



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

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID #ZAH0370165

Peter Doughty

Managing Director Investments

Direct 312.327.5470

Mobile 630.501.8656

Peter.Doughty@marcusmillichap.com

License IL 475.177502

James Ziegler

Senior Director Investments

Direct 312.624.7020

Mobile 773.606.1450

James.Ziegler@marcusmillichap.com

License IL 475.151507

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 ±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 ±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 €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 \$5,200,000, the investment offering will generate an in-place net operating income of \$447,962 in Year 1, which equates to a capitalization rate of 8.61%.





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

\$5,200,000
Sale Price

\$447,962
NOI

8.61%
Cap Rate

[Click here to access deal room](#)

FINANCIAL OVERVIEW

Pricing	
	Current
Net Operating Income	\$447,962
CAP Rate	8.61%
Price	\$5,200,000
Price/SF	\$95.08

Debt Contact:
Frank Montalto
Managing Director, Capital Markets
 Direct 312.327.5421
 Fmontalto@ipausa.com
 License IL 475.180369

Debt/Equity Type	Bank - Fixed
Maximum LTV	75.0%
Max Loan Proceeds	\$3,900,000
Loan Term (Years)	5 Years
Amortization (Years)	25 Years
Interest Only	None
Index	5 Year SWAP
Index Pricing	3.85%
Spread	2.50%
Estimated Interest Rate	6.35%
Recourse	Full Recourse
Amortizing	
Annual Debt Service	(\$311,624)
DSCR	1.37x
Interest Only	
Annual Debt Service	(\$247,650)
DSCR	1.72x
Debt Yield	
Debt Yield	10.91%

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	\$288,414	
Net Cash Flow after Debt Service	\$159,548	

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 ³	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 ²	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
- 2) Per ownership, Mark Giannechini (Suite 85) is a new tenant and recently executed a lease at \$3,000 per month.
- 3) First Step USA (Suite 67) – discrepancy noted between the square footage reflected on the property management rent roll (5,168 SF) and the lease agreement (4,202 SF); the M&M rent roll reflects the square footage shown in the lease.

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

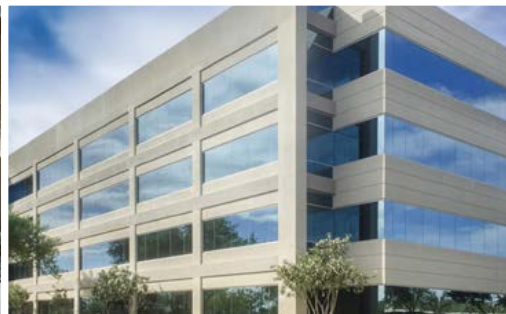
Boiler & Pressure Vessel Inspections



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)

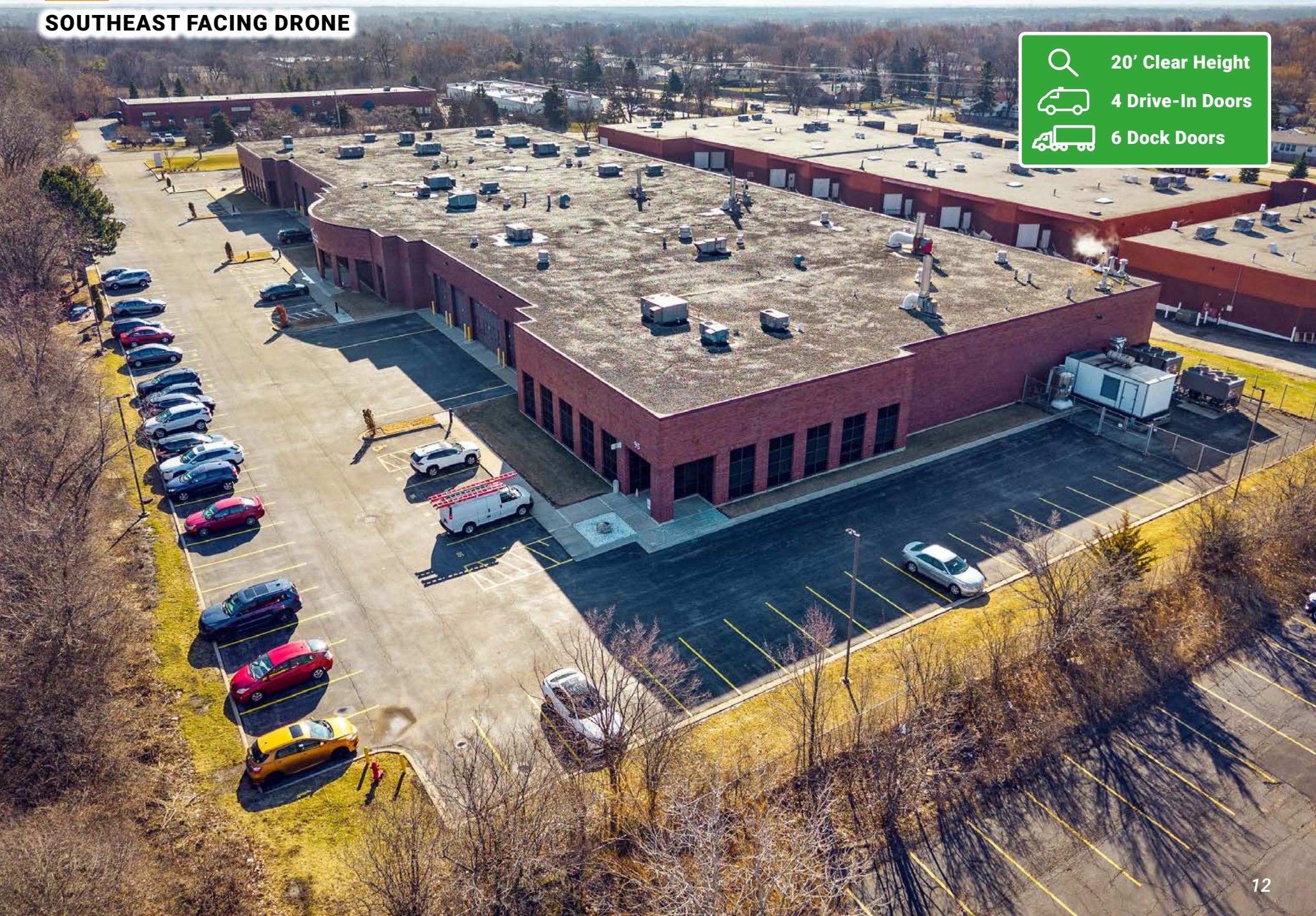
First Step USA (Includ. in Suite 67 | Front Office)

 Leased

 Common Area

SOUTHEAST FACING DRONE

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



WEST FACING DRONE



PROPERTY LOCATION

- Major Employer
- College/University
- Newer Residential/Mixed-Use
- Medical/Hospital

**T5 @ Chicago IV
(255 Acre Data Center)**

**Northwestern
Medicine
(\$389M Expansion)**

Abbott

abbvie

**AkzoNobel
(\$58M Expansion)**

Sheridan Crossing Mixed-Use (41 Acres)

Thomas Foods (\$28M Investment)

GRAINGER

CDW

**Advocate's
Health Care**

**Ymer
Technology
(New 80k SF Campus)**

sysmex

Takeda

**Endeavor
Health**

Baxter

Walgreens

DISCOVER

**Fortune Brands
Innovations**

**NorthShore
University HealthSystem**

MEDLINE

**OLIVET
NAZARENE UNIVERSITY**

**nch
Northwest
Community
Healthcare**

Harper College

**Oakton
Community College**

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*

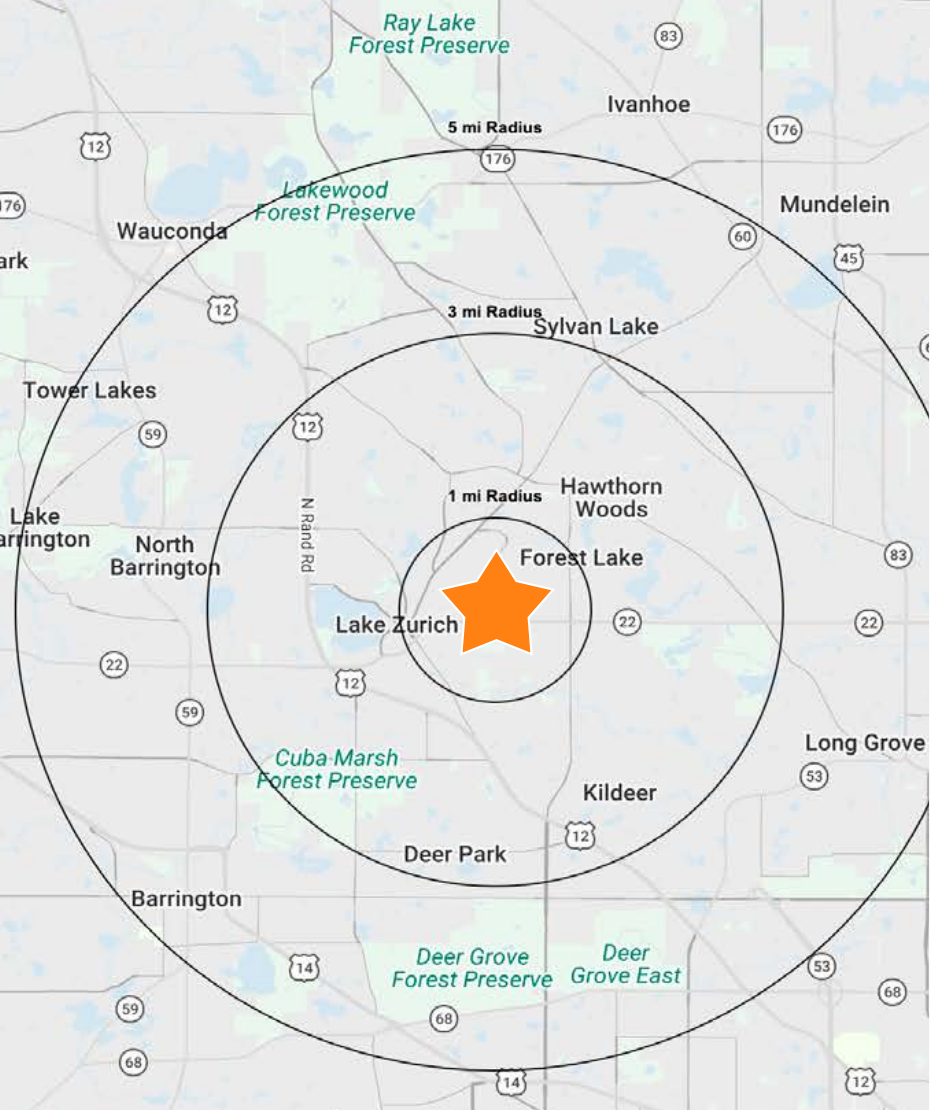


\$58M capital investment



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



65

Exclusively Listed By

Peter Doughty
Managing Director Investments

Direct 312.327.5470

Mobile 630.501.8656

Peter.Doughty@marcusmillichap.com

License IL 475.177502

James Ziegler
Senior Director Investments

Direct 312.624.7020

Mobile 773.606.1450

James.Ziegler@marcusmillichap.com

License IL 475.151507

Marcus & Millichap
DOUGHTY INDUSTRIAL GROUP