



65

For Sale

61-95 Oakwood Road
Lake Zurich, IL 60047

Multi-Tenant Industrial/Flex
Investment Opportunity

Marcus & Millichap
DOUGHTY INDUSTRIAL GROUP

TABLE OF CONTENTS

| | |
|--|----|
| The Opportunity | 3 |
| Opportunity Highlights | 4 |
| Financial Overview | 5 |
| Income & Expense Summary. | 6 |
| Rent Roll | 7 |
| About the Tenant, Bureau Veritas | 8 |
| Exterior Photos | 9 |
| Interior Photos. | 10 |
| Building Layout | 11 |
| Southeast Facing Drone | 12 |
| West Facing Drone | 13 |
| Property Location | 14 |
| Trade Area Economy | 15 |
| Trade Area Demographics | 16 |

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Marcus & Millichap

DOUGHTY INDUSTRIAL GROUP

THE OPPORTUNITY

The Doughty Industrial Group of Marcus & Millichap is pleased to present the sale offering of 61-95 Oakwood Road in Lake Zurich, Illinois, a fully stabilized multi-tenant industrial/flex investment opportunity.

The subject property is in Lake County just north of East Main Street and downtown Lake Zurich. This business park is ideally within proximity to many national retail brands as well as Lake Zurich High School.

The subject property is $\pm 54,688$ rentable square feet and is comprised of nine (9) units, leased to seven (7) different tenants. The property is anchored by Bureau Veritas of North America, which occupies a total of $\pm 22,104$ rentable square feet. Bureau Veritas is a recognized world leader in testing, inspection and verification services. Headquartered in Paris, France, Bureau Veritas reported total revenue of $\text{€}6.47$ billion in 2025.

The purchase of this offering presents an investor with the opportunity to own a stabilized multi-tenant flex/industrial asset. With a list price of $\$5,575,000$, the investment offering will generate an in-place net operating income of $\$447,962$ in Year 1, which equates to a capitalization rate of 8.04%.





OPPORTUNITY HIGHLIGHTS

- Stabilized multi-tenant industrial/flex investment opportunity
- Significant anchor tenant | Bureau Veritas of North America, Inc. | €6.47 billion total revenue in 2025
- Tight multi-tenant flex/industrial submarket | 3.7% vacancy rate for Class B & C multi-tenant industrial/flex product within a two-mile radius
- Affluent Lake Zurich submarket | \$236,000+ average household income within three-mile radius
- Low Lake County real estate taxes

Property Address
61-95 Oakwood Road
Lake Zurich, IL 60047

Total Lot Size
±4.00 Acres

Parcel ID
1416301020

Total Building GLA
±54,688 SF

Year Built
1989

Zoning
I - Industrial

\$5,575,000
Sale Price

\$447,962
NOI

8.04%
Cap Rate

[Click here to access deal room](#)

FINANCIAL OVERVIEW

| Pricing | |
|----------------------|--------------------|
| | Current |
| Net Operating Income | \$447,962 |
| CAP Rate | 8.04% |
| Price | \$5,575,000 |
| Price/SF | \$101.94 |

Debt Contact:
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Managing Director, Capital Markets
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 Fmontalto@ipausa.com
 License IL 475.180369

| Debt/Equity Type | Bank - Fixed |
|-------------------------|---------------|
| Maximum LTV | 70.0% |
| Max Loan Proceeds | \$3,902,500 |
| Loan Term (Years) | 5 Years |
| Amortization (Years) | 25 Years |
| Interest Only | None |
| Index | 5 Year UST |
| Index Pricing | 3.86% |
| Spread | 2.40% |
| Estimated Interest Rate | 6.26% |
| Recourse | Full Recourse |
| Amortizing | |
| Annual Debt Service | (\$309,126) |
| DSCR | 1.37x |
| Interest Only | |
| Annual Debt Service | (\$244,179) |
| DSCR | 1.74x |
| Debt Yield | |
| Debt Yield | 10.86% |

INCOME & EXPENSE SUMMARY

| Income Summary | | |
|---|------------------|----------------|
| | Current | Per SF |
| Income | | |
| Base Rent | | |
| Occupied | \$551,008 | |
| Vacant | \$0 | |
| Gross Potential Rental Income | \$551,008 | \$10.08 |
| Loading Dock Rent | \$5,400 | |
| Expense Reimbursements | | |
| Taxes | \$81,204 | |
| CAM | \$85,594 | |
| Total Expense Reimbursement | \$166,798 | \$3.05 |
| Gross Potential Income (GPI) | \$723,207 | \$13.22 |
| Effective Gross Income (EGI) | \$723,207 | \$13.22 |
| Total Operating Expenses | \$275,245 | \$5.03 |
| Net Operating Income | \$447,962 | \$8.19 |
| Debt Service | \$309,213 | |
| Net Cash Flow after Debt Service | \$138,749 | |

| Expense Summary | | |
|---------------------------------|------------------|---------------|
| | Current | Per SF |
| Operating Expenses | | |
| Taxes | \$134,000 | \$2.45 |
| Insurance | \$15,000 | \$0.27 |
| CAM | | |
| Misc. | \$10,140.00 | |
| R&M | \$29,477.00 | |
| Snow Removal | \$14,000.00 | |
| Janitorial | \$11,800.00 | |
| Landscape Maint. | \$12,000.00 | |
| Utilities | \$19,900.00 | |
| Total CAM | \$97,317 | \$1.78 |
| Management Fee | \$28,928 | \$0.53 |
| Total Operating Expenses | \$275,245 | \$5.03 |

Notes:

- 1) Assumed Analysis Start Date of 4/1/26
- 2) Real Estate Taxes - assumed 3% increase over 2025 appealed tax amount

RENT ROLL

| Tenant Summary | | | | | | | | | | | |
|-----------------|--------------------|---------------|----------------|--------------------|---------------------|---------------|--------------------|-----------------|------------------|----------------|------------------|
| Suite | Tenant | SF | % Pro Rata | Monthly Rent | Annual Rent | Rental Rate | Rental Structure | Rental Options | Rental Increases | Lease Commence | Lease Expiration |
| 61 | Civitas Circle | 6,265 | 11.46% | \$4,400.00 | \$52,800.00 | \$8.43 | 2021 BY (Tax Only) | None | 4.50% Annual | 2/1/24 | 1/31/30 |
| 63 | Extra Wide Socks** | 1,000 | 1.83% | \$375.00 | \$4,500.00 | \$4.50 | Net | None | None | 5/1/24 | 4/30/27 |
| 75 | Extra Wide Socks** | 7,005 | 12.81% | \$2,626.88 | \$31,522.50 | \$4.50 | Net | None | 3.00% Annual | 5/1/24 | 4/30/28 |
| 65 | Formula 1 Cheer | 10,252 | 18.75% | \$4,310.00 | \$51,720.00 | \$5.04 | Net | One (1), 5-Year | 3.00% Annual | 3/23/21 | 3/31/28 |
| 67 | First Step USA | 4,202 | 7.68% | \$3,139.05 | \$37,668.60 | \$8.96 | 2022 BY | None | 2.00% Annual | 2/1/22 | 1/31/27 |
| 85 | Mark Giannechini | 3,091 | 5.65% | \$3,000.00 | \$36,000.00 | \$11.65 | Gross | One (1), 2-Year | 3.00% Annual | 4/1/26 | 3/31/28 |
| 87 | United Adhesives | 769 | 1.41% | \$680.00 | \$8,160.00 | \$10.61 | Gross | None | 3.00% Annual | 12/1/23 | 11/30/26 |
| 89 & 95 | Bureau Veritas | 22,104 | 40.42% | \$26,904.71 | \$322,856.55 | \$14.61 | Net | Two 5-year | 2.50% Annual | 8/1/21 | 12/31/29 |
| Occupied | | 54,688 | 100.00% | \$45,435.64 | \$545,227.65 | \$9.97 | | | | | |
| Vacant | | - | - | - | - | - | | | | | |

Notes:

1) Base rents shown in rent roll reflect an analysis start date of 4/1/26

** Per ownership, lease extensions for both of Extra Wide Socks' units are out for signature; Suite 63 will be a one-year extension and Suite 75 will be a two-year extension, both at \$4.50 NET.

ABOUT THE TENANT, BUREAU VERITAS

Bureau Veritas is a global leader in testing, inspection, and certification, operating in more than 1,600 locations worldwide. Backed by nearly two centuries of expertise, the firm helps clients improve performance and reduce risk by ensuring assets, infrastructure, and operations meet rigorous standards for quality, safety, and sustainability.



BVNA supports the full real estate lifecycle through data-driven assessments, risk mitigation, and project execution—helping clients make informed, strategic decisions.

Integrated Real Estate Services

BVNA provides comprehensive support across all phases of the asset lifecycle, including:

- Property and facility condition assessments
- Capital planning and asset management
- Environmental and engineering consulting
- Construction monitoring and project management
- Code compliance and due diligence

Their multidisciplinary approach allows clients to evaluate risk, optimize performance, and execute projects with confidence.

Serving
400,000
Clients Around the World

Employing
83,000
People Around the World

Working in
140
Different Countries

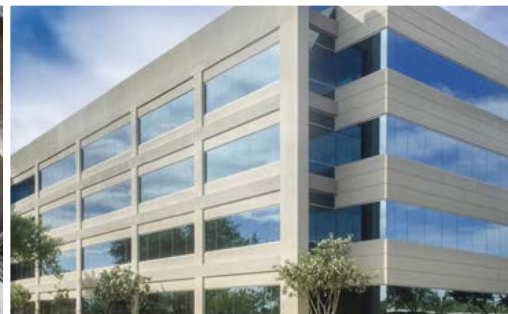
Boiler & Pressure Vessel Inspections



Oil & Gas Inspections



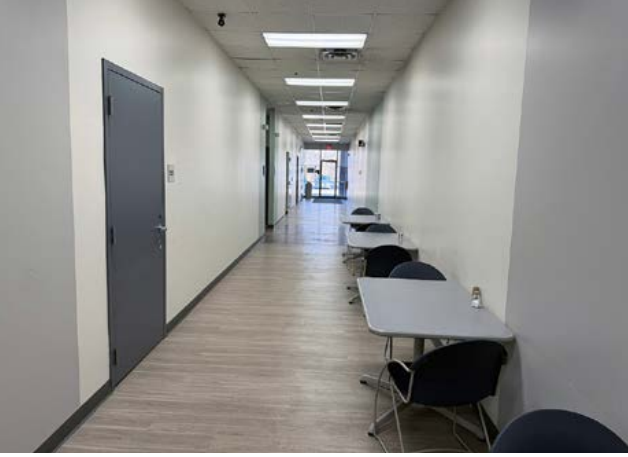
Asset Management



EXTERIOR PHOTOS



INTERIOR PHOTOS



BUILDING LAYOUT

Extra Wide Socks (Suite 63 | ±1,000 SF)

Civitas Circle (Suite 61 | ±6,265 SF)

Formula 1 Cheer (Suite 65 | ±10,252 SF)

Extra Wide Socks (Suite 75 | ±7,005 SF)

First Step USA (Suite 67 | ±4,202 SF)


Maintenance Office


Bureau Veritas (Suite 89 & 95 | ±22,104 SF)

United Adhesives (Suite 87 | ±769 SF)

Mark Giannechini (Suite 85 | ±3,091 SF)

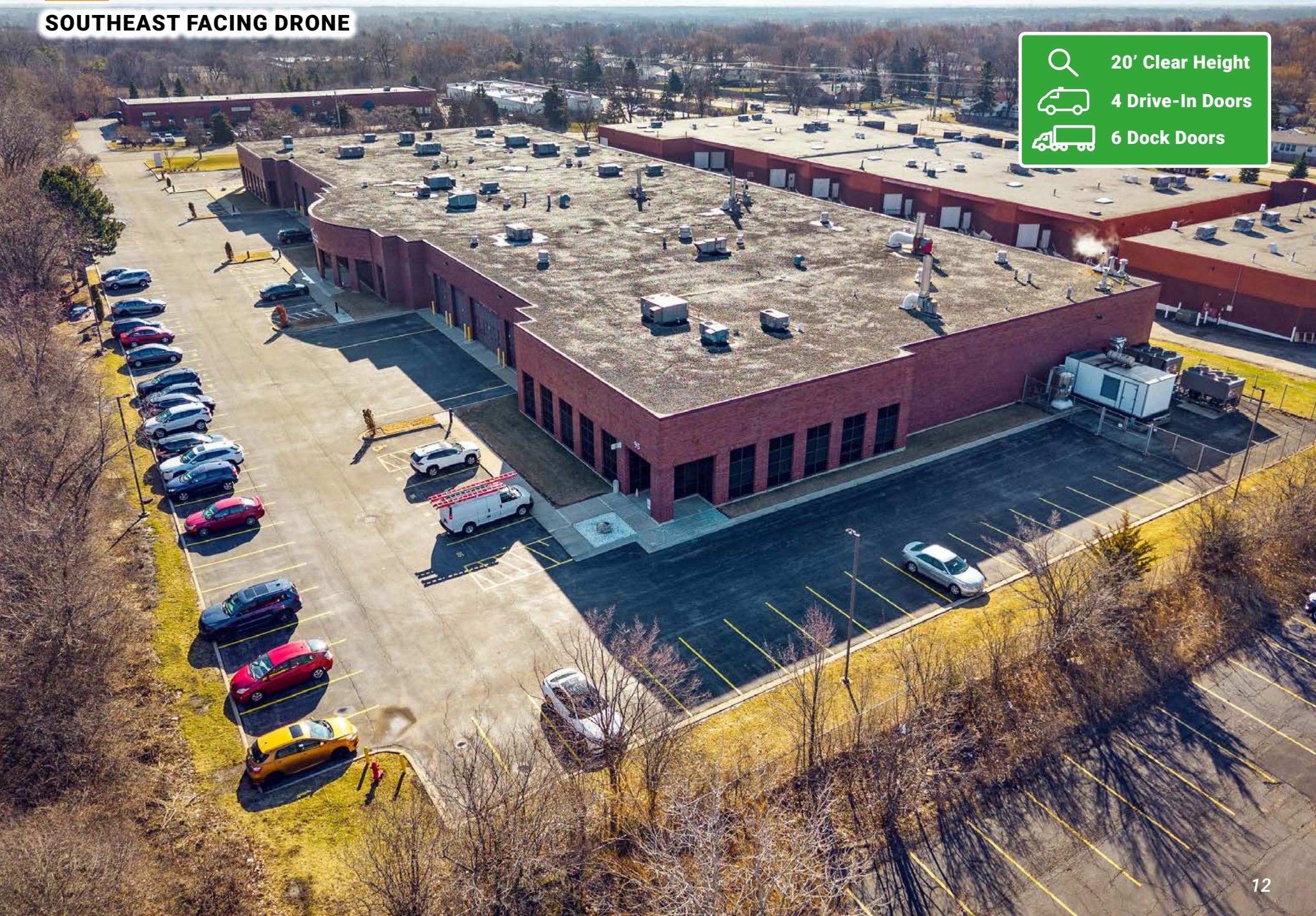
First Step USA (Includ. in Suite 67 | Front Office)

 Leased

 Common Area

SOUTHEAST FACING DRONE

-  20' Clear Height
-  4 Drive-In Doors
-  6 Dock Doors



WEST FACING DRONE



TRADE AREA ECONOMY

Continuing Education

Lake County, Illinois offers a strong continuing education environment supported by institutions such as the College of Lake County, which provides workforce training, certification programs, and adult education across multiple campuses. Additional opportunities are available through nearby universities and corporate training programs, allowing residents to advance skills in healthcare, manufacturing, technology, and business. This robust educational infrastructure supports ongoing professional development and helps meet the evolving needs of the region's employers.



Lake County was recently named a Top 10 County in the U.S. for Economic Development by Site Selection Magazine, reflecting robust investment, job creation, and rapid industry growth.



Record Investment and Expansion

- The Lake County area recorded its strongest year ever for job growth and capital investment, adding over 4,000 new jobs and \$1.83 billion in investment.
- The area has seen billions in direct capital investment, thousands of new jobs, and strong retention of local employment across key industries like life sciences, advanced manufacturing, and tech.

AbbVie is investing \$380 million to build two advanced API facilities in North Chicago, integrating AI to produce next-generation medicines. Construction begins in 2026, with 300 new jobs created by 2029.



*New headquarters
Room for 1,000 employees*



*335k SF facility
Up to 400 new jobs*



*\$192M capital investment
Fully operational by 2027*

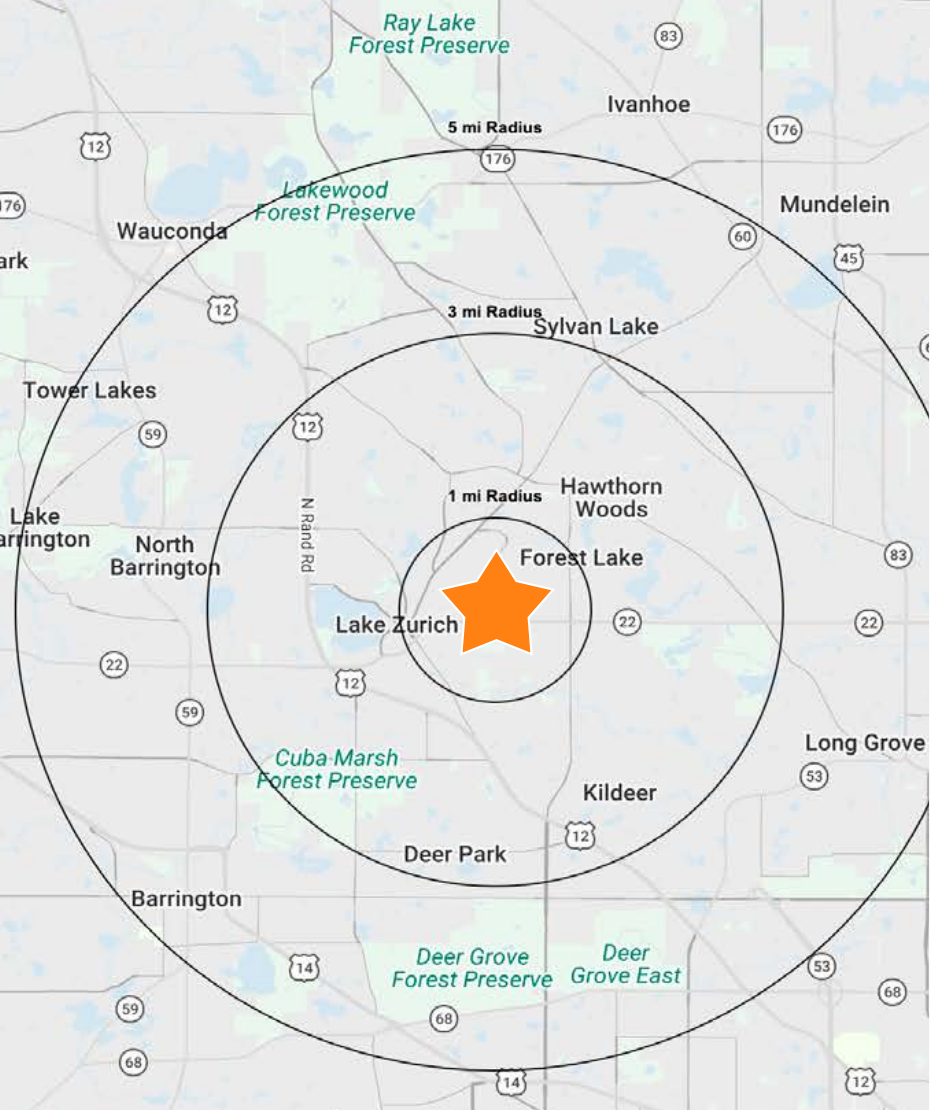


\$58M capital investment



T5 Data Centers is developing a large-scale data center campus in Grayslake, representing a significant investment that will strengthen Lake County's position as a growing hub for digital infrastructure and high-tech employment.

TRADE AREA DEMOGRAPHICS



| Population & Housing | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|-----------|-----------|-----------|
| 2025 Estimated Population | 7,050 | 39,547 | 108,707 |
| 2025 Est. Median Age | 41.4 | 42.8 | 42.4 |
| 2025 Estimated Households | 2,531 | 13,813 | 40,282 |
| 2025 Median Rent | \$1,456 | \$1,596 | \$1,506 |
| 2025 Median Home Value | \$383,819 | \$468,065 | \$457,574 |

| Businesses & Employees | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|-----------|-----------|
| 2025 Average Household Income | \$187,189 | \$236,652 | \$204,923 |
| 2025 Est. Total Employees | 8,508 | 20,321 | 40,982 |
| 2025 Est. Total Businesses | 538 | 1,679 | 4,172 |
| 2025 White Collar Workers | 77.9% | 80.9% | 76.0% |
| 2025 Blue Collar Workers | 22.1% | 19.1% | 24.0% |

| Household Expenditures | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------------|------------|------------|------------|
| 2025 Total Household Expenditure | \$354.99 M | \$2.18 B | \$5.72 B |
| 2025 Apparel | \$6.46 M | \$39.04 M | \$103.11 M |
| 2025 Entertainment | \$19.89 M | \$119.93 M | \$317.28 M |
| 2025 Food, Beverages, Tobacco | \$38.95 M | \$227.3 M | \$613.71 M |
| 2025 Health Care | \$17.75 M | \$98.47 M | \$281.2 M |
| 2025 Household Furnishings | \$9.43 M | \$57.36 M | \$150.88 M |
| 2025 Household Operations, Shelter, | \$71.77 M | \$421.63 M | \$1.15 B |



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Exclusively Listed By

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