CRE ADVISING
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3065 N ROCKWELL
CHICAGO, IL

INDUSTRIAL MULTI-TENANT INVESTMENT & REDEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM

3065 N ROCKWELL | CHICAGO, IL 60618

EXCLUSIVE AGENT

JUSTIN COLLINS
VICE PRESIDENT OF SALES & LEASING
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E: JC@creadvising.com

CRE Advising has been retained as the exclusive agent for the sale of 4850 W Bloomingdale, Chicago, Illinois, (the "Property"), by the owner ("Seller")

The enclosed materials include highly confidential information and are being furnished solely to facilitate the prospective purchaser's own due diligence for which it shall be fully and solely responsible. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by CRE Advising prior to delivery of this Offering Memorandum. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by CRE Advising or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein and is submitted subject to errors, omissions, change of price, rental or other conditions.

The Property is being offered for sale in an "as-is, where-is" condition and Seller and CRE Advising make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to CRE Advising or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or CRE Advising.

PROPERTY INFORMATION

CRE Advising is pleased to offer to qualified investors an exceptional opportunity to acquire a stabilized multi-tenant industrial investment property with significant long-term redevelopment upside positioned in one of Chicago's evolving infill industrial corridors. Situated on approximately 2.28 acres, this 63,000 SF industrial asset offers strong in-place cash flow while positioning investors and developers to capitalize on future repositioning or redevelopment potential.

The property is currently configured as a multi-tenant industrial facility providing immediate income with additional value-add and redevelopment flexibility. The site's M2-3 zoning supports a broad range of industrial and commercial uses, making it an attractive acquisition for investors, owner-users, and developers alike.

Large infill industrial sites with existing income streams and flexible zoning are increasingly difficult to acquire in Chicago. This property offers both downside protection through current tenancy and substantial upside through redevelopment potential.

BUILDING HIGHLIGHTS

- PIN: 13-25-213-023-0000
- Building Size: 63,000 square foot industrial building
- Lot Size: 99,317 square feet
- Year Built: 1940
- Zoning: M2-3
- Freight Elevators: 1
- Docks: 8
- Multi-tenant investment opportunity, with excellent redevelopment potential
- Rare infill industrial land offering
- Strategic Chicago location with strong transportation access
- Flexible industrial/commercial use possibilities
- Ideal for industrial investors, value-add buyers, developers, owner-users, and long-term land banking strategies

FINANCIAL SUMMARY

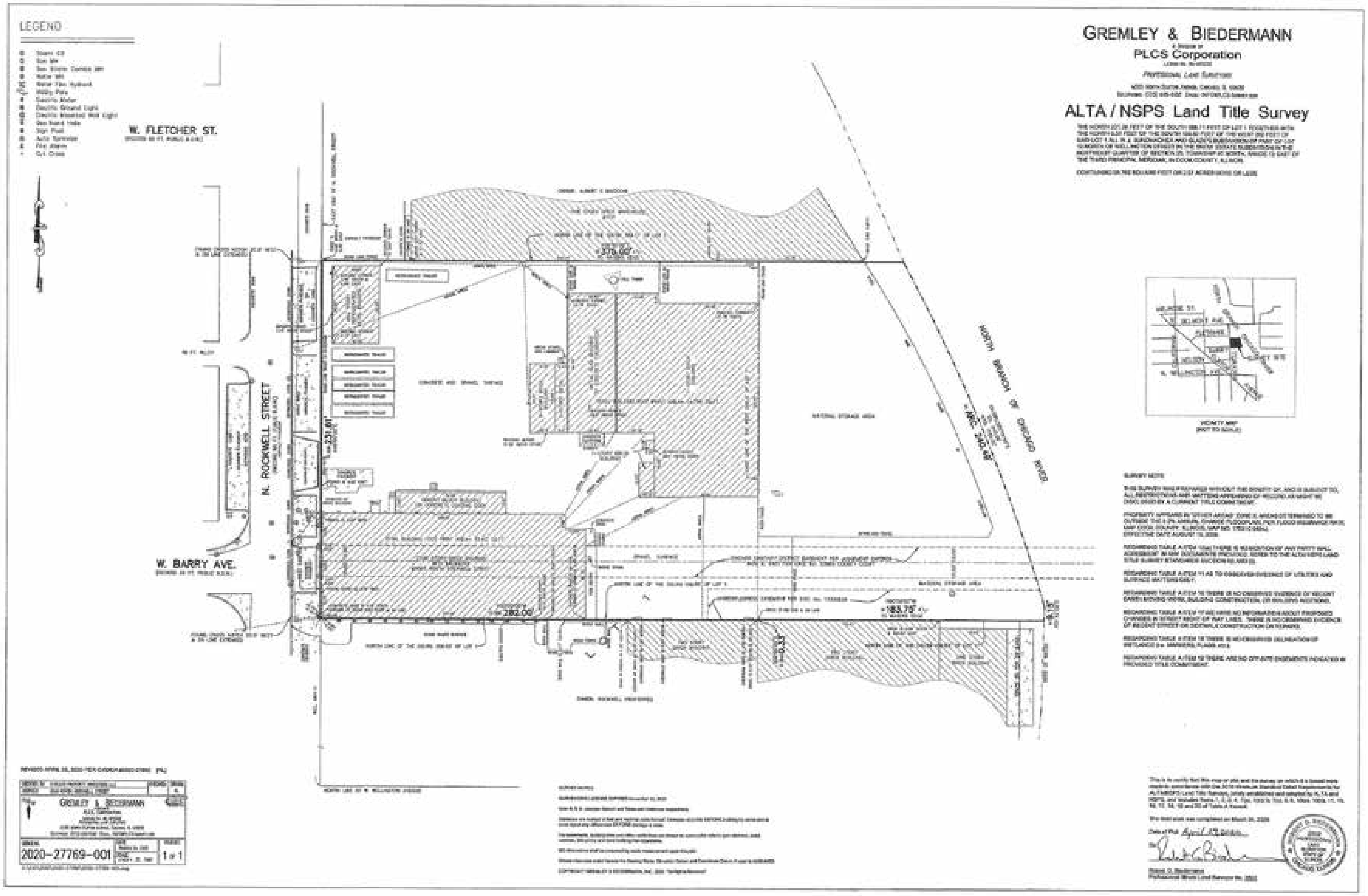
Offering Price	~~$9,900,000.00~~ $9,250,000.00
Cap Rate	7.25%
NOI	$670,425.00
% Leased	94.6%
2024 Real Estate Taxes	$223,143.32

» Offering presents a compelling combination of stable current income and future upside

» Investors can benefit from immediate cash flow while exploring higher-and-better-use strategies, adaptive reuse concepts, industrial modernization, or long-term redevelopment scenarios in a rapidly changing submarket

» Opportunity to increase value through repositioning, lease-up, or redevelopment

» Strong in-place NOI


GREMLEY & BIEDERMANN
PLCS Corporation
ALTA / NSPS Land Title Survey
LEGEND
W. FLETCHER ST.
N. ROCKWELL STREET
W. BARRY AVE.
NORTH BRANCH OF CHICAGO RIVER
2020-27769-001


SECOND FLOOR


EXIT

Avondale

CHICAGO'S NORTHWEST SIDE INDUSTRIAL CORRIDOR

Demographics

577,842
People

264,599
Households

$100,267
Median Household Income

193,286
Daytime Employees

» Demographics reflect numbers within three mile radius from subject property

Situated along the North Branch of the Chicago River on the city's Northwest Side, Avondale carries one of Chicago's most authentic industrial legacies. Proximity to historic rail lines and the river shaped the neighborhood into a dense manufacturing hub — earning it the distinction as "the neighborhood that built Chicago." Today, that heritage translates into a finite supply of multi-story masonry industrial buildings with river frontage that simply cannot be replicated in the modern development pipeline, making existing assets here genuinely irreplaceable.

The location fundamentals are equally compelling. Direct access to the I-90/94 Kennedy Expressway, CTA Blue Line service, and the Chicago River Corridor Development Plan — combined with TIF District and Enterprise Zone designations — create a stacked incentive environment that materially improves the investment basis for buyers and reduces occupancy costs for tenants. Neighboring amenities including Metropolis Coffee, Guild Row, and Tesla reinforce the submarket's shift toward a high-demand creative and mixed-use industrial profile.

Market conditions support strong conviction. Chicago's industrial vacancy sits at 5.3% — 250 basis points below its 20-year average — with Q1 2026 leasing volume up over 22% year-over-year and average asking rents climbing to $6.80 per square foot. Within the urban core, new industrial supply is virtually nonexistent, concentrating demand on existing river-corridor assets. For investors and tenants alike, Avondale offers the rare combination of infrastructure, incentives, and irreplaceable real estate in one of Chicago's fastest-appreciating neighborhoods.

| 13

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