

FOR SALE

6212

MATERIAL AVE.

LOVES PARK, IL



34,040 SF

EXECUTIVE **SUMMARY**



EXECUTIVE SUMMARY

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.

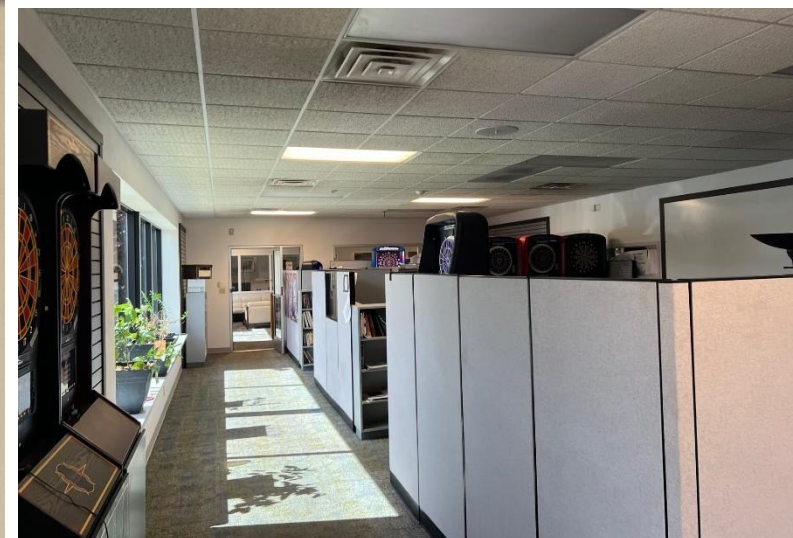


BACK

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	\$70.00 PSF - \$2,382,800
Lease Expiraton	February 28, 2026



6212
MATERIAL AVE.

6212

MATERIAL AVE.



LOCATION **OVERVIEW**



LOCATION OVERVIEW

- 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



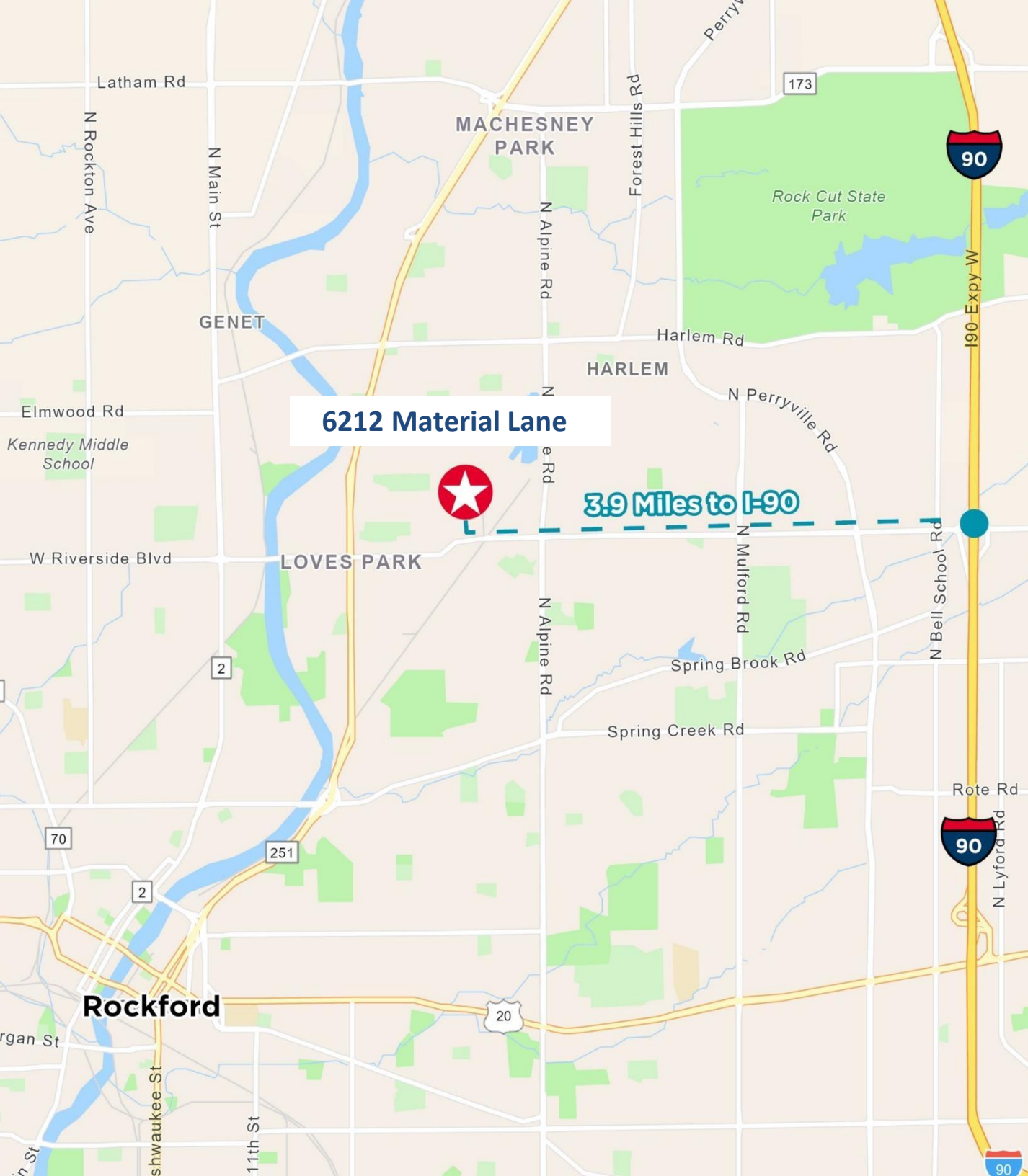


6212 Material Lane

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.



DETAILS

AL CARUANA
Executive Director
+1 847 720 1326
al.caruana@cushwake.com

cushmanwakefield.com