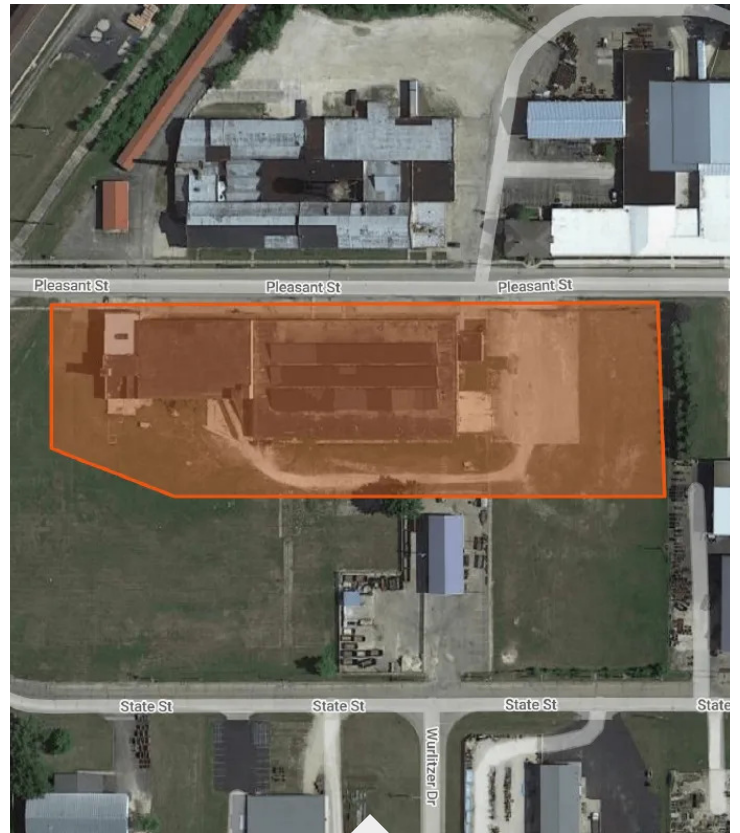
PROPERTY TYPE	Industrial
BUILDING SIZE	91,000 SF
LOT SIZE	4 Acres
YEAR BUILT	1933
YEAR LAST RENOVATED	2025
LOADING	(3) docks, (6) drive-in doors, (1) freight elevator
CEILING HEIGHT	9' to 18' clear
POWER	Heavy
OFFICE	+/- 10%
REAL ESTATE TAXES	\$7,958 ('24 paid '25)
SALE PRICE	\$2,795,000
PRICE PER SF	\$31
LEASE RATE	Subject to Offer

FOR SALE OR LEASE: Unique industrial property previously home to the Wurlitzer Piano factory. Excellent loading with multiple docks and drive doors. 4,000lb freight elevator recently serviced and fully operational. Ample land for parking, outdoor storage, or future expansion.

Many recent improvements including LED lighting, sprinkler system upgrades, roof repairs, and more.

Building is approximately 60% leased with 2 tenants on short term leases. Great for user/investor or owner/user. Possible owner financing available or lease with the option to buy.

Well positioned near Peace Rd and Rt 38. Seconds to DeKalb Taylor Municipal Airport. 5 minutes to Northern Illinois University. 7 minutes to I88 at Peace Rd. 1 hour to O'Hare International Airport.



- User/investor opportunity with income in place
- Many recent improvements
- Easy access to I88 via Peace Rd
- Excess land for building expansion or outdoor storage
- Potential owner financing available
- Flexible unit sizes
- Many recent improvements
- Easy access to I88 via Peace Rd
- Fenced outdoor storage



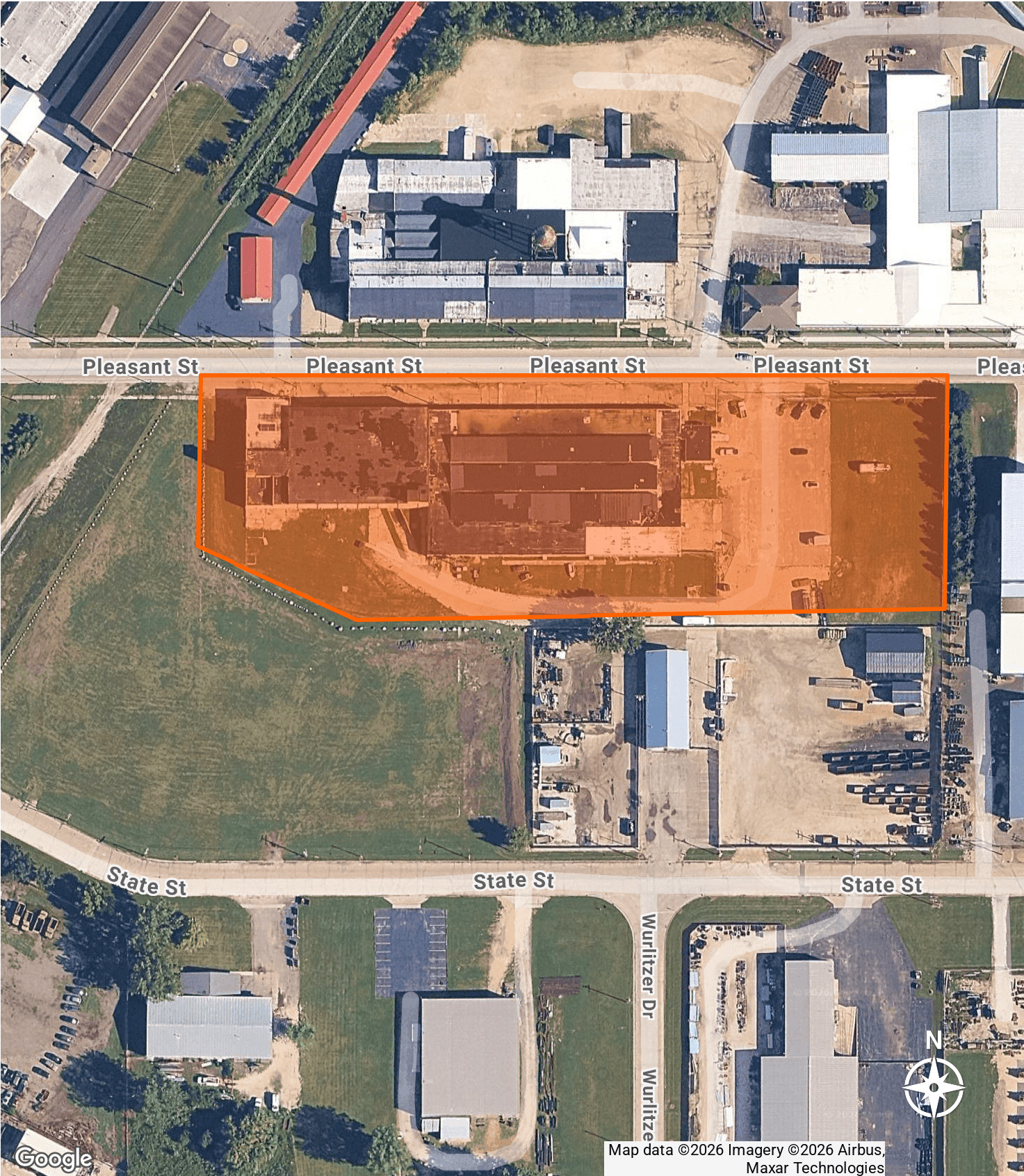
Rent Roll: 1600-1660 Pleasant St Dekalb IL			
<u>Tenant</u>	<u>Size</u>	<u>Lease Expiration</u>	<u>Comments</u>
Classic Auto Factory	50,000 sf	MTM	seller's business
Unique Party Rentals	4,500 sf	4/30/2026	
Vacant	36,500 sf	N/A	

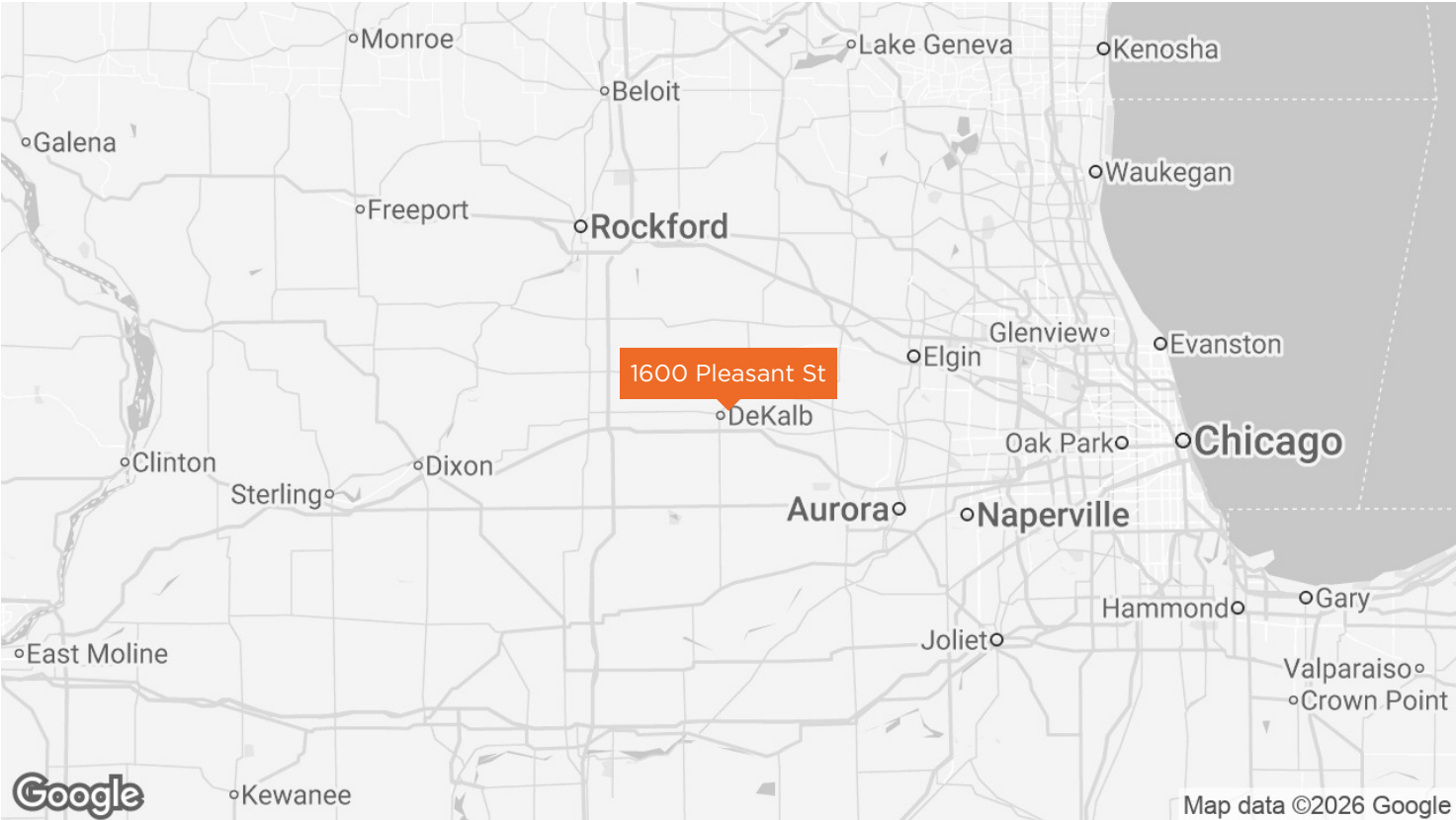
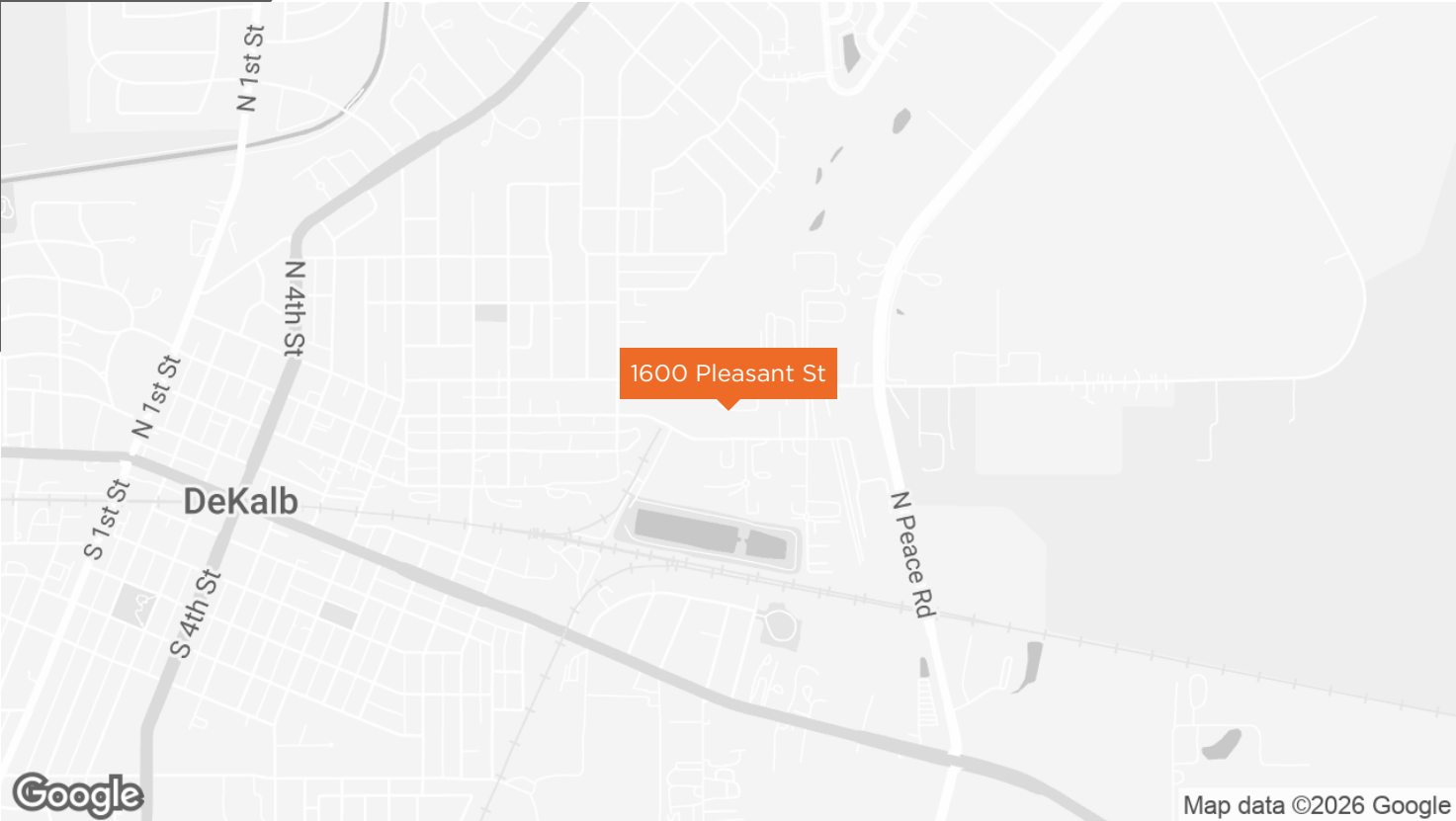
EXTERIOR PHOTOS



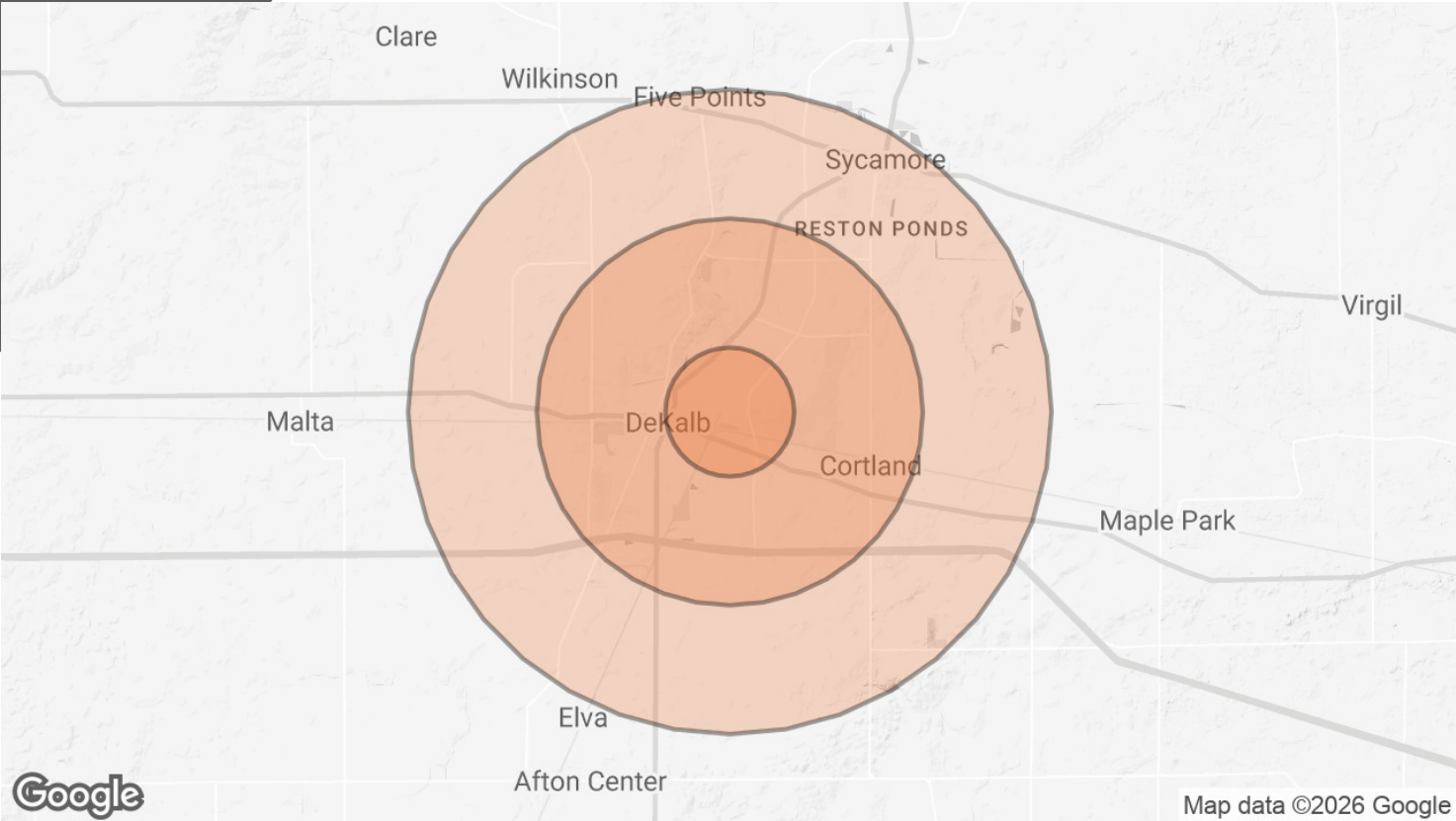
INTERIOR PHOTOS







DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,292	39,327	58,587
AVERAGE AGE	36.6	31.8	32.4
AVERAGE AGE (MALE)	37.1	31.5	31.8
AVERAGE AGE (FEMALE)	36.0	32.0	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,154	16,485	24,257
# OF PERSONS PER HH	2.0	2.4	2.4
AVERAGE HH INCOME	\$53,276	\$57,330	\$62,496
AVERAGE HOUSE VALUE	\$375,444	\$174,737	\$161,201

2020 American Community Survey (ACS)