FOR SALE

SALE OFFERING MEMORANDUM

135 MARTIN LANE

ELK GROVE VILLAGE, ILLINOIS 60007

TWO-UNIT INDUSTRIAL OWNER-USER OPPORTUNITY

$1,300,000 ASKING | 11,400 SF | 4,200 SF VACANT

Pricing and availability are subject to broker confirmation.

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SCAN FOR PHOTOS, VIDEO & FULL DETAILS

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THE OFFERING

Buy 4,200 square feet today. Own all 11,400 in July 2027.

135 Martin Lane is an 11,400 square foot one-story brick industrial building on 0.66 acre in the Elk Grove Business Park, divided into two units with separate entrances.

Unit B (131 Martin Lane) — approximately 4,200 SF with the semi-truck loading dock — is vacant and available at closing. **Unit A (135 Martin Lane)** — approximately 7,200 SF — is leased to Tri-State Hydraulics, an Elk Grove Village hydraulic repair company in business since 1973, through June 30, 2027 at $4,350 per month. The extension is signed with no further right of renewal.

That structure is the offering. A buyer takes possession of the dock side now and the whole building when the lease ends — or sooner, by agreement with a tenant that has said it would like to stay.

Semi-truck loading dock · Unit B, available at closing

- **1 dock** plus 12′ and 10′ drive-in doors
- **~14′ clear** in both warehouses
- **Three-phase power** in Unit B
- **~20 parking** spaces plus a rear yard
- **New HVAC** in Unit A, July 2026

THREE WAYS TO OWN IT

PATH ONE

Owner-user, whole building

Occupy Unit B's 4,200 SF at closing and expand into Unit A when the lease expires June 30, 2027 — collecting $4,350 a month in the meantime.

PATH TWO

Owner-user, keep the tenant

Take Unit B for your own operation and hold Tri-State in Unit A. A 4,200 SF footprint with a dock, subsidised by an established tenant.

PATH THREE

Investor

Lease Unit B, renew or re-tenant Unit A in 2027. Small-bay Elk Grove product with a dock is the tightest size band in the park.

WHAT THE BUYER SHOULD KNOW UP FRONT

The in-place rent is $7.25 per square foot on a modified-gross lease written in 2018 and extended in 2024. It is below what this space would command today, and no cap rate is represented anywhere in this memorandum — the pricing conversation here is an owner-user conversation, not a yield conversation. The lease, the extension, the roof documentation and the HVAC invoice are all available for review.

UNIT B · 131 MARTIN LANE · VACANT AT CLOSING

4,200 square feet, and the dock is on this side

Unit B is the available half of the building and it carries the loading. The warehouse runs approximately 34′ × 88′ with a **10' drive-in door at the rear** and the **semi-truck dock at the front**, so a truck can back in off Martin Lane and a van can drive straight through to the yard.

Overhead warehouse heaters serve the shop. The office band across the front holds a foyer, a front office, a private office with a window into the warehouse, and two restrooms — one off the office, one off the shop.

Power. The service section in Unit B carries three-phase: two 200-amp three-phase panels and a 100-amp three-phase tap, read from the panel labels. Unit A's service has not been verified and is not represented here.

UNIT B	APPROX.
Warehouse	34′ × 88′
Drive-in door	10′, rear
Loading dock	1, front
Clear height	~14′
Offices	2 + foyer
Restrooms	2
Total	**~4,200 SF**

Dimensions from the owner's floor plan; buyer to verify.

Unit B warehouse — available at closing

Toward the 10′ rear drive-in door

Unit B warehouse, second view

Overhead warehouse heaters

UNIT A · 135 MARTIN LANE · LEASED TO JUNE 30, 2027

7,200 square feet, a tenant since 2018, and no option to renew

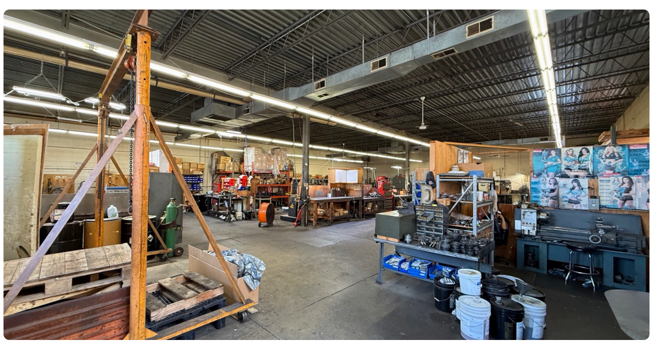
Unit A is the larger half: a warehouse of approximately 59′ × 88′ with a **12′ drive-in door** at the front, a foreman's office overlooking the shop floor, a mezzanine, and a front office band with two private offices, a kitchenette and two restrooms.

Tri-State Hydraulics, Inc. has occupied it since July 2018 under a George E. Cole industrial lease. The extension signed May 15, 2024 runs to **June 30, 2027 at $4,350 per month, "with no further right of renewal or extension."** There is no guaranty and no SNDA.

The furnace, evaporator coil and 4-ton rooftop condenser serving this space were **replaced in July 2026** — a $7,800 invoice paid by the seller.

LEASE TERMS

Tenant	Tri-State Hydraulics
Rent	$4,350 / mo
Expires	06/30/2027
Options	None
Guaranty	None
Structure	Modified gross
Tax base	$2.50 / SF
Deposit	**$3,360**

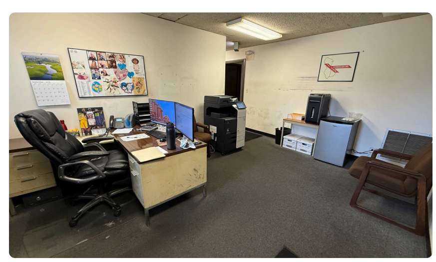


Unit A warehouse — approx. 59′ × 88′

12′ drive-in door from inside

Foreman's office

Mezzanine



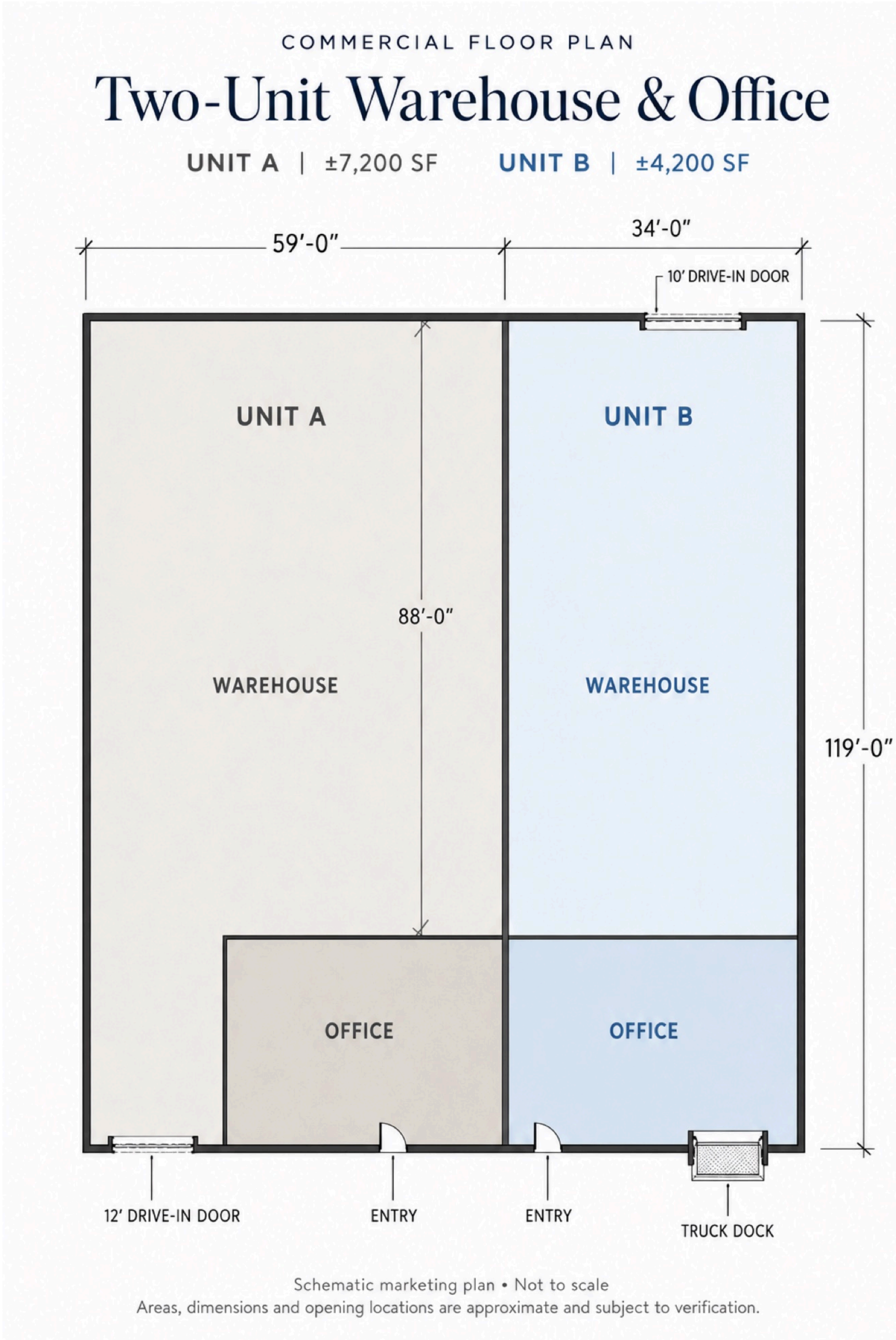
Front office

WHO PAYS FOR WHAT

The tenant pays its own utilities, routine maintenance, lawn care and snow removal, and reimburses real estate taxes above a $2.50 per square foot base on 7,200 SF. The landlord holds the roof, the structure, and capital HVAC — the lease expressly excludes "air conditioning compressors, replacement of heating plants" from the tenant's repair duty. Buyer to verify the seller's actual tax-reimbursement billing in due diligence.

FLOOR PLAN

How the two units divide



Owner's plan. Overall footprint approximately 93′ × 119′. Not to scale; dimensions approximate and to be verified by buyer.

THE NUMBERS

What it costs, and what it earns while you wait

PRICING

Asking price	$1,300,000
Per SF of building (11,400 SF)	$114.04
Per SF of building (Assessor 10,910 SF)	$119.16
Per SF of land (28,750 SF)	$45.22
Per acre	**$1,969,697**

IN PLACE TODAY

Unit A rent ($4,350 × 12)	$52,200
Tax reimbursement (over $2.50/SF base)	~$12,100
Less 2025 real estate taxes	–$47,683
Before insurance, Unit B vacant	**~$16,600**

Unit A rent is $7.25/SF on 7,200 SF. Insurance cost not supplied by the seller and not deducted above.

TAXES & ASSESSMENT

2025 tax (payable 2026)	$47,683
2024 tax	$41,118
Per SF (11,400 SF)	$4.18
2025 assessed value (Board of Review)	$206,650
Estimated market value	$826,600
Class / tax code	5-93 / 16035
Composite rate	**7.615%**

BUILDING

Year built	1974
Construction	Brick masonry
Roof	TPO, 2007
Roof condition (2025-26 report)	Grade C, fair
Immediate repairs quoted	$1,870
Unit A HVAC	New 07/2026
Parking	**~20 + yard**

THE THREE THINGS A BUYER WILL ASK

Why is the income so low? The lease was written in 2018 at $3,750 and extended in 2024 at $4,350 — $7.25 per square foot, modified gross. The building is priced as an owner-user building, not off its rent roll.

What happens in July 2027? The extension carries no renewal right. The tenant has said it would like to stay; that is a negotiating position, not a lease term. Underwrite the space as vacant.

Is there a 6B? Not today. Cook County's 6B is earned through new construction, substantial rehabilitation, or re-occupancy of property vacant 24 months or more. A tenant in place means the building is not abandoned, so a buyer's path here would be substantial rehabilitation. Five parcels on this block already carry a 6B class. Buyer's counsel to confirm.

ZONING & PERMITTED USES

I-1 Restricted Industrial — warehousing and manufacturing by right

I-1 · RESTRICTED INDUSTRIAL DISTRICT · VILLAGE OF ELK GROVE VILLAGE

Elk Grove Village marks every use in Table 7-2 as **P** (permitted by right), **C** (conditional, approved without a Plan Commission public hearing) or **S** (special use, which requires one).

PERMITTED BY RIGHT

Warehousing	Wholesale sales	Light assembly
Manufacturing, limited	Manufacturing, general	Clean manufacturing
Precision engineering	Laboratory	Research laboratories
Data center	Medical and development	Professional offices
Ambulance services	Microbrewery / distillery	USPS branch office

CONDITIONAL — NO PUBLIC HEARING

Equipment sales & rental	Vehicle repair	Truck repair
Outdoor storage	Business or trade schools	Retail accessory to mfg.

Special uses requiring a public hearing include indoor retail sales, medical and dental clinics, truck terminals, mini-warehouse, daycare, restaurants and veterinary clinics. Source: Village of Elk Grove Village Zoning Ordinance, Section 6-1 and Table 7-2, and the Village Zoning Map. **Buyer to verify its intended use with the Village before purchase. Broker makes no representation as to approvability of any use.**

LOCATION

The industrial pocket between Higgins Road and I-90

Martin Lane sits inside the **Elk Grove Business Park** — 3,800 acres, 62 million square feet, the largest industrial park in North America, with more than 3,600 businesses. The village holds **53,112 jobs, 47.6% of them industrial** (LEHD LODES 2023).

The Elk Grove Technology Park is a third of a mile away. Half a mile west on Higgins Road, the Village approved a **$1 billion, 150-megawatt Prime Data Centers campus** — three buildings totalling more than 750,000 SF. Higgins Road carries 24,000 to 28,100 vehicles a day (IDOT 2025).

I-90 at Arlington Hts Rd	**1.1 mi**	I-90 at Elmhurst Rd	**2.5 mi**
I-290 at Higgins Rd	**2.7 mi**	IL-390 at Busse Rd	**3.8 mi**
Metra Arlington Park	**4.7 mi**	I-294 at Touhy Ave	**6.6 mi**
O’Hare cargo area	**6.8 mi**	Downtown Chicago	**23 mi**

INTERESTED IN THIS PROPERTY?

LET’S DISCUSS THE OPPORTUNITY.

Unit B can be seen on short notice; Unit A requires notice to the tenant. The executed lease and extension, the roof documentation and the July 2026 HVAC invoice are available on request. Property video: youtu.be/jleViAC4nuM

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SCAN FOR CURRENT LISTING

LEGAL NOTICE

This memorandum has been prepared solely for informational purposes concerning a potential sale of 135 Martin Lane, Elk Grove Village, Illinois 60007. Information was obtained from the executed lease and its 2024 extension, the 2025 Cook County tax bill, the Cook County Assessor record, IDOT, the Village of Elk Grove Village, and information supplied by the seller. Owner and broker make no representation or warranty, express or implied, as to accuracy or completeness. Price, availability and terms may change or be withdrawn without notice.

No cap rate, NOI or operating expense projection is represented. Unit A is occupied; the tenant’s stated interest in remaining beyond June 30, 2027 is not a lease term and creates no obligation. Diagrams are approximate and not to scale.

All square footage, land area, occupancy, tenancy, parking, condition, systems, loading, zoning, potential uses, access and dimensions are approximate or unverified and must be independently investigated. Marketed area is approx. 11,400 SF including the dock area; the Cook County Assessor carries 10,910 SF. Buyer is responsible for confirming title, survey, zoning, use approvals, physical condition, environmental matters, leases, taxes and all other matters with appropriate authorities and professional advisers. This memorandum does not constitute an offer, investment advice, legal advice or a binding agreement.