

**STRAUSS**

REALTY & MANAGEMENT



**14600**

*Kilpatrick  
Ave.*

Midlothian  
35,000 SF Multi-Tenant  
Industrial Property

*For Sale*

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# Table of Contents

<b>1</b>	INVESTMENT OVERVIEW _____	3
<b>2</b>	FINANCIALS _____	8
<b>3</b>	LOCATION INFORMATION AND COMPARABLE SALES _____	13



# *Investment Overview*

# Executive Summary

## Property Overview

Strauss Realty, Ltd. has been exclusively engaged to market for sale 14600 Kilpatrick Avenue, a multi-tenant industrial property located in Midlothian, Illinois. The property consists of two buildings totaling approximately 35,000 square feet across 42 individual units. Building 1 includes Units 1–14, each approximately 700 square feet (9,800 SF total), and Building 2 includes Units 15–42, each approximately 900 square feet (25,200 SF total), with select units combined. A shared, secured restroom is located between Units 16 and 17.

## Investment Summary

The property is offered at a purchase price of \$3,350,000 and features a diversified small-bay tenant base. Recent capital improvements include separating several double units into single units, installation of bollards around gas meters, a mastered key system via GoldyLocks, and new heaters in select units. Ownership is currently completing installation of a fire alarm system as required by the Village.

## Operations & Lease Structure

Tenants are responsible for gas (heat), internet/phone, and maintenance within their units. Ownership pays for electric, water, refuse service (8-yard dumpster with twice-weekly pickup), internet for security cameras, and weekly professional restroom cleaning. Leases are structured as one-year terms with automatic renewals and no scheduled rent increases, providing stable in-place income with future upside potential.

Current NOI  
(with current rents)

\$309,646

Current Cap Rate  
(with current rents)

9.24%

PF NOI  
(with 5% rent increases)

\$336,363

PF Cap Rate  
(with 5% rent increases)

10.04%

## Property Summary

Address	14600 Kilpatrick Ave.
City	Midlothian
State, Zip	IL, 60445
County	Cook
Industrial Bays	42 units (90.5% leased)
Sale Price	\$3,350,000
Total SF	35,900 SF
PIN	28-10-116-068-0000
RE Tax (2023)	\$142,497.81

## Unit Summary

Building 1	13 Occupied Bays
Building 1	1 Vacant Bays
Building 2	26 Occupied Bays
Building 2	2 Eviction Pending Bays
Parking Spaces	80 Total Parking Spaces



## Ideal Location for Small-Bay Industrial Tenants

Located within 2 minutes of major national retail corridors along Cicero Avenue and 147th Street, providing exceptional convenience for small-bay industrial tenants.

### Immediate Retail Within 1-3 Minutes:

- Walgreens
- Berkot's Super Foods (grocery anchor)
- White Castle
- Wendy's
- Rosati's Pizza
- Steak & Egger

### Major Tenant-Driving Retail Nearby:

- Home Depot
- Menards
- AutoZone
- O'Reilly Auto Parts
- Harbor Freight
- Walmart
- Sam's Club

These are massive drivers for industrial users.

These amenities support strong tenant demand, retention, and leasing velocity by providing essential daily services for contractors and small business operators.



# ALTA/NSPS LAND TITLE SURVEY

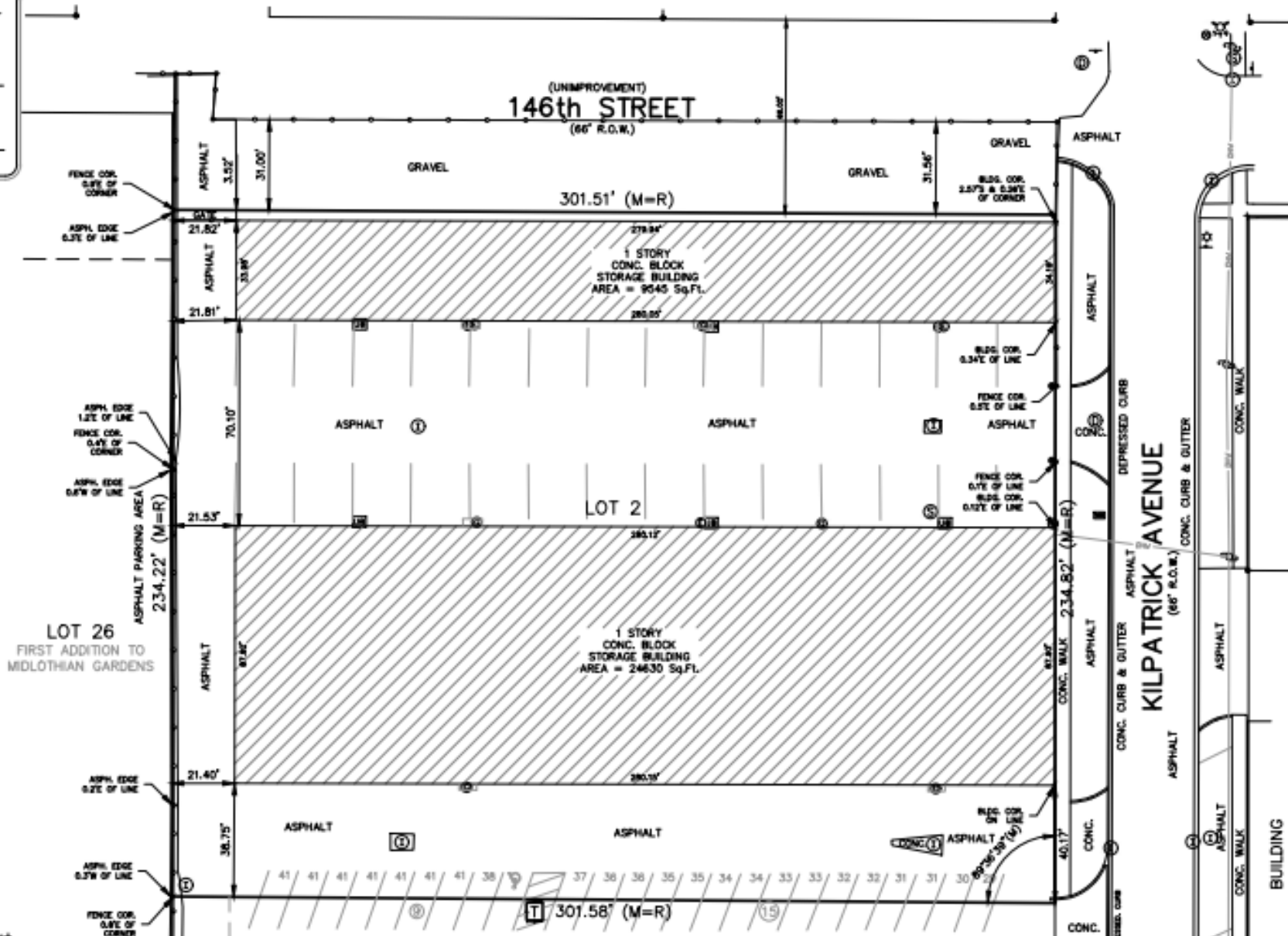
14600 KILPATRICK AVENUE, MIDLOTHIAN, IL 60445

LOT 2 IN CORSI PLAZA RESUBDIVISION PART OF LOT 25 IN FIRST ADDITION TO MIDLOTHIAN GARDENS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-10-116-068



Vicinity Map  
n.l.s.



SYMBOL LEGEND	
	STORM MANHOLE
	INLET
	SANITARY MANHOLE
	WATER VALVE
	HYDRANT
	ELECTRIC METER
	GAS METER
	UTILITY BOX
	TRANSFORMER
	UTILITY POLE
	SIGN
	MAILBOX
	STEEL POST

LINE LEGEND	
	= CHAINLINK FENCE

**General Notes**

TOTAL BUILDING AREA = 34175 Sq.Ft.

PROPERTY AREA = 70717 Sq.Ft. or 1.623 Acres±

This information has been obtained from sources believed to be reliable; however, Strauss Realty, Ltd. makes no representations or warranties, express or implied, as to the accuracy or completeness of this information. All information, including but not limited to square footage, is approximate and subject to change without notice. Prospective buyers or tenants are encouraged to conduct their own independent investigations and due diligence. Strauss Realty, Ltd. shall not be held liable for any inaccuracies, errors, or omissions.





# *Financials*

# Current Rent Roll (Building 1)

Unit	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in
1	Emad Abu Salim	Current	700	1,000.00	1,000.00	1,000.00	04/01/2025	03/31/2027	04/01/2025
2	Ricardo Martinez	Current	700	1,000.00	1,000.00	1,000.00	10/17/2025	10/31/2026	10/17/2025
3	Swing High Foundation	Current	700	1,000.00	1,000.00	1,000.00	03/01/2026	02/28/2027	03/01/2026
4	Daniel's Spray Foam & Insulation LLC	Current	700	1,000.00	1,000.00	-	06/01/2024	05/31/2026	06/01/2024
5	Oak Professional Landscape	Current	700	1,000.00	1,000.00	-	10/01/2024	09/30/2026	10/01/2021
6	Darren Brumirski	Current	700	1,000.00	1,000.00	-	09/01/2024	08/31/2026	09/01/2023
7	Nora Guerrero	Current	700	1,000.00	1,000.00	1,000.00	10/01/2025	09/30/2026	10/01/2025
8	Car Tint Trading INC	Current	700	1,000.00	1,000.00	1,000.00	01/01/2026	12/31/2026	01/01/2026
9	Chaffee Construction	Current	700	1,000.00	1,000.00	65.00	05/01/2025	04/30/2026	05/01/2025
10	Vortex Cleaning Services LLC	Current	700	1,000.00	1,000.00	-	02/01/2025	03/31/2027	04/01/2024
11	Chris Mushinski	Current	700	1,000.00	1,000.00	-	10/01/2024	09/30/2026	10/01/2023
12	-	Vacant-Unrented	700	1,000.00	-	-	-	-	-
13	R-V Sales	Current	700	1,000.00	1,000.00	-	02/01/2025	MTM	02/01/2025
14	Sameer Mohamad	Current	700	1,000.00	1,100.00	1,000.00	04/01/2025	03/31/2027	04/01/2025
<b>14 Units</b>		<b>92.9% Occupied</b>	<b>9,800</b>	<b>14,000.00</b>	<b>13,100.00</b>	<b>6,065.00</b>			

# Current Rent Roll (Building 2)

Unit	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in
15	Armando Perez Aritzmeni	Current	900	1,300.00	1,400.00	1,300.00	03/20/2025	03/31/2027	03/20/2025
16	Alessandro Gonzalez	Current	900	1,300.00	1,300.00	1,300.00	03/17/2025	03/31/2027	03/17/2025
17	ELC Installation Co	Current	900	1,300.00	1,300.00	-	02/01/2025	MTM	02/01/2025
18 & 19	Muhammad Abukhadra	Current	1,800	2,600.00	2,600.00	2,600.00	12/10/2025	12/31/2026	12/10/2025
20 & 21	Mac's Lawnstyle INC	Current	1,800	2,600.00	2,600.00	-	12/01/2024	09/30/2026	12/01/2003
22	Jacob Blake	Current	900	1,300.00	1,300.00	1,300.00	11/01/2025	10/31/2026	11/01/2025
23	Midwest Hydro Jetting Inc	Current	900	1,300.00	1,300.00	1,300.00	08/01/2025	07/31/2026	08/01/2025
24	Mike's Property Solutions	Current	900	1,300.00	1,300.00	1,300.00	05/01/2025	04/30/2026	05/01/2025
25	Anthony Phillips	Eviction	900	1,300.00	1,300.00	1,340.00	10/08/2025	09/30/2026	10/08/2025
26	Royalty Exotic Rentals LLC	Current	900	1,300.00	1,300.00	-	04/01/2026	03/31/2027	04/01/2026
27	R&L Lawn Maintenance Service	Current	900	1,300.00	1,300.00	-	02/01/2025	01/31/2027	02/01/2009
28	Nicholas Smith	Current	900	1,300.00	1,300.00	-	04/01/2024	03/31/2027	04/01/2024
29	Luis De La Rosa	Current	900	1,300.00	1,300.00	1,300.00	04/01/2025	03/31/2027	04/01/2025
30	Rakia Bates	Current	900	1,300.00	1,300.00	1,300.00	03/01/2026	02/28/2027	03/01/2026
31	Eddie's Insulation	Current	900	1,300.00	1,300.00	650.00	12/01/2024	11/30/2026	12/01/2021
32	Mike Sylvester	Current	900	1,300.00	1,300.00	-	02/01/2025	11/30/2026	12/01/2014
33	Peter & Yency Markham Family Auto Center	Current	900	1,300.00	1,300.00	1,300.00	12/01/2025	11/30/2026	12/01/2025
34	Trans Mediterranean Distributors	Current	900	1,300.00	1,300.00	1,300.00	08/01/2025	07/31/2026	08/01/2025
35	Thomas Plowing	Eviction	900	1,300.00	1,300.00	-	02/01/2025	04/30/2026	11/18/2019
36	Scott Lavin	Current	900	1,300.00	1,300.00	1,300.00	12/01/2025	11/30/2026	12/01/2025
37	Devon Mack	Current	900	1,300.00	1,300.00	1,300.00	01/01/2026	12/31/2026	01/01/2026
38	Kelly Fung	Current	900	1,300.00	1,300.00	-	02/01/2025	05/31/2026	06/01/2024
39 & 40	KCR LLC	Current	1,800	2,600.00	2,600.00	2,600.00	09/24/2025	09/30/2026	09/24/2025
41 & 42	Jon Freeman	Current	1,800	2,600.00	2,600.00	-	02/01/2025	01/31/2027	02/01/2025
<b>28 Units</b>		<b>92.9% Occupied</b>	<b>25,200</b>	<b>36,400.00</b>	<b>33,900.00</b>	<b>20,150.00</b>			

# Current Operating Statement

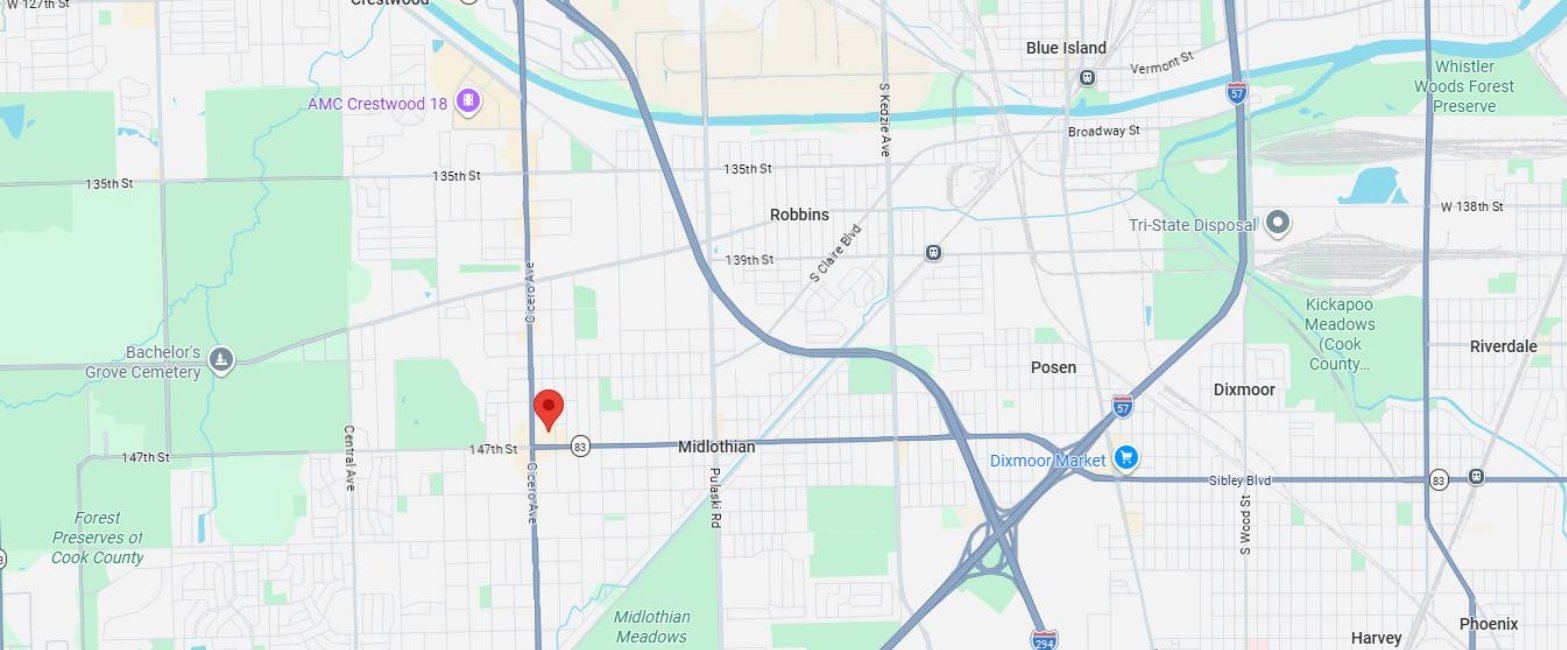
Line Item	Source	Stabilized Financials (Per Strauss Realty)	
<b><i>INCOME</i></b>			
Rent Income (Pro-Forma)	PF Rent Roll	\$	604,800.00
Economic Vacancy (7.00%)	Strauss Realty	\$	(42,336.00)
<b>Total Rent</b>		<b>\$</b>	<b>562,464.00</b>
<b><i>OPERATING EXPENSES</i></b>			
Advertising & marketing	Seller T6	\$	623.28
Cleaning	Seller T3	\$	3,120.00
Contract labor	Seller T12	\$	31,492.40
Management Fees (5.00%)	Strauss Realty	\$	28,123.20
Repairs & maintenance	Seller T12	\$	10,153.68
Supplies	Seller T12	\$	6,221.57
Taxes paid (Property taxes)	Cook County Tax Portal 2024	\$	142,497.81
Utilities	Seller T9	\$	24,100.33
Insurance	Seller T12	\$	6,486.00
<b>Total Operating Expenses</b>		<b>\$</b>	<b>252,818.27</b>
<b>NET OPERATING INCOME (NOI)</b>		<b>\$</b>	<b>309,645.73</b>

# PF Operating Statement (with 5% rent increases)

Line Item	Source	PF Financials (Per Strauss Realty)	
<b><i>INCOME</i></b>			
Rent Income (Pro-Forma)	PF Rent Roll	\$	635,040.00
Economic Vacancy (7.00%)	Strauss Realty	\$	(44,452.80)
<b>Total Rent</b>		<b>\$</b>	<b>590,587.20</b>
<b><i>OPERATING EXPENSES</i></b>			
Advertising & marketing	Seller T6	\$	623.28
Cleaning	Seller T3	\$	3,120.00
Contract labor	Seller T12	\$	31,492.40
Management Fees (5.00%)	Strauss Realty	\$	29,529.36
Repairs & maintenance	Seller T12	\$	10,153.68
Supplies	Seller T12	\$	6,221.57
Taxes paid (Property taxes)	Cook County Tax Portal 2024	\$	142,497.81
Utilities	Seller T9	\$	24,100.33
Insurance	Seller T12	\$	6,486.00
<b>Total Operating Expenses</b>		<b>\$</b>	<b>254,224.43</b>
<b>NET OPERATING INCOME (NOI)</b>		<b>\$</b>	<b>336,362.77</b>



*Location Information and  
Comparable Sales*



## Location Overview

### Midlothian

Midlothian, Illinois is a well-established south suburban community with a population of roughly 14,000 residents and a median household income in the upper-\$60,000 range. The village benefits from its strategic position along key arterials such as 147th Street and Cicero Avenue, providing direct access to nearby commercial centers in Crestwood, Oak Forest, and Posen, as well as convenient connectivity to the greater Chicago region. The Midlothian Metra Station further supports steady daily commuter activity.

The area's commercial landscape includes a mix of neighborhood retailers, national brands, medical offices, and service-oriented businesses concentrated along the primary corridors. Larger retail amenities—such as big-box stores, grocery anchors, and fitness and dining options—are located just minutes away in adjacent suburbs, enhancing the overall trade area appeal. With more than 5,600 households and a strong owner-occupied housing base, Midlothian maintains consistent demand for essential goods, services, and local conveniences.

Demographically, the community reflects a diverse and balanced population with a median age around 39 and employment spread across healthcare, retail, transportation, construction, education, and professional services. These varied employment sectors contribute to reliable daytime activity, while the mix of commuters and local residents supports predictable morning, evening, and weekend traffic patterns.



# Sold Comps Summary

Subject Property	Description	Year Built/Renovated	City	Size (SF)	Sale Date	Sale Price	Price/SF	% Leased
14600 Kilpatrick Ave.	42-Unit Industrial Bay Property	1963	Midlothian	35,900	-	\$3,450,000	\$96.10	86.1%
Sales Comps	Description	Year Built/Renovated	City	Size (SF)	Sale Date	Sale Price	Price/SF	% Leased
1 4707 W 138th St	Warehouse	1984	Crestwood	21,299	10/2/2025	\$2,200,000	\$103.29	100.0%
2 4606 138th St	Warehouse	1980	Midlothian	11,282	7/16/2025	\$840,000	\$74.45	-
3 14026 S Harrison Ave	Warehouse	1988	Posen	4,500	6/27/2025	\$140,000	\$31.11	100.0%
4 2645 139th St	Manufacturing	1959	Blue Island	24,473	4/17/2025	\$754,000	\$30.81	100.0%
5 15550 Kedzie Ave	Warehouse	1991	Markham	3,415	3/3/2025	\$150,000	\$43.92	100.0%
6 13651-13659 Kenton Ave	Warehouse	1974	Crestwood	12,750	1/9/2025	\$760,000	\$59.61	77.1%
7 15048 S Cicero Ave	Warehouse	1990	Oak Forest	16,500	9/8/2024	\$700,000	\$42.42	100.0%
8 14047 S Harrison Ave	Warehouse	1962	Posen	3,200	6/12/2024	\$330,000	\$103.12	88.0%
9 13946 Kildare Ave	Warehouse	1988	Crestwood	19,500	4/2/2024	\$1,170,000	\$60.00	-
10 13930 Kildare Ave	Manufacturing	2001	Crestwood	7,500	3/22/2024	\$775,000	\$103.33	-

# Contact Information

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# Disclaimer

## **DISCLAIMER AND DISCLOSURES**

This Offering Memorandum (the “Memorandum”) has been prepared by Strauss Realty, Ltd. (“Broker”) solely for informational purposes to assist qualified prospective purchasers in evaluating the potential acquisition of the property described herein (the “Property”). This Memorandum does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All summaries and descriptions of the Property and any related documents are provided for convenience and are not intended to be complete or necessarily accurate depictions.

The information contained herein has been obtained from sources we believe to be reliable; however, neither the Owner nor Strauss Realty, Ltd., nor any of their respective officers, principals, agents, or affiliates, makes any representation or warranty, express or implied, as to the accuracy, completeness, or fitness of the information contained herein. All references to square footage or other measurements are approximate. Prospective purchasers are responsible for conducting their own independent investigation, due diligence, inspections, and verification of all information.

No legal commitment or obligation shall arise by reason of this Memorandum or any related materials. This Memorandum is not intended to be, nor should it be construed as, an offer to sell or a solicitation to purchase any securities or investment interest. Any such offering, if applicable, shall only be made pursuant to a separate private placement memorandum or contract, and in accordance with all applicable federal and state laws.

## **FORWARD-LOOKING STATEMENTS**

This Memorandum may contain forward-looking statements, including projections of future financial performance or anticipated future events. These statements are based on various assumptions relating to the general economy, market conditions, competition, operations, and other factors, many of which are beyond the control of the Owner or Broker. Actual results may vary materially. No assurances or representations are made that such projections will be achieved. Past performance is not indicative of future results.

## **INSPECTION AND VERIFICATION**

An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Any and all materials or other information supplied by Broker or Owner are provided as a courtesy only and without representation or warranty. It is the sole responsibility of each recipient to independently confirm the accuracy and completeness of such materials and to consult with their own legal, tax, and financial advisors.

## **LEAD-BASED PAINT DISCLOSURE**

Every purchaser of any interest in residential real property on which a dwelling was built prior to 1978 is hereby notified that such property may present exposure to lead from lead-based paint. Lead poisoning may cause serious health issues, particularly in children and pregnant women. A lead-based paint inspection or risk assessment is recommended prior to purchase.

## **HAZARDOUS MATERIALS DISCLOSURE**

Certain building materials and environmental conditions may present health or safety risks. These include but are not limited to: asbestos-containing materials, lead-based paint, mold, radon, petroleum-based products, polychlorinated biphenyls (PCBs), and electromagnetic fields. It is the sole responsibility of the prospective purchaser to retain qualified environmental consultants, perform environmental assessments, and evaluate potential remediation requirements or costs.

## **AMERICANS WITH DISABILITIES ACT (ADA)**

The ADA may require certain modifications or improvements to real property to ensure accessibility for persons with disabilities. Broker is not qualified to advise on the legal or design requirements of the ADA or related laws. Purchasers are encouraged to consult legal counsel and qualified professionals regarding compliance obligations.

## **AGENCY DISCLOSURE – STATE OF ILLINOIS**

Strauss Realty, Ltd. represents the Owner of the Property in this transaction. In situations where there is no cooperating broker representing the purchaser, Strauss Realty, Ltd. may act as a dual agent, representing both buyer and seller. Dual agency requires written consent from both parties. A dual agent cannot disclose confidential information, such as the highest price a buyer will pay or the lowest price a seller will accept, without written consent. Purchasers are advised to seek independent representation if they are uncomfortable with dual agency arrangements.

## **REPRESENTATION OF MULTIPLE BUYERS**

In the course of marketing this Property, Strauss Realty, Ltd. may represent multiple buyers who express interest in submitting offers. While this may create a potential conflict of interest, our agents are committed to providing fair, ethical, and impartial service to all parties. Client information and negotiation strategies will be kept strictly confidential.

## **CONTEMPORANEOUS OFFERS**

Broker and its designated agents may receive offers on the Property from multiple clients simultaneously. Clients may request to work with a different agent to avoid a potential conflict of interest. Broker will honor such requests whenever practicable.

## **CONFIDENTIALITY**

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For questions or to arrange a tour of the Property, please contact:

### **Aaron Strauss**

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