

100% LEASED



OFFERING MEMORANDUM - INDUSTRIAL FLEX SPACE

1401-1403 N. 25th Ave.
Melrose Park, Illinois

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VIRTUAL TOUR

Colliers



Confidentiality Disclosure – Disclaimer

Acceptance hereof is acknowledgment that this is a Confidential Offering Memorandum prepared solely for the use of prospective investors in determining their intention with respect to the acquisition of the above-referenced Property.

This memorandum was prepared by Colliers (“Colliers”) and contains selected information pertaining to the Property, and does not purport to be all-inclusive or to contain all of the information (“Offering Material”) which prospective investors may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the owner (or owners) of the Property (“Owner”), or Colliers, nor any of their respective directors, officers, employees, independent contractors, shareholders or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the presentation or its contents. Colliers has been retained by Owner as their Exclusive Agent and will, as such, act in a fiduciary manner on behalf of the Owner.

The potential purchaser (“Recipient”) acknowledges and agrees that it is not represented by a broker in connection with the possible purchase of the Property. Recipient shall be liable for any commission or other compensation due to any broker representing Recipient.

This Offering Material has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the Recipient agrees that by receipt hereof, this memorandum and its contents are of a confidential nature,

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Colliers reserves the right to request the return of this memorandum and the Offering Material at any time. Should there be no further interest in purchase of the Property upon review of this memorandum, its return to Colliers is requested.

The information contained herein is from sources we deem reliable, and has not been independently verified by us. We do not warrant that the information is true and correct and recipient should independently verify same. Price and other terms are subject to change without notice

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Executive Summary

Colliers International has been retained as the exclusive agent to sell 1401-1403 N 25th Ave in Melrose Park, Illinois. The Property is a 20,000-square-foot, multi-tenant industrial service building situated on 0.66 acres in the O'Hare submarket.

The Property is 100% leased to a mix of automotive, collision, detailing, security installation, and service-related tenants. The offering gives investors the opportunity to acquire a fully occupied industrial asset with existing cash flow, annual rent increases, and limited near-term vacancy risk.

The Property's functional layout, local tenant base, and infill Cook County location make it a strong stabilized investment opportunity.



Location Advantage:

- 1401-1403 N 25th Ave is located in a dense commercial and industrial corridor with strong access to labor, customers, and nearby businesses.
- The Property is approximately 1.0 mile from the Melrose Park Metra station, 8.7 miles from O'Hare International Airport, and 14.3 miles from Midway International Airport. Traffic counts along North 25th Avenue range from approximately 15,000 to more than 22,000 vehicles per day.
- The location is well suited for automotive, contractor, service, and light industrial users that benefit from visibility, customer access, and central transportation access.

Offering Guidelines

Asking Price

\$2,525,000 (7.5% CAP)

Closing Costs

County and State transfer taxes, standard title insurance policy and half of any escrow fees are responsibility of Seller. Municipal transfer taxes, survey, requested endorsements to the title policy and half of any escrow fees are responsibility of Buyer.

Real Estate Taxes

Taxes shall be prorated on a cash basis for calendar year 2026.

Tenant Contact

Ownership requests that the tenants not be disturbed or contacted.

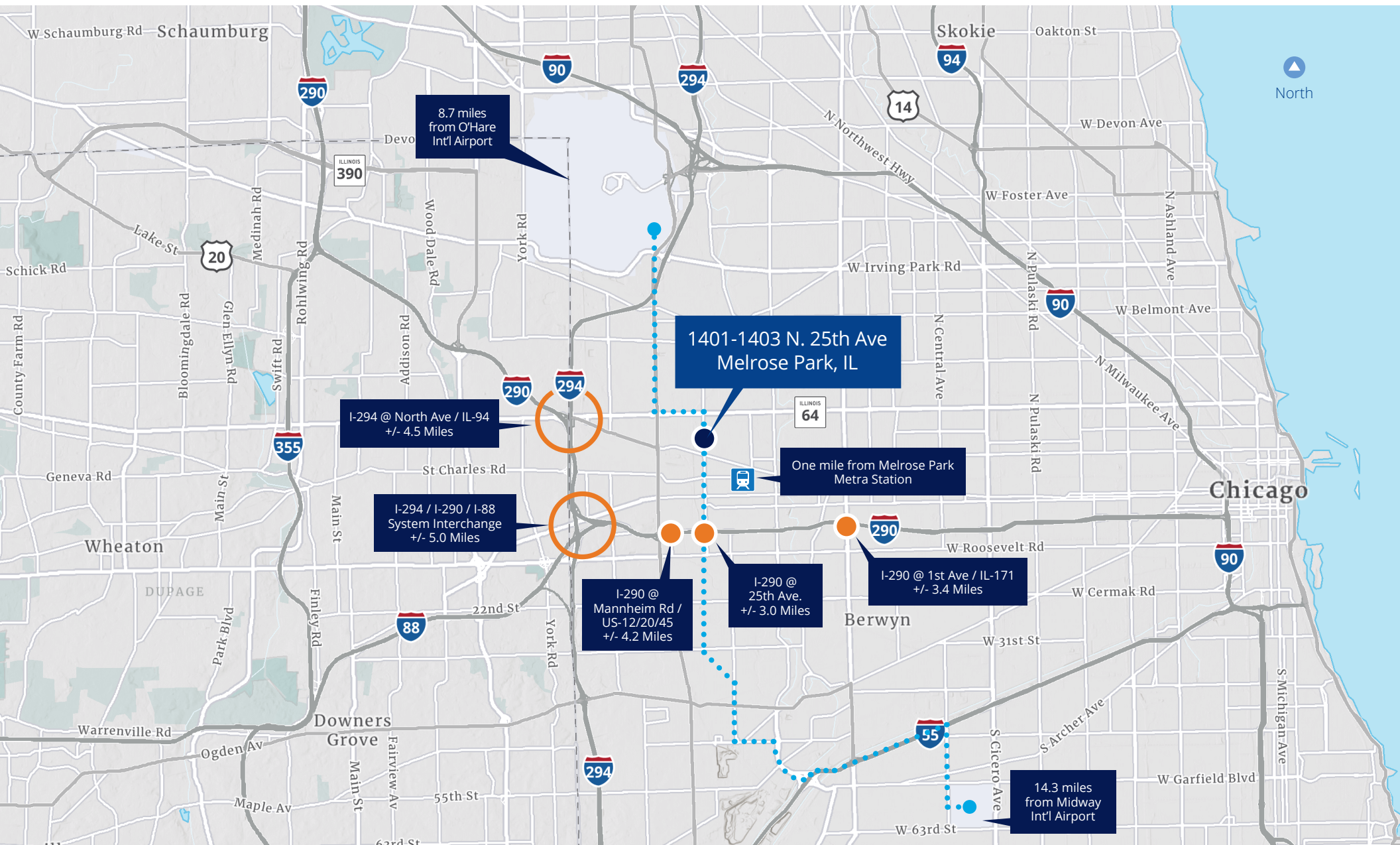
Tours

Property inspections are by appointment and should be scheduled through Colliers.



PROPERTY OVERVIEW

Location Overview



PROPERTY OVERVIEW

Local Amenities & Corporation



PROPERTY OVERVIEW

Property Description

The Property consists of a one-story, approximately 20,000-square-foot masonry industrial service building situated on 0.66 acres in Melrose Park, Illinois. Originally constructed in 1951, the building is improved with functional service-oriented features, including seven drive-in doors, sprinkler coverage, 13-foot building height, and striped asphalt parking.

The Property is configured for multi-tenant occupancy. The building's layout, loading configuration, and infill industrial zoning support a range of local service providers.

Building Size:

Approximately
20,000 SF

Land Area:

0.66 acres / approximately
28,750 square feet

Property Address:

1401-1403 N. 25th Ave.,
Melrose Park, IL 60160

Year Built:

1951

Stories:

One Story

Construction:

Masonry

Sprinklers:

Yes

Building Height:

13 Feet

Loading:

7 DIDs

Parking:

The complex has striped, asphalt-paved parking and approximately a 2.05 per 1,000 SF parking ratio totaling 41 spots

Zoning:

F - Light Industrial

Tax Parcel ID Number:

15-03-300-027-0000

Recent Capital Improvements:

Tuckpointing & Stucco,
Exterior Building Painting,
Parking Lot sealcoating & striping,
New Marquee signs



Site Plan

Suite A

JBG Auto Repair

4,500 SF

Suite B

Advanced Auto

3,600 SF

Suite C

Genuine Auto Detail

4,200 SF

Suite D

KGZ Collision Center

5,500 SF

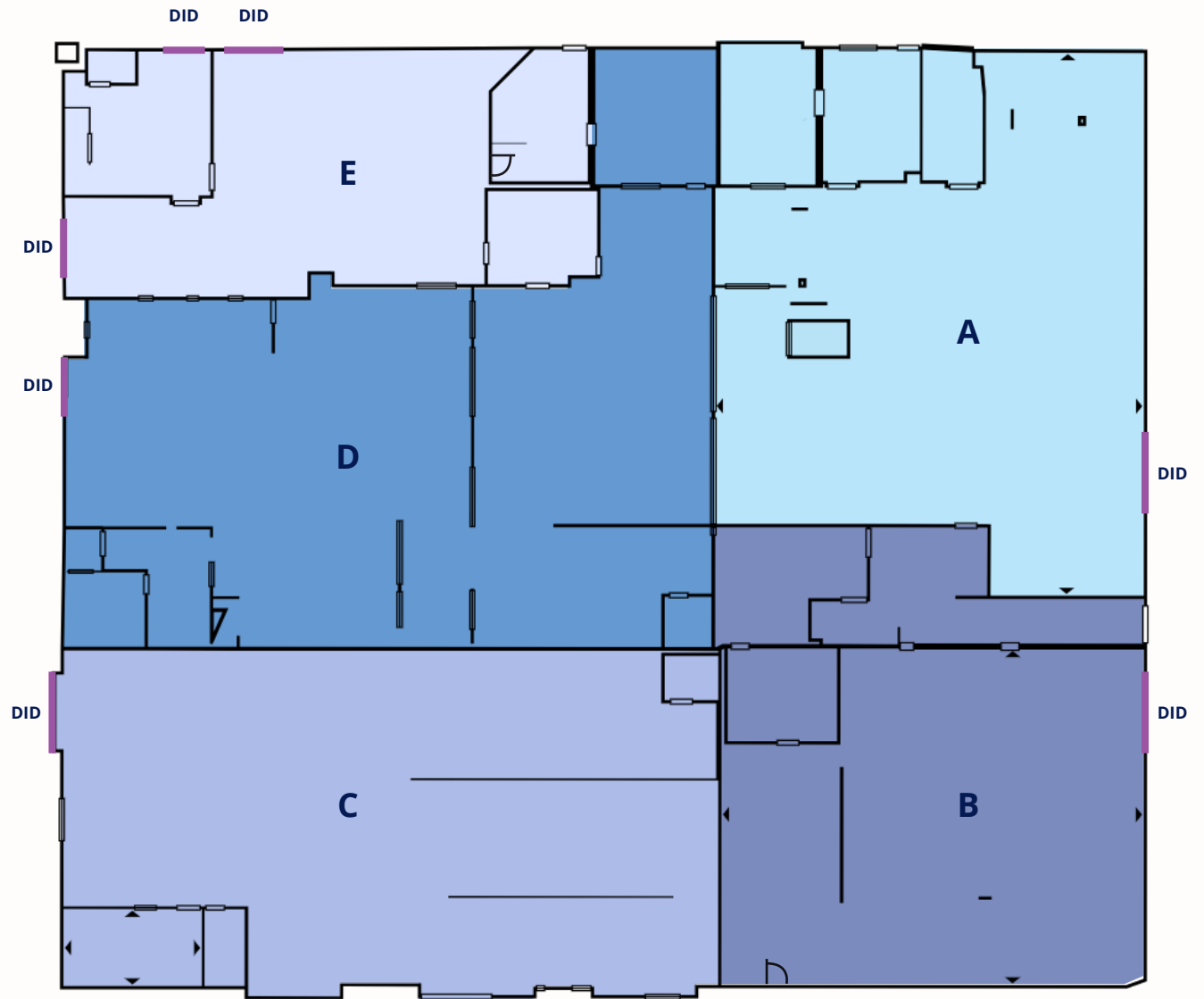
Suite E

Fast Cars Group

2,200 SF

Total

20,000 SF



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