

# OFFERING MEMORANDUM



**197 ALDER DR,**  
**NORTH AURORA, IL 60542**

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**PRESENTED BY:**



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**ELLSBURY GROUP**

REAL ESTATE EXPERTS

# THE OFFERING

## 197 ALDER DR,

NORTH AURORA, IL 60542

We are pleased to present this premier 20,146 SF warehouse, ideally situated in a prime location with direct and easy access to major highways. Just 8 miles from North Aurora Airport, the property offers an expansive 2.68-acre lot with significant potential for expansion or development. The roof was fully replaced in 2017, and the building has benefited from multiple recent capital expenditure (CapEx) upgrades, resulting in low ongoing maintenance. Additional key features include climate-controlled rooms and robust 800-amp electrical service.

## PROPERTY HIGHLIGHTS

- New roof – 2017
- Direct Highway Access & 8 miles from North Aurora airport
- 2.68 Acre Lot
- Increased incoming power from 400 Amps to 800 Amps – 2015
- Built 2 Mezzanines adding 1,500 SF – 2017
- Built 2 Climate Controlled Rooms – 2017
- Separation wall built in factory – 2017
- Installed 5 new space heaters – 2018
- Redid front office (carpets, paint, false ceilings)
- Installed new lighting plant wide



PRICE

**\$2,390,000**



CAP RATE

**5.6%**



SF

**\$118.63**

# 197 ALDER DR, NORTH AURORA, IL 60542

## PROPERTY SUMMARY

### LOCATION INFORMATION

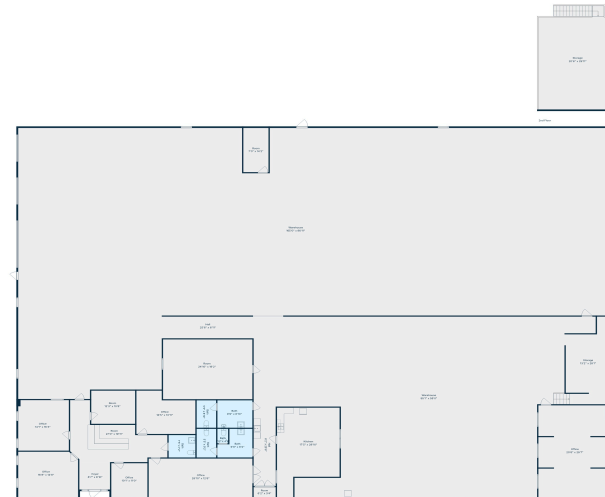
PROPERTY ADDRESS	197 ALDER DR, NORTH AURORA, IL 60542
COUNTY	KANE COUNTY
SUB-MARKET	CENTRAL KANE / DUPAGE
NEAREST HIGHWAY	I-88 (RONALD REAGAN MEMORIAL TOLLWAY)
NEAREST AIRPORT(S)	AURORA MUNICIPAL AIRPORT (8.4 MI)   O'HARE INTERNATIONAL AIRPORT (35 MI)

### BUILDING INFORMATION

YEAR BUILT	1994
BUILDING CLASS	B
BUILDING SIZE	20,146 SF
OFFICE SPACE	1,850
OCCUPANCY %	100%
TENANCY	SINGLE-TENANT
NUMBER OF DRIVE-IN BAYS	2
OVERHEAD DOORS	(1) 14 X 14   (2) 12 X 12
CLEAR HEIGHT	22'
STORIES	1-STORY
ELECTRICAL POWER	800 AMPS

### PROPERTY INFORMATION

PROPERTY TYPE	INDUSTRIAL/WAREHOUSE
ZONING	I-2 GENERAL INDUSTRIAL DISTRICT
LOT SIZE	2.68 AC
NUMBER OF PARKING SPACES	17 SURFACE SPACES
ANNUAL TAXES	\$40,684 – 2025 (PAYABLE 2026)
INSURANCE	\$4,000
APN #	15-05-477-001



**Total: 3168 sq. ft**  
1st Floor: 3168 sq. Ft, 2nd Floor: 0 sq. ft  
Excluded Areas: Room: 631 sq. Ft, Warehouse: 15074 sq. Ft, Storage: 1019 sq. Ft,  
Hall: 334 sq. Ft, Walls: 288 sq. ft

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

# TENANT & LEASE SUMMARY

## RENT ROLL

TENANT	SUITE	SF	LEASE START	LEASE END	MONTHLY RENT	\$/SF	LEASE TYPE	INCREASES
ABRAXAS	WEST	10,000	06/2024	06/2029	\$7,429.29	\$8.91	MG	2.5%
BARBELO	SE	5,000	06/2024	06/2029	\$3,714.64	\$8.91	MG	2.5%
CHNOUBIS	NE	5,000	06/2024	06/2029	\$3,714.64	\$8.91	MG	2.5%

## TENANT PROFILE / NOTES

CAM CHARGES	\$1,639 annually for tax increase
RENEWAL OPTIONS	None
LEASE/TENANT NOTES	Long term tenants and have been paying on time and keep the building very clean

**VALUE-ADD OPPORTUNITY:** Tenants are below market rent based on recent leases in the area. Room for significant income growth.

# FINANCIAL ANALYSIS

## OPERATING PROFORMA

LINE ITEM	IN-PLACE	YEAR 1	PROFORMA
<b>INCOME</b>			
Base Rental Income	\$176,664	\$181,081	\$241,752
Expense Reimbursements (CAM/Tax)	\$1,639	\$2,157	\$0
Other Income	\$0	\$0	\$0
Less: Vacancy / Credit Loss (5%)	\$0	\$0	(\$12,087)
<b>EFFECTIVE GROSS INCOME</b>	<b>\$178,303</b>	<b>\$183,238</b>	<b>\$229,665</b>
<b>OPERATING EXPENSES</b>			
Real Estate Taxes	\$40,684	\$41,090	\$41,501
Insurance	\$4,000	\$4,120	\$4,240
CAM / Common Area Maintenance	N/A	N/A	N/A
Utilities	Tenant	Tenant	Tenant
Repairs & Maintenance	Tenant	Tenant	Tenant
Management Fee (3% of EGI)	\$0	\$0	\$0
Reserves (\$0.10 / SF)	\$0	\$0	\$0
<b>TOTAL OPERATING EXPENSES</b>	<b>\$44,684</b>	<b>\$45,210</b>	<b>\$45,741</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$133,619</b>	<b>\$138,028</b>	<b>\$183,924</b>

## VALUATION SUMMARY

OFFERING PRICE

**\$2,390,000**

PROFORMA CAP RATE

**7.7%**

PRICE PER SF

**\$118.63**

## SALES COMPARABLES

ADDRESS	SIZE	LOT SIZE	YEAR BUILT	DATE	PRICE	CAP RATE	PRICE/SF
901 RIDGEWAY AVE, AURORA, IL 60506	23,820 SF	2.94 AC	1990	6/10/2024	\$2,000,000	6.37%	\$83.96/SF
197 POPLAR PL, NORTH AURORA, IL	22,000 SF	1.34 AC	1990	2/5/2026	\$2,380,000	8.00%	\$107.95/SF
1981 BUCKTAIL LN, SUGAR GROVE, IL	10,500 SF	.99 AC	1997	UNDER CONTRACT 3/23/2026	\$1,280,000	5.74%	\$121.90/SF



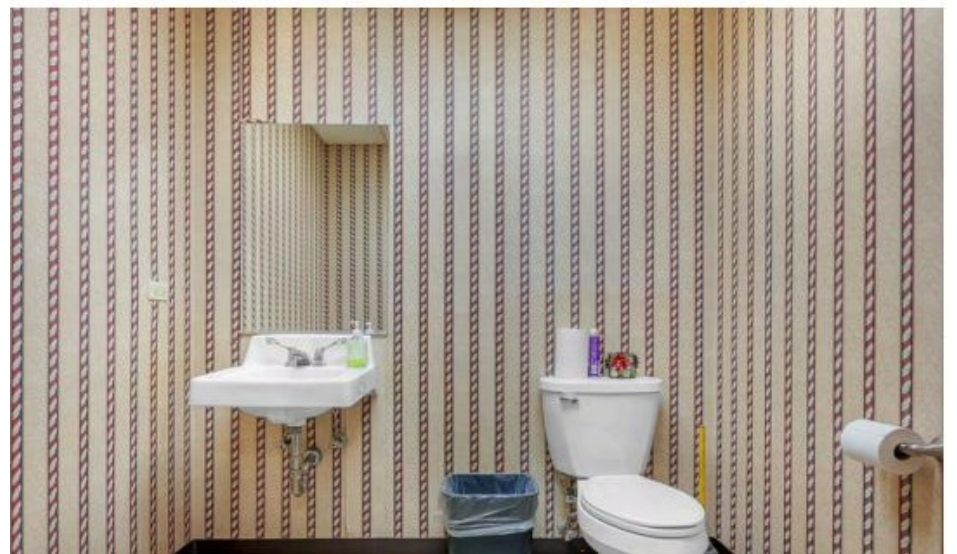
## RENT COMPARABLES

ADDRESS	SIZE	DATE SIGNED	RATE	LEASE TYPE
910 INDUSTRIAL DR, AURORA, IL	11,000 SF	JULY 2024	\$11.00/SF	MODIFIED GROSS (MG)
1425 NAGEL BLVD, BATAVIA, IL	28,500 SF	JANUARY 2026	\$8.75/SF	NNN
483 HEARTLAND DR, SUGAR GROVE, IL	11,032 SF	OCTOBER 2025	\$9.00/SF	NNN

# PROPERTY PHOTOS



# PROPERTY PHOTOS



## PROPERTY PHOTOS



# PROPERTY PHOTOS



## AREA HIGHLIGHTS — NORTH AURORA, IL



**Strong Transportation Network:** Easy connectivity via Interstate 88 and proximity to major regional arterials supports efficient logistics and commuting.



**Business-Friendly Environment:** Supportive local governance and ongoing economic development initiatives encourage investment and growth.



**Strategic Location:** Positioned along the I-88 corridor, providing direct access to Chicago and the greater Chicagoland area.



**Retail & Amenities:** Close proximity to national retailers, restaurants, and daily conveniences along major corridors such as Randall Road.



**Proximity to Major Employment Hubs:** Near key economic centers including Aurora, Naperville, and Batavia.



**Growing Industrial & Commercial Base:** The area continues to attract industrial, flex, and distribution users due to competitive pricing and accessibility.



**Population Growth:** Continued residential development in surrounding communities supports long-term economic stability.

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