

STABILIZED INDUSTRIAL TECH WITH UPSIDE

# 1300 **PLUM GROVE RD**

SCHAUMBURG, IL





## INVESTMENT CONTACTS

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## EXECUTIVE SUMMARY

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Transwestern Capital Markets & Asset Strategies - Midwest is pleased to offer the 100% fee-simple interest in 1300 Plum Grove. Located in the Village of Schaumburg - a fully developed suburb with a strong corporate presence – and within minutes of Woodfield Mall, the property offers tenants an outstanding location with superb access to shopping and dining destinations. Situated just south of Jane Adams Memorial Highway (Interstate-90) and west of the Tri-State Tollway (Interstate-290) 1300 Plum Grove allows for easy travel throughout the Chicago MSA and exceptional access to O'Hare International Airport (14 miles).

The high-image industrial-tech building measures 72,461 square feet. The three largest tenants consist of The Carlin Group (19,913 SF), Innovative Marketing Solutions (19,327 SF), and KYOSEI International Corporation (13,700 SF). The Carlin Group and KYOSEI are newer to the property and have long remaining lease terms while Innovative Marketing Solutions has been a tenant since 2003. Showing their commitment to the property, Innovative Marketing Solutions recently expanded within the building and extended their lease term through April 2030. Together, these three tenants combine for 73.1% of the rentable area and have an average remaining term of 6.97 years.

1300 Plum Grove is 100% leased to only five-tenants, affording investors an opportunity to acquire an asset with minimal asset management responsibilities. Many of the tenant spaces have been built-out with best-in-class finishes not typical of similar buildings and not replicable at in-place rents, making moving cost-prohibitive and ensuring a high retention/renewal rate of the existing tenants. The property features a WALT of 5.6 years and with only 26.9% of the rent roll expiring in the first 5.5-years investors will benefit from stable and predictable cash flows. 45.6% of the building has below-market rent, providing future upside opportunities via mark to market. The property has been institutionally maintained, further decreasing the potential for capital expenditures. Overall, 1300 Plum Grove provides investors with an opportunity to acquire a stabilized, well-appointed asset that will perform consistently while simultaneously providing upside potential.



**VALUE-ADD  
OPPORTUNITY**



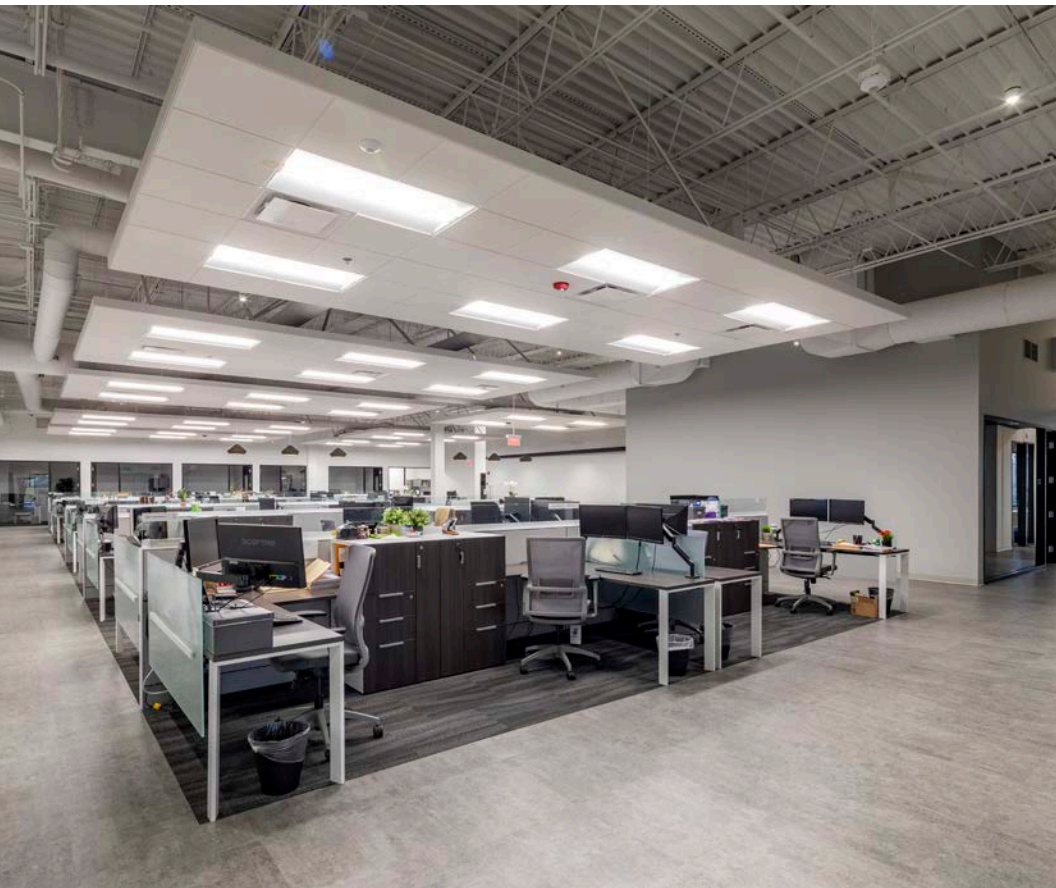
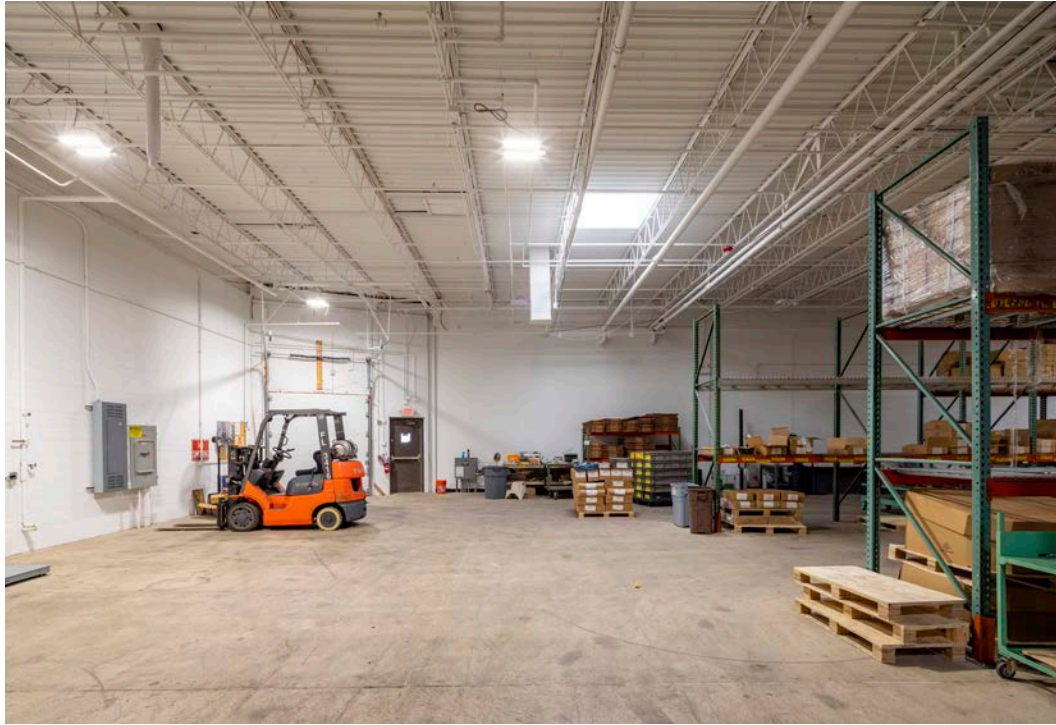
**5.6 YEARS  
WALT**



**100%  
OCCUPIED**



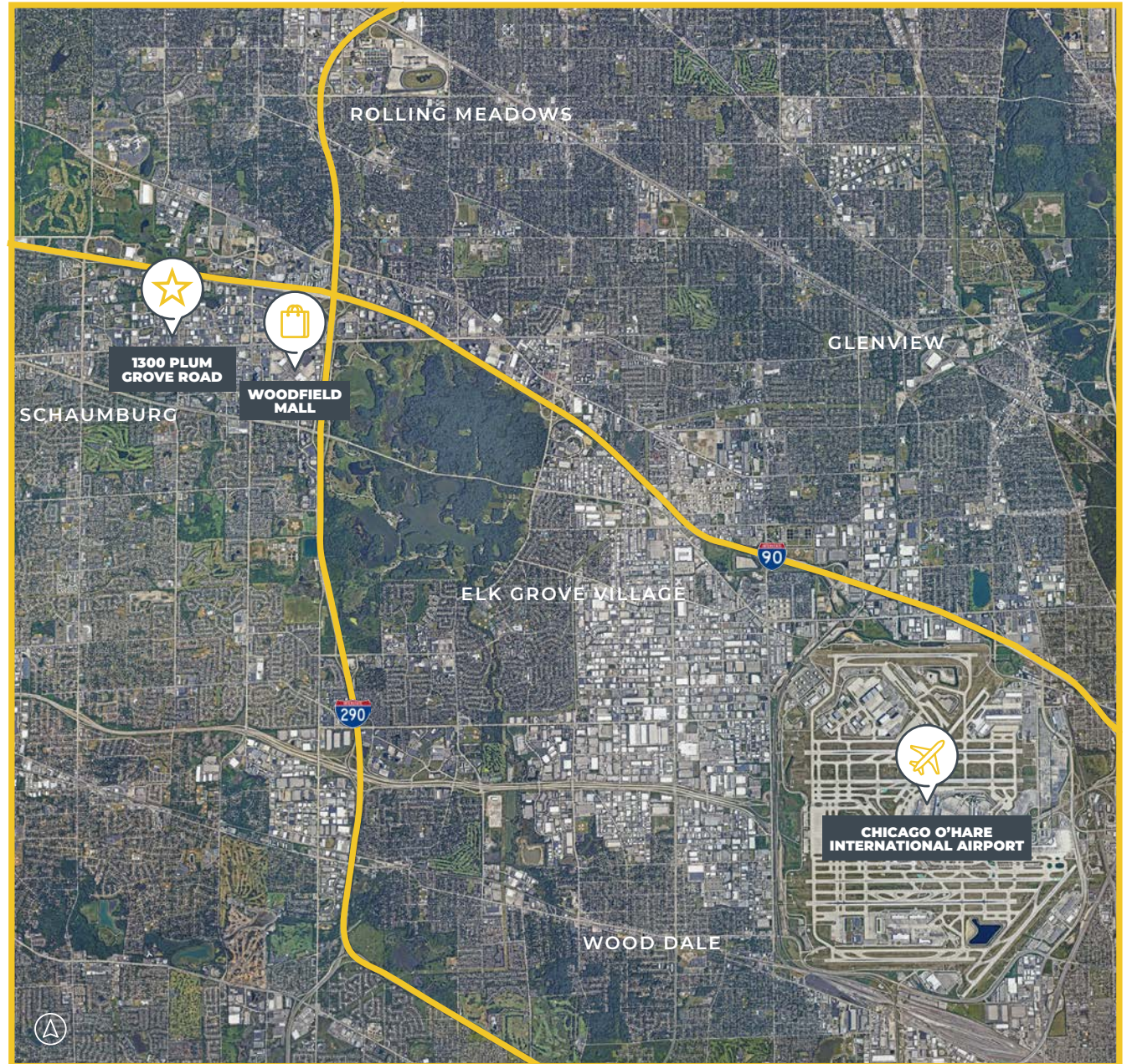
**PREMIER SUBURBAN  
BUSINESS MARKET**



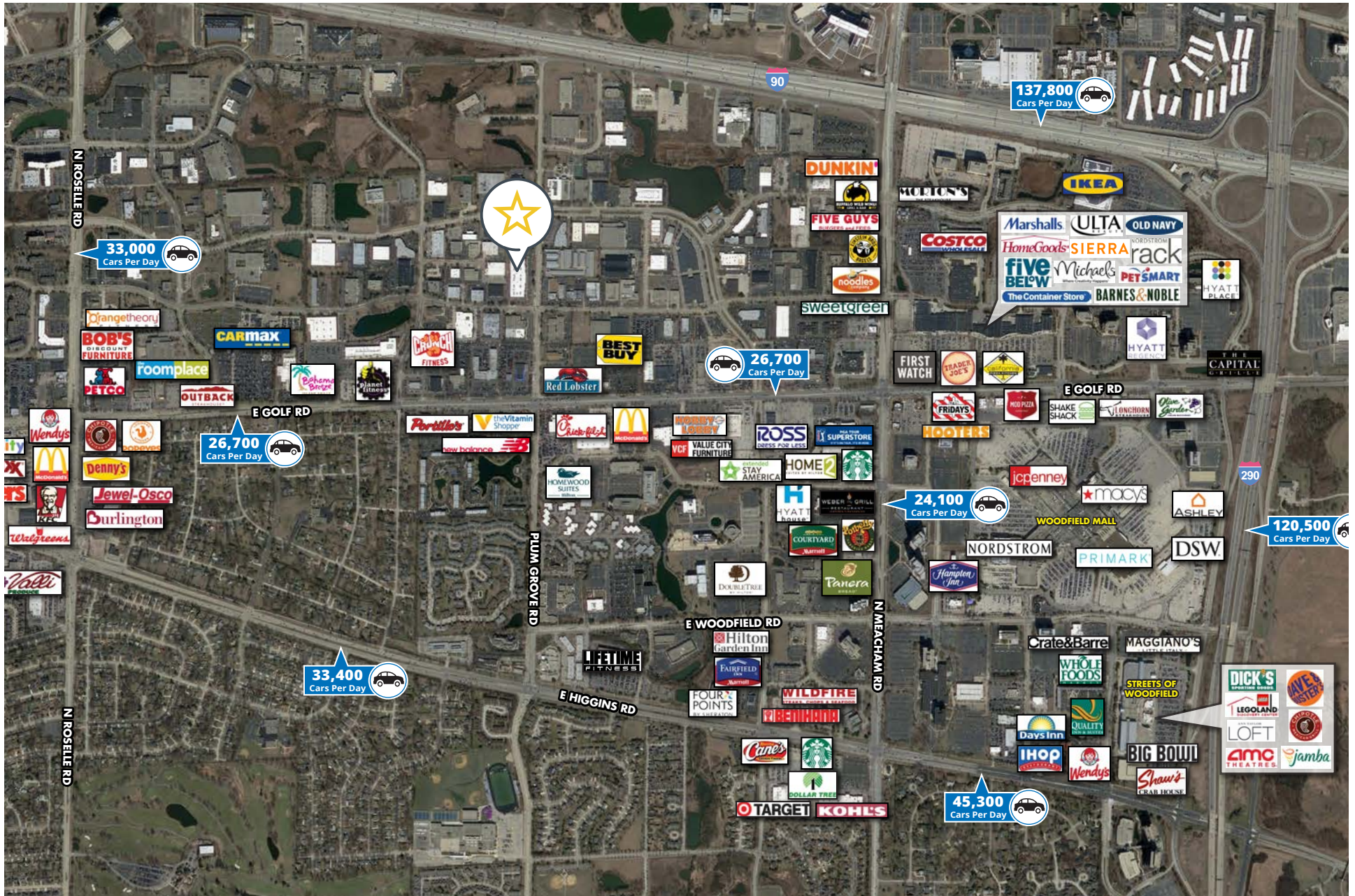
# PROPERTY DESCRIPTION

## Property Details

<b>Address</b>	1300 Plum Grove Road Schaumburg, IL
<b>Tax Parcel ID</b>	07-11-301-030-0000
<b>Year Built</b>	1988
<b>Property Type</b>	Industrial Tech
<b>County</b>	Cook
<b>Zoning</b>	Planned Manufacturing
<b>Land Size</b>	4.6 AC
<b>Rentable SF</b>	72,461 SF
<b>% Office</b>	68% (Approx.)
<b>Stories</b>	1
<b>Tenancy</b>	Multi
<b>Occupancy</b>	100%
<b>Parking</b>	194 Spaces, 2,668/1,000 SF
<b>Roof</b>	TPO, 2017/20-year warranty
<b>HVAC</b>	Details available upon request
<b>Clear Height</b>	18'
<b>Loading</b>	3 Docks, 8 Drive-ins



# AREA RETAIL



# NORTHWEST COOK COUNTY SUBMARKET - Q3 2023

The Northwest Cook County submarket represents a dynamic and diverse economic enclave within the greater Chicago metropolitan area. Encompassing various municipalities, this submarket is characterized by a mix of residential, commercial, and industrial zones, contributing to its multifaceted appeal. Boasting a strategic location and accessibility through major transportation arteries, including expressways and commuter rail lines, the Northwest Cook County submarket serves as a hub for businesses and residents alike. The region features a blend of suburban charm and urban amenities, providing a desirable environment for both corporate entities and families. With a range of educational institutions, retail centers, and recreational facilities, the Northwest Cook County submarket stands out as a vibrant and well-rounded community, offering a balanced and enriching quality of life. A \$300 million investment into the former Motorola site is poised to bring substantial growth to the Schaumburg area, reshaping the landscape and contributing to the community's further overall development.



Approximately 51.3% of the inventory under construction has been released.



Rent has grown significantly since the onset of the pandemic, increasing by 32.1% during that period.



Net absorption totaled 2.7 million square feet in the first quarter with 1.5 million square feet of warehouse-distribution space and 1.1 million square feet of manufacturing space.

## Northwest Submarket

Q1 2024

Inventory SF	91,360,971
Direct Vacant SF	7,074,024
Direct Vacancy Rate	7.7%
Overall Vacancy Rate	7.9%
Under Construction SF	1,370,279
Net Absorption SF	638,335
2024 Net Absorption SF	638,335
Asking Net Rent PSF	\$10.88



# SCHAUMBURG, IL

Situated approximately 30 miles from Chicago and roughly 11 miles west of O'Hare International Airport, Schaumburg stands out as the primary suburban business hub in Illinois. Over the past six decades, through visionary foresight and deliberate planning, Schaumburg has evolved from a modest farming community into a robust economic center. It now hosts more businesses in Illinois than any other community outside of Chicago. The businesses within the village play a vital role in supporting its 78,000 residents, 80,000 employees, and the surrounding northwest suburbs by providing professional, high-quality services, and goods.

## Business Alure

Schaumburg proudly stands as a thriving business epicenter, hosting an array of Fortune 500 companies that significantly contribute to its economic vibrancy. Among the noteworthy corporations calling Schaumburg home are Anthem Health, Fiserv, AT&T, United Health Group, and Comcast. These industry leaders not only enhance the village's reputation as a business destination but also contribute to its dynamic and diverse economic landscape.

## Motorola Site Redevelopment

Situated at the northwest quadrant of I-90 and Meacham Road in the Village of Schaumburg, the former Motorola Campus is currently undergoing an exciting transformation. Spanning 322 acres, the site is set for redevelopment, encompassing plans for the integration of residential, commercial, and entertainment facilities. This ambitious project, valued at \$300 million, is poised to bring substantial growth to the Schaumburg area, reshaping the landscape and contributing to the community's further overall development.



## DEMOGRAPHICS



### DAYTIME POPULATION

15 Min Drive	30 Min Drive	45 Min Drive
398,682	2,149,698	4,965,821



### MEDIAN HOUSEHOLD INCOME

15 Min Drive	30 Min Drive	45 Min Drive
\$90,750	\$91,664	\$90,562



### POPULATION WITH BACHELORS

15 Min Drive	30 Min Drive	45 Min Drive
48%	46%	47%



### MEDIAN AGE

15 Min Drive	30 Min Drive	45 Min Drive
41.4	40.8	39.1





# CHICAGO MSA

Chicago boasts an impressive tradition of economic strength, diversity, growth and status as an international tourism and recreational destination. As the third largest region in the United States, Chicago is a growing, vibrant, 24-hour metropolis that is home to over 9.5 million residents within the broader metropolitan area. Anchored by its central location, skilled labor pool and overall quality of life, Chicago has one of the world's largest and most diversified economies and is one of the most influential cities in the world.

## The Chicago Economy

The Chicago metropolitan area is recognized as one of the most important financial, industrial and cultural centers in the United States. The city's diverse economy, pro-business attitude and highly-skilled workforce offer a compelling economic profile to employers while the city's high quality of life, low cost of living, comprehensive transportation system and culturally diverse population appeal to employees. The city's extensive urban infrastructure and proximity to suppliers and customers make it an ideal place for business.

## Low Cost of Doing Business

Chicago's low cost of living and doing business has made the area extremely attractive for corporate relocation and expansion. Numerous firms have relocated to Chicago to take advantage of the strong and globally-diversified economy, the deep pool of talented labor, the entrepreneurial workforce and Chicago's status as a top world trade destination.

**400+** MAJOR CORPORATIONS

**33** FORTUNE 500 COMPANIES

**30** S&P 500 COMPANIES

**3RD** LARGEST CITY IN THE U.S.

**9.5** MILLION PEOPLE

**55M+** ANNUAL VISITORS

## Chicago-based Headquarters

Walgreens



exelon™

UNITED

Allstate



Abbott



NORTHERN TRUST



MOTOROLA SOLUTIONS

nuveen

claire's

RUSTOLEUM

Crate&Barrel

ACE  
Hardware

US  
FOODS

# CHICAGO MSA

## The Premier Getaway City

Chicago is situated on the shores of Lake Michigan in the geographic center of the United States. The global gateway city has two major international airports, O'Hare International Airport and Midway International Airport which offer approximately three thousand daily flights to virtually any city worldwide. In addition, Chicago has the largest commuter rail system in the U.S. with eleven commuter rail lines and is the intersection of seven major interstate highways.



Chicago is within a four-hour flight of all major North American destinations

## Chicago O'Hare International Airport

**6TH** BUSIEST AIRPORT IN THE WORLD

**77.9+** MILLION INDIVIDUALS TRAVEL THROUGH THIS HUB ANNUALLY

MAJOR HUB FOR AMERICAN AND UNITED AIRLINES



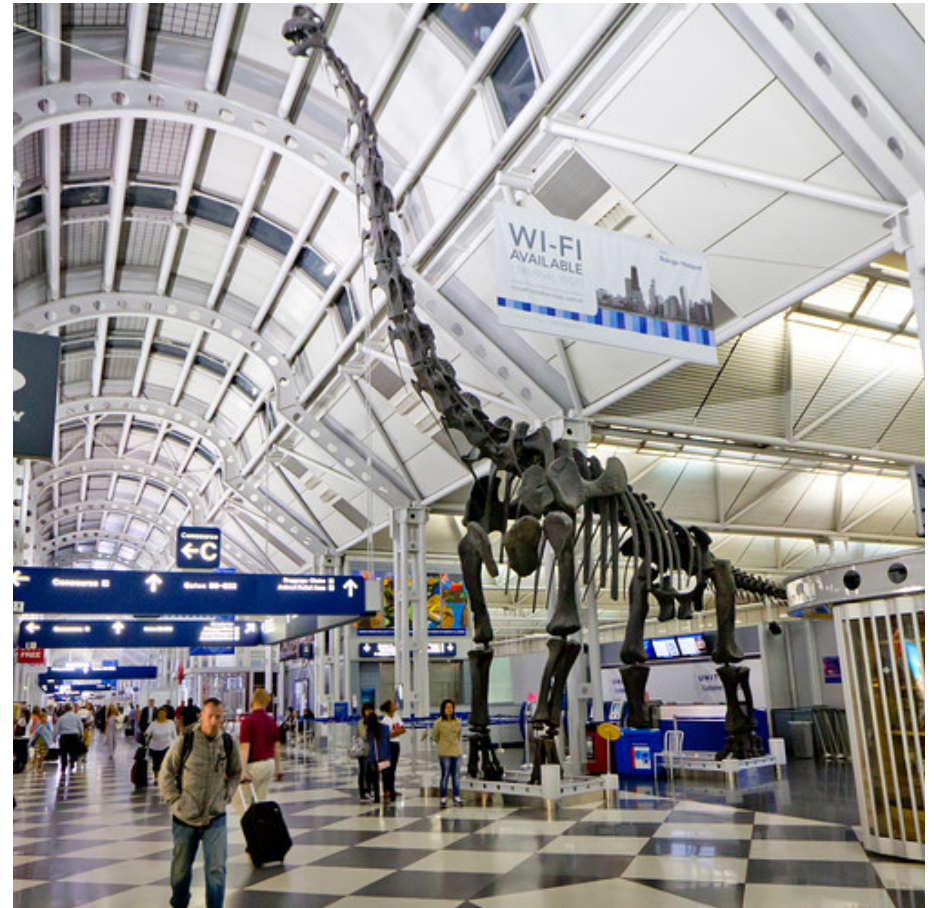
7.9 BILLION INVESTED IN PUBLIC TRANSIT INFRASTRUCTURE SINCE 2012



7 MAJOR INTERSTATE HIGHWAYS CROSS THROUGH CHICAGO



THE LARGEST COMMUTER RAIL SYSTEM IN THE U.S.





# MIDWEST

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