

INDUSTRIAL FOR SALE

436 EAST LOCUST STREET, DEKALB, IL 60115 | CLASS B | \$2,250,000 | \$56.22 PSF | 2.38 ACRES



KWEKEL
COMPANIES

CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
INTERIOR PHOTOS	5-6
BUILDING SKETCH	7
EXTERIOR PHOTOS	8-9
AERIALS	10
PARCEL BOUNDARY	11
LOCAL AERIAL	12
LOCAL MAP	13
REGIONAL MAP	14
CHICAGO, IL	15
DEMOGRAPHICS	16
LEASE SALE COMPARABLES	17-18
DISCLAIMER CONFIDENTIALITY	19



436 E LOCUST STREET, DEKALB, IL 60115

EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale of this 40,020 square foot, Class B industrial building located on a 2.38 acre site near Chicago, IL. Premium Wood Products currently occupies the facility. They plan to vacate the facility within the next 6 months.

- PRICE: \$2,250,000
- SALE PRICE PSF: \$56.22
- SQUARE FOOTAGE: 40,020
- ACREAGE: 2.38
- YEAR BUILT: 1975
- NET TAXABLE VALUE: \$439,073
- ASSESSED VALUE: \$480,829 (2024)
- TOTAL TAX: \$34,980 (2023)

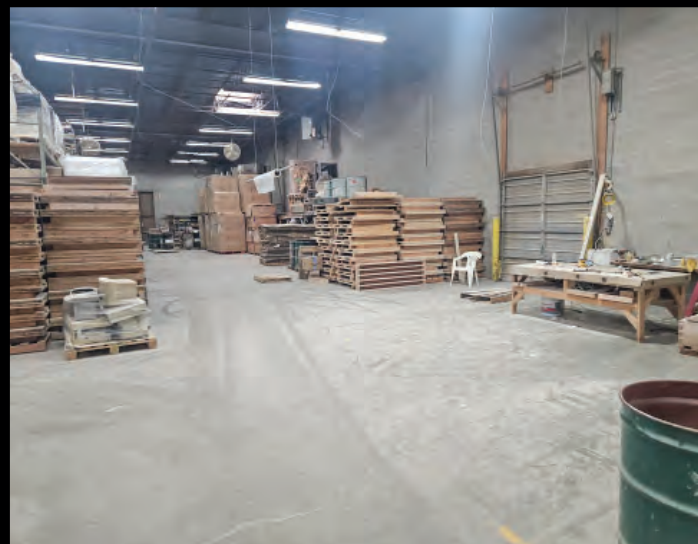
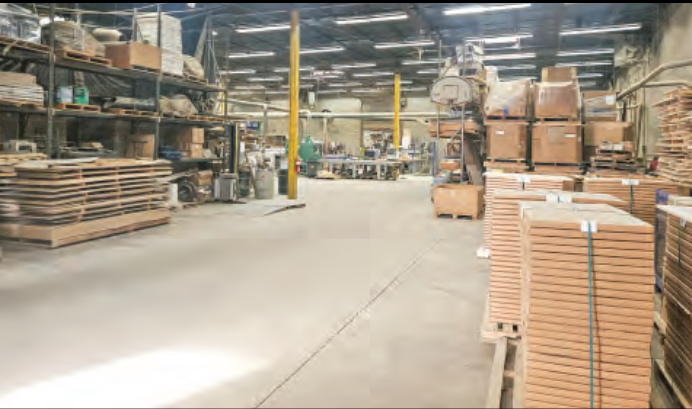


PROPERTY DESCRIPTION

ADDRESS	436 EAST LOCUST STREET	FOUNDATION	REINFORCED CONCRETE
CITY, STATE	DEKALB, IL 60115	STRUCTURAL FRAMING	CONCRETE BLOCK & STEEL
TOTAL SF	40,020	CONSTRUCTION	MASONRY
INDUSTRIAL SF	37,670	ROOF	FLAT RUBBER MEMBRANE
OFFICE SF	2,350	CLEAR HEIGHT	19'
MEZZANINE SF	1,000 *NOT INCLUDED IN TOTAL SF*	DOCK DOORS	4
ACRES	2.38	OVERHEAD DOORS	1
YEAR BUILT	1975	HVAC	GAS-FIRED, FORCED-AIR FURNACE & AC UNIT GAS-FIRED SPACE HEATER
PARCEL	08-23-161-011	POWER	1,200 AMP
ZONING	HI HEAVY INDUSTRIAL	SPRINKLER SYSTEM	FULLY SPRINKLERED W/FIRE-CONTROL PANEL
FLOOD ZONE	X	PARKING	45



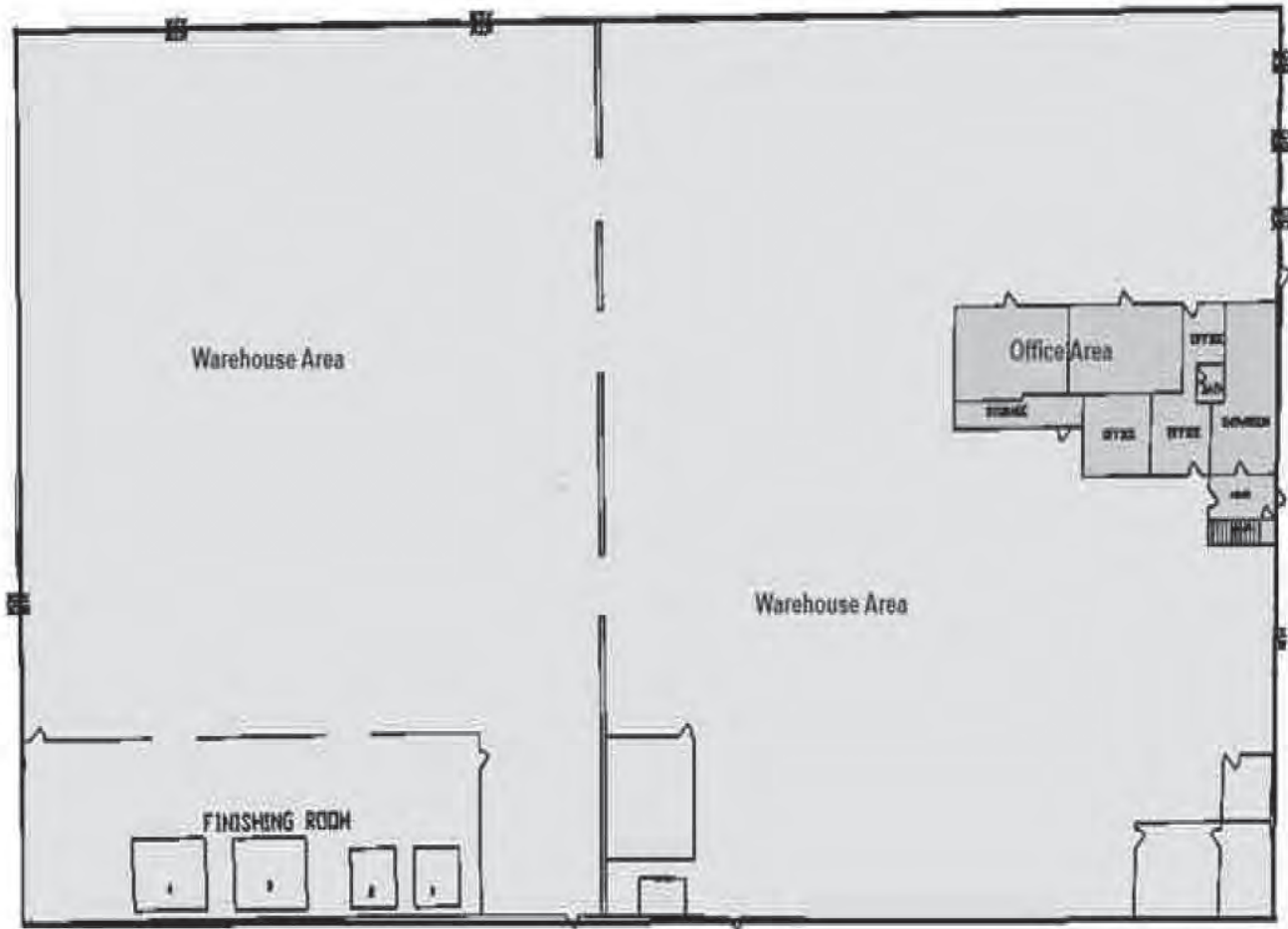
436 E LOCUST | INTERIOR PHOTOS



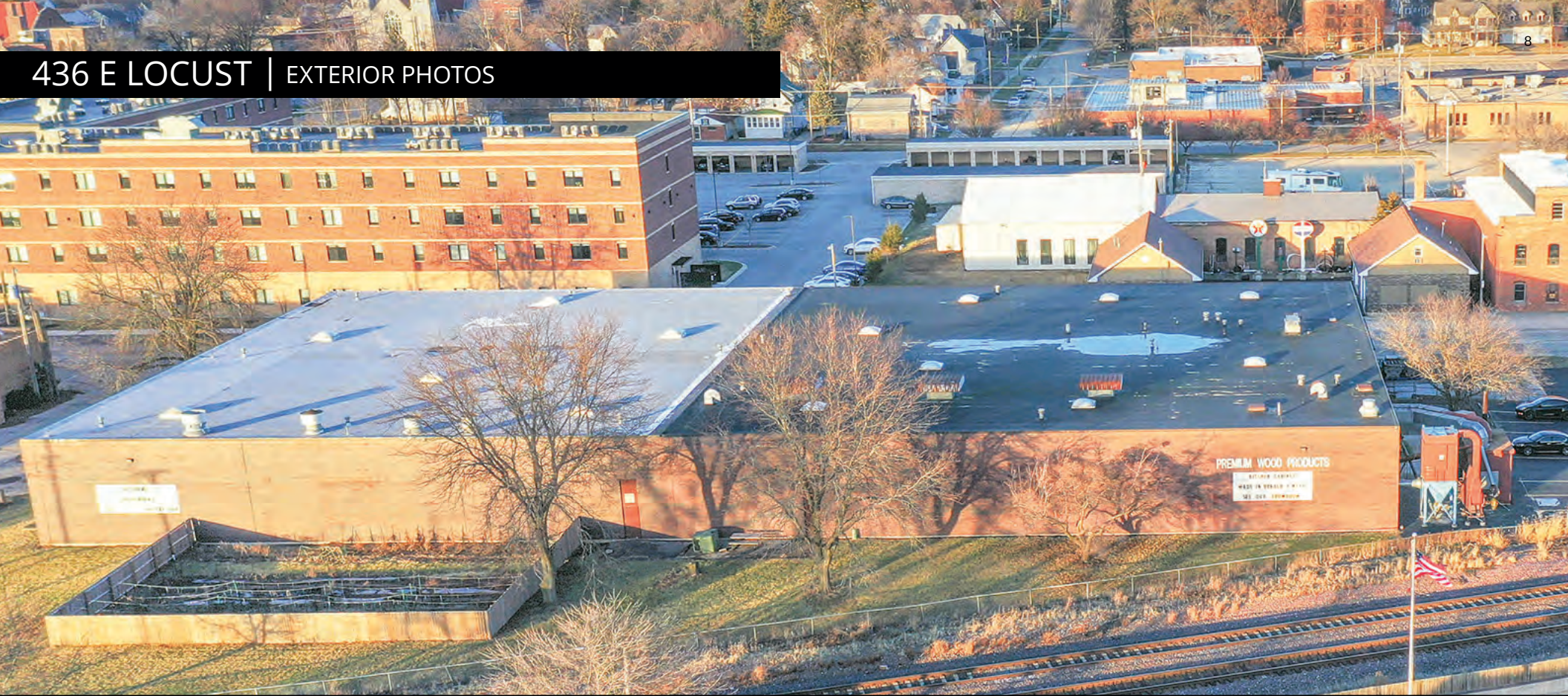
436 E LOCUST | INTERIOR PHOTOS



BUILDING SKETCH



436 E LOCUST | EXTERIOR PHOTOS



436 E LOCUST | EXTERIOR PHOTOS

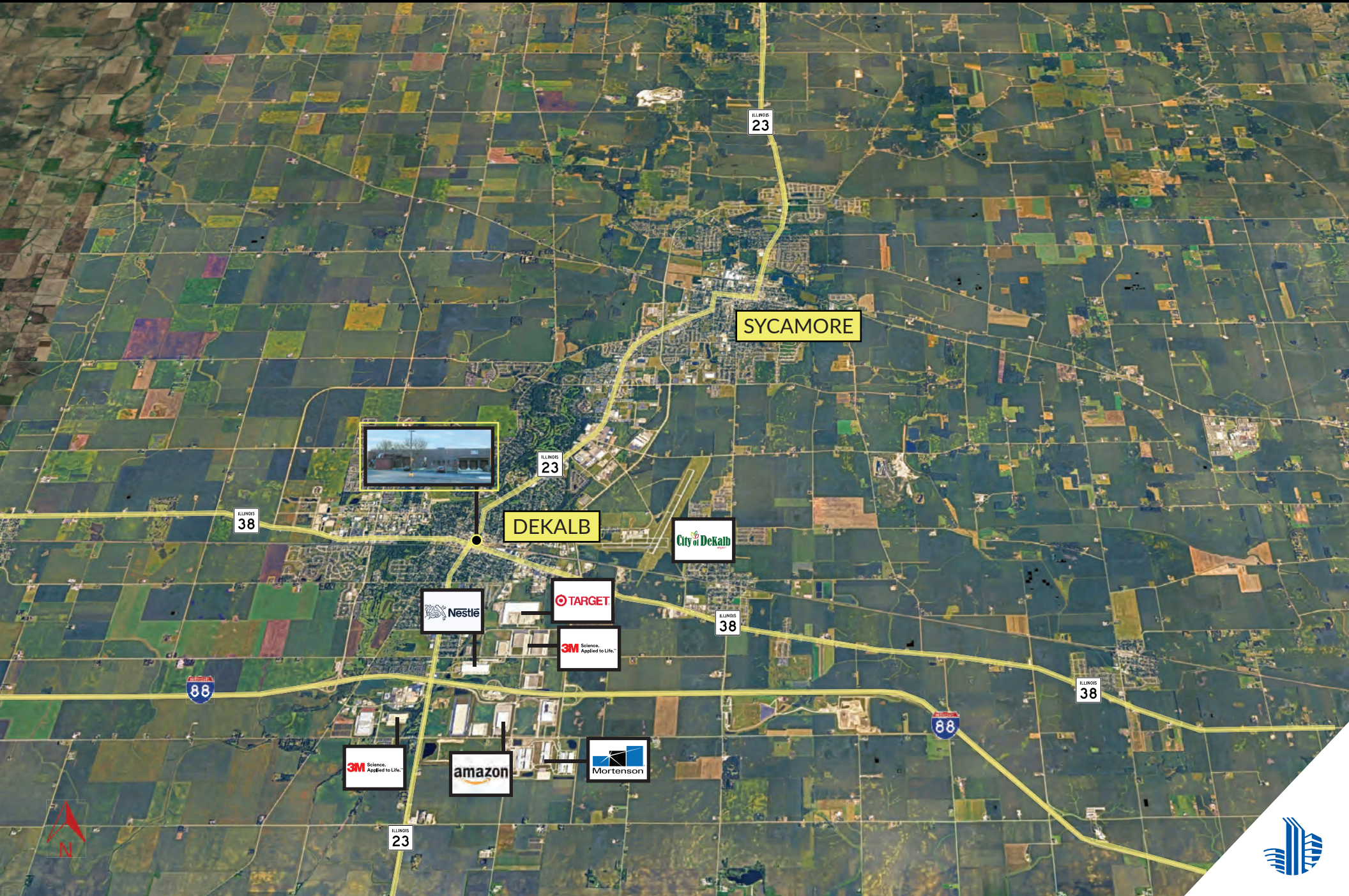




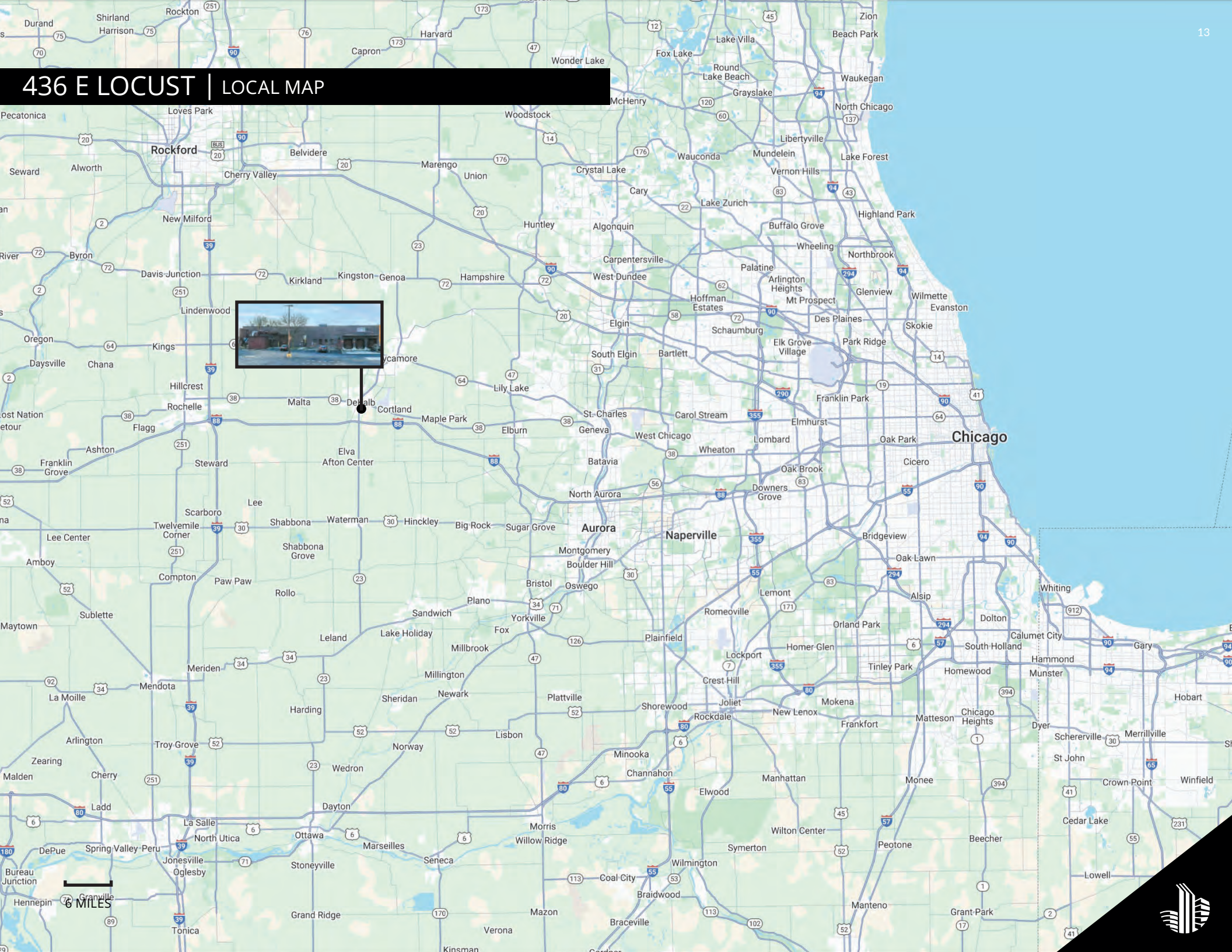
PARCEL BOUNDARY



LOCAL AERIAL



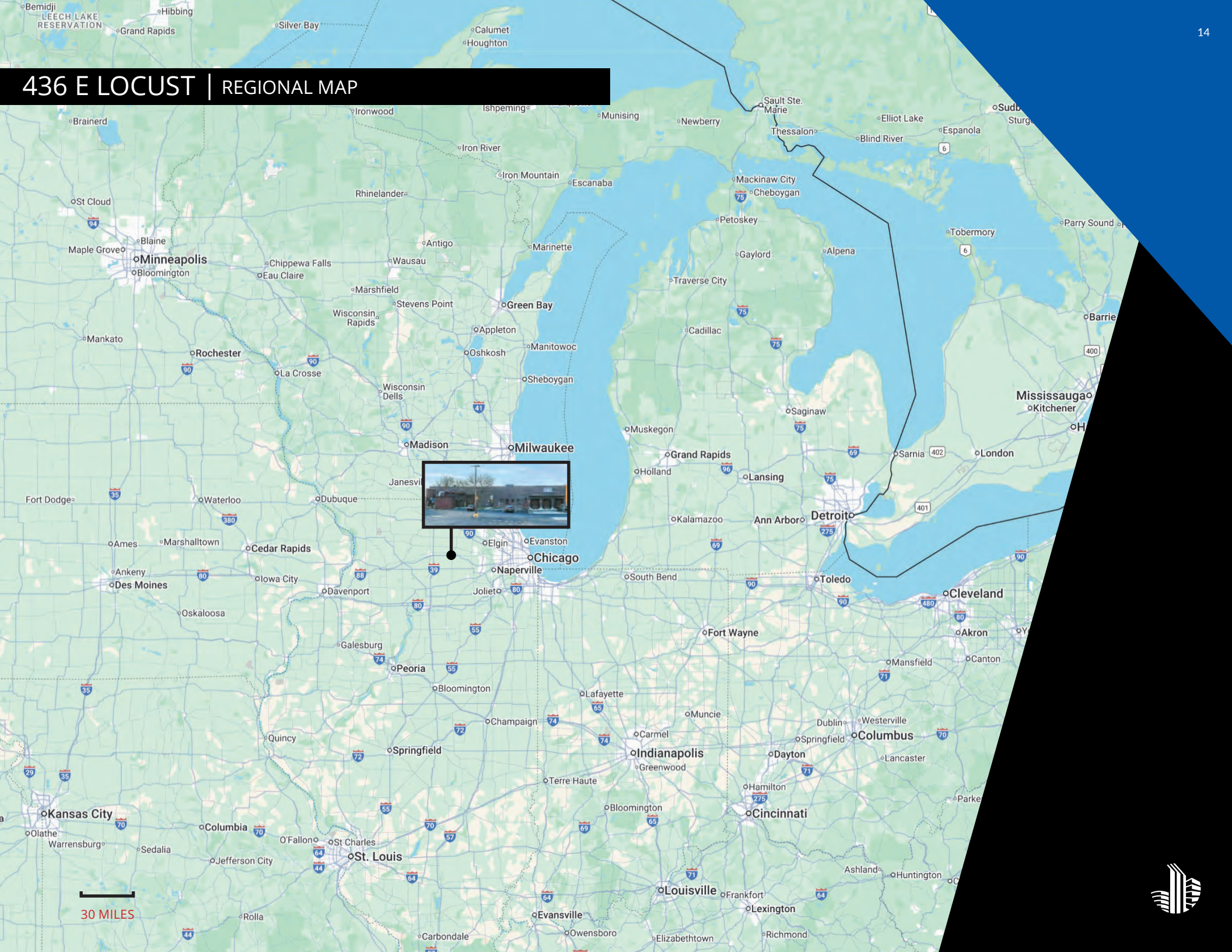
436 E LOCUST | LOCAL MAP



6 MILES



436 E LOCUST | REGIONAL MAP



Chicago's industrial market is showing signs of moderation as slower population growth and easing trade activity weigh on demand. Over the past 12 months, net absorption totaled 3.9 million square feet, ranking among the largest gains nationally, though demand has slowed significantly compared with the previous year. Construction activity has retrenched sharply. As of 2026q1, roughly 12.3 million square feet remain under development, down markedly from the late-2022 peak of 39.0 million square feet. This represents just 0.9% of total inventory, well below the national average of 1.4%.

Vacancy currently stands at 5.8%, below both the long-term market average of 7.4% and the national rate of 7.6%. Still, vacancy has risen steadily each quarter since early 2025, reflecting softer demand despite limited new supply. Available industrial space totals 124 million square feet, corresponding to an availability rate of 8.7%. While tighter than the national average, roughly 75% of this space is concentrated in logistics properties. Over the past year, Chicago added 7.7 million square feet of new industrial space, representing roughly 1.0% of existing inventory, below the national completion rate of about 1.4%.

Rents increased by 3.6% year-over-year, exceeding the national average of 1.3%. After easing from a peak of 9.2% in 23Q3, rent growth has shown modest acceleration since early 2025. However, weakening demand is expected to lead to greater use of concessions as landlord pricing power softens.

Chicago's industrial investment market has shown increased activity over the past year. Total transaction volume reached \$3.7 billion over the trailing 12 months, reflecting a 15% year-over-year increase. Activity was particularly strong in 24Q3 and 24Q4, which together generated roughly \$3B in sales—the most robust back-to-back quarterly performance since late 2022. This momentum carried into early 2025, with the first half of the year recording the highest midyear transaction volume since 2022.

Logistics assets have been the primary driver of this growth. Over the past year, logistics properties accounted for \$2.7 billion in closed deals, underscoring their central role in the market. Despite this rebound, overall activity remains below the cycle peak set in 21Q4, when nearly \$4 billion transacted in a single quarter as part of a year exceeding \$8.5 billion in total sales. Chicago continues to attract investors due to its extensive distribution infrastructure and limited new supply. These factors support tenant stability and provide a foundation for consistent income and rent growth. Compared with markets prone to sharper volatility, Chicago offers relative stability. Institutional and private investors remain the dominant buyers, together accounting for roughly 75% of industrial transactions, a trend that has persisted into 2025.

The facility is located within the Central Kane/DuPage industrial submarket. The Central Kane/DuPage industrial submarket has experienced a slight pullback in leasing activity, occurring alongside a slowdown in construction. Net absorption over the past 12 months totaled -1.1 million SF, compared to the historical average of 1.0 million SF. Most recent move-ins exceeding 100,000 SF have occurred in newer facilities. For example, delivery service firm ShipBob leased the 264,000-SF distribution center at 400 Smoketree Plaza six months after its completion in 2024.

Inventory has grown by 4.8% over the past three years, with 3.2 million SF of new space added during that period, primarily for logistics. Of this, 300,000 SF was delivered in the past year. Another 580,000 SF is under construction, representing 0.8% of total inventory. The space under construction currently has an availability rate of 20%. Deliveries exceeded absorption in 2023 and 2024, reversing the trend of absorption outpacing deliveries seen in 2021 and 2022. A surge in speculative development without pre-leased tenants pushed vacancy to roughly 6% by mid-2024, before easing by more than 100 basis points by year-end. The submarket now posts a vacancy rate of 6.1%, well below its historical average of 7.1%. Flex properties currently exhibit the highest vacancy, averaging 11.6%.

Asking rents have grown in line with the broader Chicago market during 2026's first quarter, increasing by 3.8% compared to 3.6% for the metro. While not at the peak growth level of 8.5% seen in late 2022, rent growth remains above the long-term average of 2.7%. Current asking rents average \$8.70/SF, with logistics space at \$7.70/SF, flex at \$13.30/SF, and specialized properties at \$11.50/SF. Overall, the submarket maintains a balanced outlook. Rent growth has moderated from its 2022 peak but remains above historical norms. Supply-side risks appear limited, as the current construction pipeline is unlikely to trigger a significant vacancy spike. Vacancy is expected to remain relatively stable in the near term.

As of first quarter 2026, the Central Kane / DuPage industrial submarket recorded a trailing 12-month sales volume of \$320 million. Logistics facilities were a major contributor, accounting for \$287 million in transactions during the same period. This compares to the five-year average of \$329 million, while the ten-year peak occurred in 2021 at \$601 million. Investor activity has shifted over time. Institutional investors have historically led the market, representing 45% of transaction volume over the past decade, while private investors accounted for 25%. The remaining share was split among REITs, owner-users, and private equity. In the past year, institutional investors increased their share to 50%, and private equity nearly doubled its historical share to 20%.



DEMOGRAPHICS

10-MILE RADIUS

\$80,829
AVERAGE HH INCOME

\$198,345
MEDIAN HOME VALUE

74,934
TOTAL POPULATION

28,877
TOTAL HOUSEHOLDS

POPULATION SUMMARY







	1 MILE	5 MILES	10 MILES
2010 CENSUS	12,368	56,582	74,307
2024 ESTIMATE	11,806	58,071	74,934
2029 PROJECTION	11,634	58,048	74,657
2024-2029 GROWTH	-0.30%	0.0%	-0.10%

HOUSEHOLDS

	1 MILE	5 MILES	10 MILES
AVERAGE HH INCOME	\$70,812	\$72,775	\$80,829
MEDIAN HOME VALUE	\$155,823	\$180,895	\$198,345
2024 TOTAL HOUSEHOLDS	5,037	22,381	28,877
2029 TOTAL HH ESTIMATE	4,958	22,382	28,773
2020-204 HH GROWTH	-1.00%	0.70%	0.40%
2024-2029 HH GROWTH	-0.30%	0.0%	-0.10%

LEASE COMPARABLES

DEKALB, IL

	ADDRESS	START DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	436 E LOCUST STREET DEKALB, IL 60115	-	40,020	-	-	B	1975
	11220 E MAIN STREET HUNTLEY, IL 60142	NOV 2022	67,700	\$6.20	LEASED	B	1986 REN. 2022
	300 HARVSTORE DRIVE DEKALB, IL 60115	JUL 2024	35,000	\$5.25	LEASED	B	1996
	6111 WHITE OAKS ROAD HARVARD, IL 60033	FEB 2023	30,000	\$4.75	LEASED	B	1985 REN. 1997
	155 HARVSTORE DRIVE DEKALB, IL 60115	JUL 2024	51,240	\$4.68	LEASED	B	N/A
	1900 PLEASANT STREET DEKALB, IL 60115	SEP 2023	67,522	\$4.50	LEASED	B	2000

SALE COMPARABLES

DEKALB, IL

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	436 E LOCUST STREET DEKALB, IL 60115	-	40,020	\$2,250,000	\$56.22	B	1975
	701 WISCOLD DRIVE ROCHELLE, IL 61068	OCT 2024	50,355	\$5,000,000	\$99.30	B	1991
	44W210 KESLINGER ROAD ELBURN, IL 60119	MAR 2025	44,500	\$3,335,000	\$74.94	B	1985
	12127-B GALENA ROAD PLANO, IL 60545	JAN 2025	107,096	\$8,000,000	\$74.70	B	1979
	1600 S 7TH STREET DEKALB, IL 60115	MAR 2025	38,400	\$2,630,000	\$68.49	B	1961
	11220 E MAIN STREET HUNTLEY, IL 60142	NOV 2024	67,700	\$3,975,000	\$58.71	B	1986 REN. 2022
	300 HARVESTORE DRIVE DEKALB, IL 60115	APR 2022	35,000	\$2,050,000	\$58.57	B	1996

DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

IN ASSOCIATION WITH
AARON MCDERMOTT
IL LICENSE # 471007837

TIM KWEKEL | PRESIDENT

Direct (616) 328-5222
Mobile (616) 293-6924
E-Mail tim@kwekelcompanies.com

DAMON ROOT | VICE PRESIDENT

Direct (616) 328-5116
Mobile (616) 723-1027
E-Mail damon@kwekelcompanies.com

