

# FOR SALE OR LEASE



# 6320

# MATERIAL AVE.

LOVES PARK, IL



**78,900 SF / \$5.95 PSF Net**

# EXECUTIVE SUMMARY



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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.



6320 DOCK



6320 INTERIOR

# PROPERTY OVERVIEW



FRONT



**6320**

MATERIAL AVE.



BACK

## PROPERTY OVERVIEW

### BUILDING SPECIFICATIONS

Building Size	78,900 SF
Office Size	±2,000 SF
Land Size	3.27 Acres
Clear Height	18'
Loading Docks	7
Drive-in-Doors	3
Car Parking	Ample
Sprinkler	Yes
Real Estate Taxes	\$0.25 p.s.f. (2023)
Lease Rate	\$5.95 Net

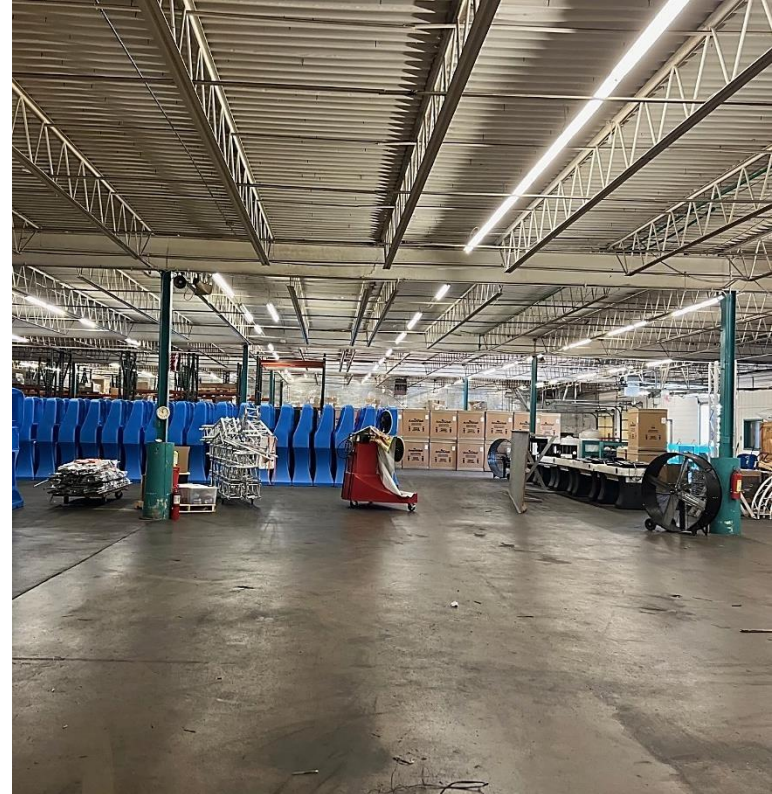
### DEAL STRUCTURE

Proposed Lease Term	Lease Expiration 02/28/2026
Sale Price	\$50.00 PSF \$3,945,000
Target Closing	90 Days



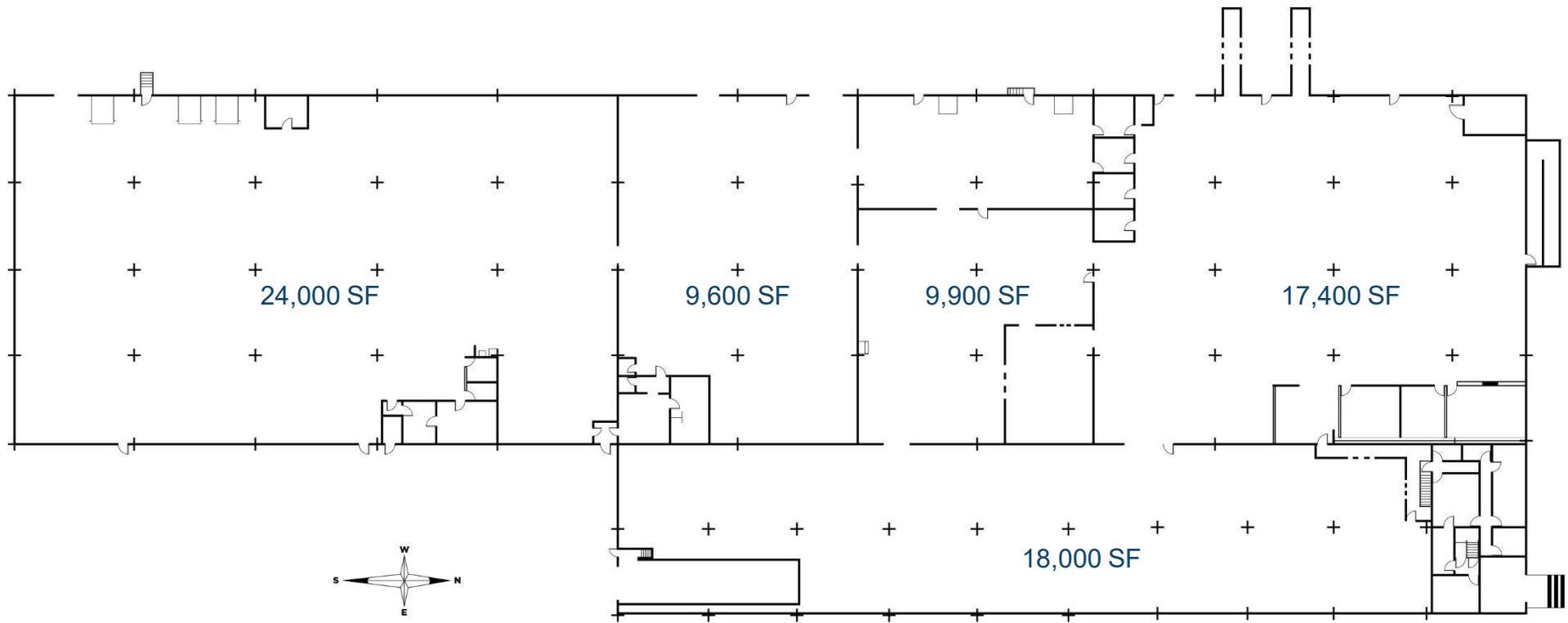
**6320**

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# LOCATION OVERVIEW



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- 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



**WATERSURPLUS®**

*Best*  
**Automation & Robotics**



**I-39  
SUBMARKET**

**HISTORICALLY  
LOW VACANCY**

**EXISTING  
MANUFACTURING  
HEADQUARTERS**

**LOW COUNTY  
TAXES**



**6320 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.

# MARKET SNAPSHOT

CHICAGO INDUSTRIAL SCORECARD | I-39 CORRIDOR | 2025 Q2

## SUPPLY

**0.0**  
YTD COMPLETIONS

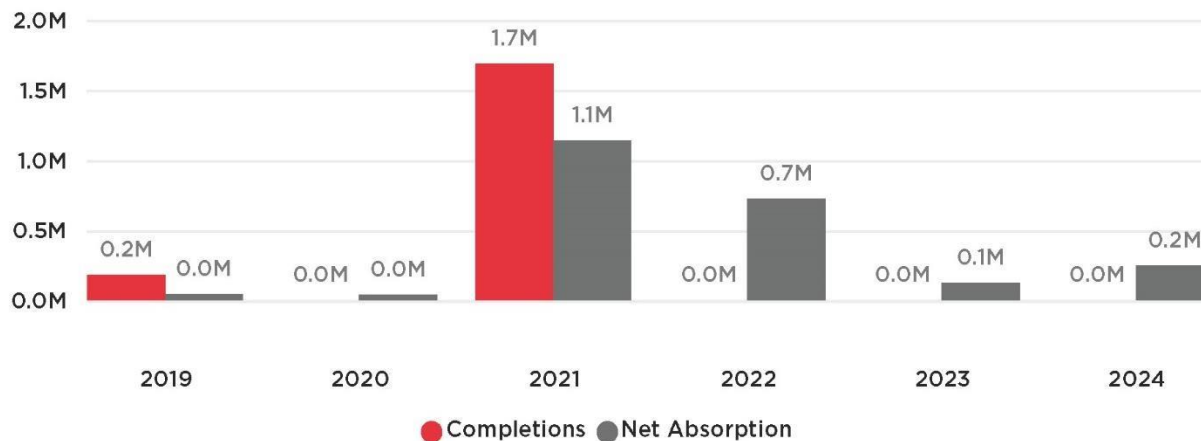
**775.0K**  
UNDER CONSTRUCTION

**0.6%**  
OVERALL VACANCY

ASKING RATE VS. OVERALL VANCANCY



SUPPLY AND DEMAND (MSF)





# MARKET SNAPSHOT

CHICAGO INDUSTRIAL SCORECARD | I-39 CORRIDOR | 2025 Q2

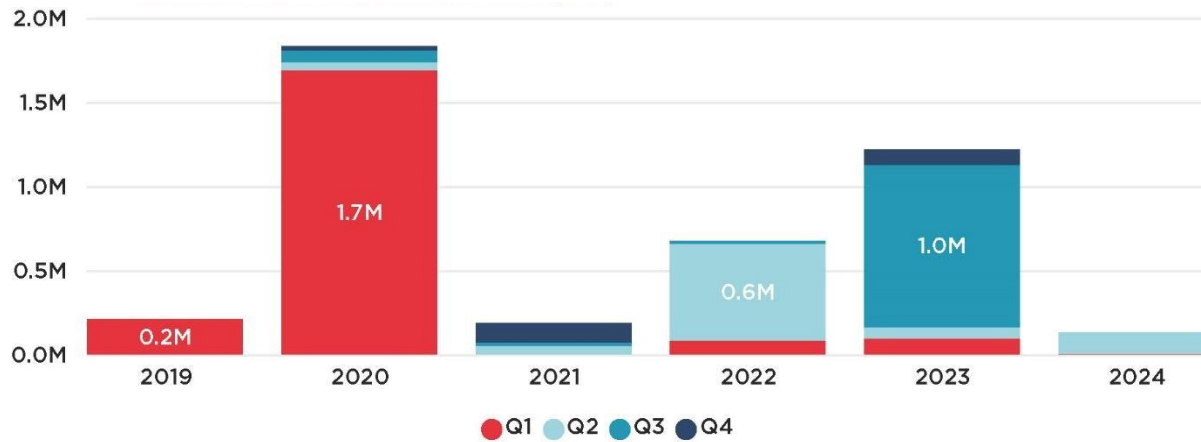
## DEMAND

**\$7.73**  
OVERALL RENT

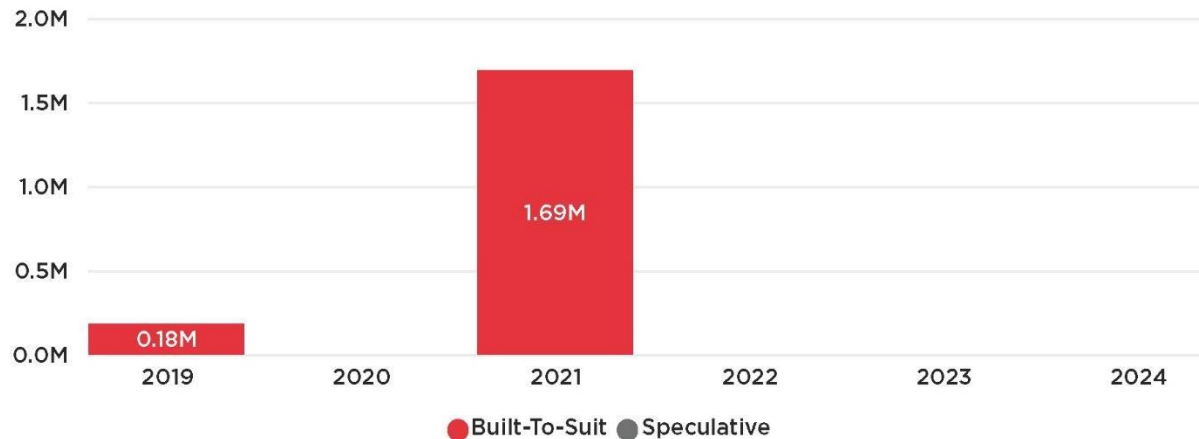
**248.0K**  
YTD ABSORPTION

**131.2K**  
YTD LEASING

INDUSTRIAL LEASING BY QUARTER (MSF)



COMPLETIONS (MSF)



# TENANT OVERVIEW



# TENANT OVERVIEW

Arachnid 360 is a leading manufacturer in the electronic darts industry, known for innovating soft tip dart technology.

It offers a range of electronic dart games, featuring automated scoring, wireless connectivity, and league-ready equipment designed for both commercial and home use.

The company was formerly known as Arachnid. It was founded in and is based in Loves Park, Illinois. In February 2024, Arachnid 360 was acquired by TouchTunes Interactive Networks.



Established in 1975



Headquarter Location



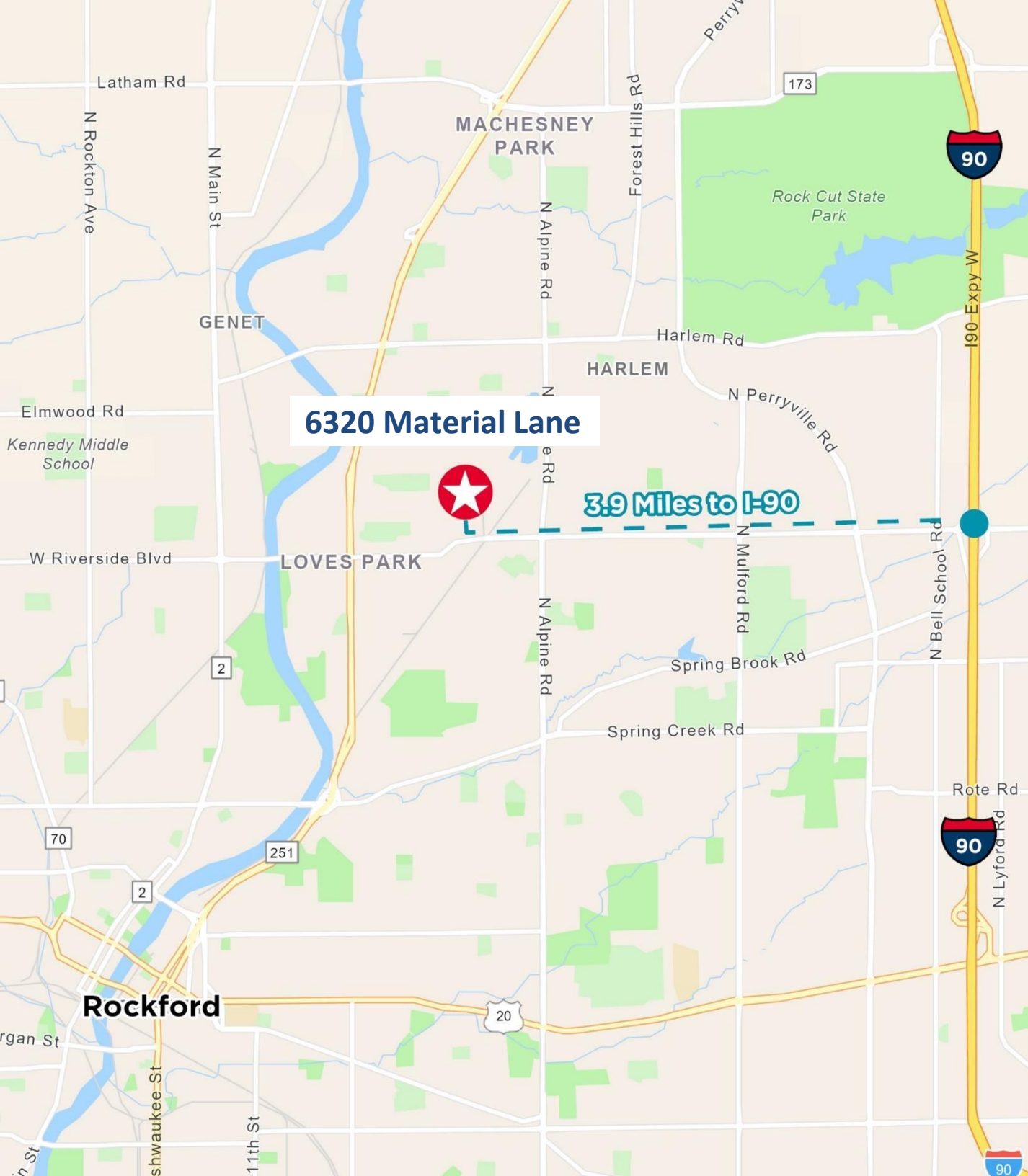
55-60 Employees



Innovative in their Industry



ARACHNID ELECTRONIC  
DART GAMES



**6320 Material Lane**

**3.9 Miles to I-90**



## DETAILS

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