

3415 E. Ohio Ave., Saint Charles, IL

SINGLE-TENANT NET LEASE FOR SALE



INVESTMENT OFFERING

51,200 SF Net Leased Industrial

6.94 acres with rarely permitted
& zoned outdoor storage lot

New 10-year lease

\$6,450,000 | 6.35% Cap Rate

Contact:

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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

EXECUTIVE SUMMARY

Entre Commercial Realty is pleased to present a single-tenant net-leased 51,200 SF industrial property for sale. The property consists of fee simple ownership of an industrial building on 6.94 Acres with a 3.89 acre fenced and gated outdoor storage lot; an amenity which is extremely difficult to find, zone and permit in this submarket. Very few municipalities in metro-Chicago permit outdoor storage and this property is uniquely positioned with this feature. The property is leased to Aluma Systems Concrete Construction, LLC with a parent guarantor (Moody's B3) on a new net lease through August 31, 2028 at a rate of \$8.00 PSF net with 2% annual escalations. The tenant has an option to terminate after the 60th month of the lease on 12 months' notice and payment of approximately 1.5 years of rent as a penalty. The tenant has invested over \$1 million of leasehold improvements since lease commencement. A lease guaranty is provided by Brand Industrial Services, Inc. All real estate taxes and operating expenses are passed through to the tenant. The property was extensively improved in 2018 with a new roof (20 year warranty), new HVAC systems, new front parking lot, refurbished storage lot, painting of interior and exterior, LED lighting installed in the office and warehouse, and new office finishes.



Financial Snapshot

	<u>Year 1</u>
Aluma Systems Rent (NET)	\$409,600
Cap Rate	6.35%
Property Value	\$6,450,000

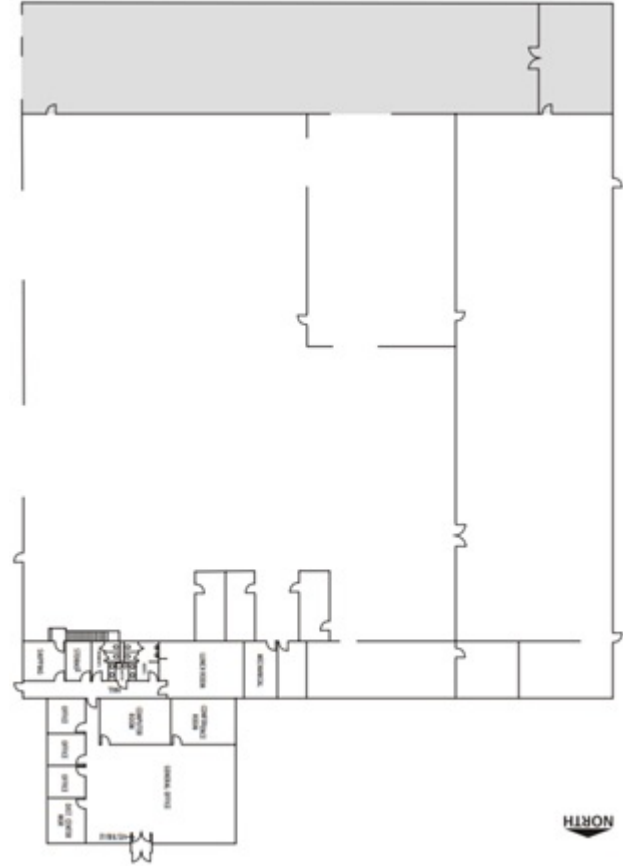
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SPECIFICATIONS

Building Size: 51,200 SF

Office Area: 4,100 SF

Outside Storage: Approximately 3.89 acres

Land Area: 6.94 acres

Year Built: 1979 (refurbished in 2018)

Clear Height: 20'

Loading: 1 Truck Dock / 3 DIDs

Parking: Ample

Sprinkler: Wet & Dry

Roof Type: EPDM installed in 2018 (20-yr warranty)

RE TAXES: \$0.88 SF (2017)

SALE PRICE: \$6,450,000 (\$125.98 PSF)

CAPITALIZATION RATE: 6.35%

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CONFIDENTIALITY / DISCLOSURE

The undersigned acknowledges receipt of this Offering Memorandum and agrees to utilize the information contained herein solely for the purpose of evaluating a prospective purchase of the subject property. This Offering Memorandum was prepared by Entre Commercial Realty LLC ("Broker") based on information it deems to be accurate however which cannot be represented or warranted to be free from errors or omissions nor can it be deemed to be all-inclusive. Prospective purchasers are responsible for verifying all information contained herein as well as determining in the purchaser's sole and absolute discretion whether to purchase the subject property. Neither the owner of record ("Owner"), Broker, nor any of its respective officers, principals, employees, shareholders, agents or affiliates have made any representation or warranty as to the accuracy of the information presented in this Offering Memorandum nor as to any physical, financial or environmental condition of the subject property.

The information contained in this Offering Memorandum is confidential in nature and is intended for limited distribution to qualified purchasers and its trusted agents, advisors and lenders who shall also agree to treat this information as confidential. By signing below the recipients hereby agree to hold this information in the strictest of confidence and will not disclose this information to other parties without prior authorization nor utilize this information in any manner that may be detrimental to the interests of the Owner or Broker. All property showings are by appointment only through the Broker and the recipient agrees not to disrupt any tenant(s) or to disrupt the operations of the property.

In accordance with State of Illinois licensing regulations this shall serve as disclosure that Entre Commercial Realty LLC is the agent representing the Owner.

Agreed and Accepted this _____ day of _____, 201__

Purchaser:

Agent for Purchaser:

Company: _____

Signature: _____

Name: _____

Title: _____

Address: _____

City, State, Zip: _____

E-mail: _____

Phone: _____

Please return a fully executed copy of this agreement via e-mail to: mgazzola@entrecommercial.com