



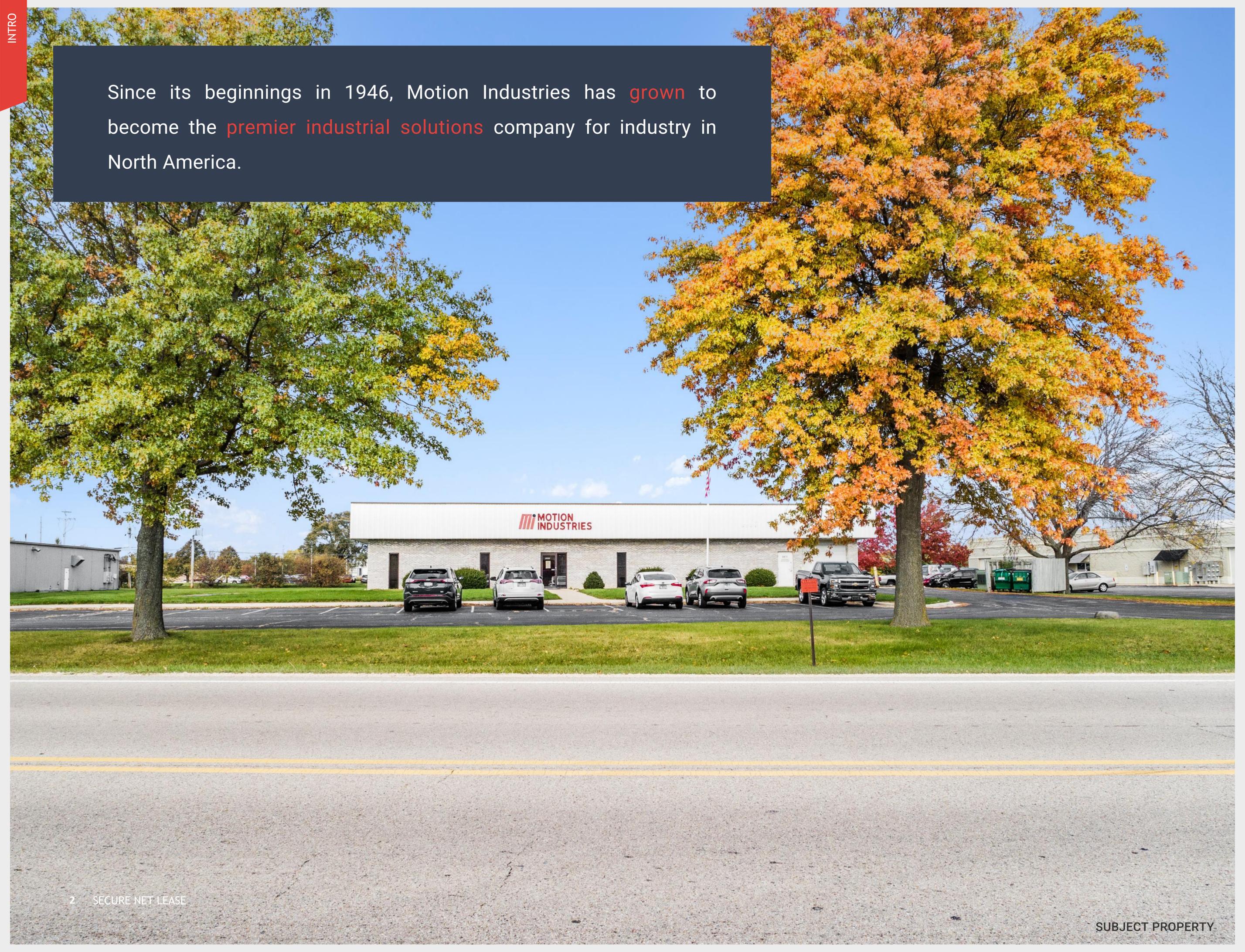
Motion Industries

\$715,000 | 6.50% CAP

9926 N Alpine Rd, Machesney Park, IL 61115

- ✓ National Tenant (500+ Locations) & Has Occupied Site For Over 25 Years
- ✓ Motion Industries Is The #1 Supplier Of Bearings, Pneumatics, Hydraulics & More
- ✓ No. 2 On Industrial Distribution's 2020 Big 50 List
- ✓ Strong Demographics In Immediate Trade Area
- ✓ Rapidly Growing Retail, Commercial, & Residential Community

Since its beginnings in 1946, Motion Industries has **grown** to become the **premier industrial solutions** company for industry in North America.



INVESTMENT OVERVIEW

MOTION INDUSTRIES MACHESNEY PARK, IL

SUBJECT PROPERTY



CONTACT FOR DETAILS

Cliff Zimmerman

Vice President
(469) 718-7506

czimmerman@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

IL Broker of Record:

License #:

\$715,000

6.50% CAP

NOI

\$46,380

Building Area

±8,935 SF

Land Area

±1.92 AC

Year Built

1991

Lease Type

NET LEASE *

Occupancy

100%

- ✓ **5-year net lease** with 6% rental increase upon January 2023 renewal.
- ✓ **Motion Industries is the #1 Supplier** Of Bearings, Pneumatics, Hydraulics & Power Transmission Products with Over 550 Locations.
- ✓ **Ideally situated in a densely populated high-traffic corridor** adjacent to IL-251 (18,961 VPD), providing direct access to I-90 (22,753 VPD). Strong demographics in immediate trade area with a population of 74,923 & average HH incomes of \$73,068 within a 5-mile radius of the signature property.
- ✓ **Signature property is located less than 1 mile from Machesney Park's Gateway District.** The Gateway District is a shopper's paradise, offering national big box retailers, smaller boutique stores, financial institutions, and restaurants. Tenants include: Bed Bath & Beyond, Michael's, T.J. Maxx, Menards, Kohls, Target, Home Depot, Gordmans, Lowe's, Office Depot, & PetSmart.
- ✓ **Machesney Park is a growing, family friendly community of more than 23,000 residents on the north side of the Rockford region.** Situated in what is known as the Illinois Stateline region, the Village is well positioned for convenient access to Chicago, Madison and Milwaukee, via the I-90, I-39, IL Route 173, and IL Route 2, all of which meet in Machesney Park.
- ✓ **The Machesney Park trade area is the premier trade area in northern Rockford**-the third largest city in the state of Illinois-and serves a regional customer base.

* Roof, Structure, AC/Heater Failure Landlord Responsibility

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

MOTION INDUSTRIES MACHESNEY PARK, IL

Motion Industries

Lessee: Motion Industries

Guarantor: Motion Industries, Inc., a Delaware corporation

REVENUE

\$6 B

STOCK TICKER

GPC

LOCATIONS

550 +

MOTION

motionindustries.com

Since its beginnings in 1946, Motion Industries has grown to become the premier industrial solutions company for industry in North America. From automation to inventory management to parts repair and fabrication, Motion Industries' many services are key to keeping their customers' sites running at maximum efficiency.

Their employees use their deep knowledge to bring the right solution to any and every application, no matter how challenging. Motion Industries brings extensive expertise to the industrial marketplace with more than **8.7 million** MRO/OEM parts and components that help drive innovative technology solutions for companies worldwide. Motion Industries has over 550 locations, including **15 distribution centers** in North America, and Mi Asia Pacific has nearly **200 locations**, including eight distribution centers in Australasia. Motion serves more than **200,000 customers** from the food and beverage, pulp and paper, iron and steel, chemical, mining and aggregate, petrochemical, automotive, semiconductor, wood and lumber, medical, and pharmaceutical industries.

Innovative **solutions and efficient** processes contribute to Motion Industries' position as a supply chain leader, to assist **customers successfully** manage their MRO parts transactions from quote through payment – the complete purchasing cycle. The Company is an industry leader because it focuses on customer needs, empowers its employees, and invests in inventory and **process efficiencies** that benefit its customers.

SUBJECT PROPERTY



IN THE NEWS

MOTION INDUSTRIES MACHESNEY PARK, IL

After Strong Q3, GPC Significantly Boosts Outlook for Motion

MIKE HOCKETT, OCTOBER 21, 2021 (INDUSTRIAL DISTRIBUTION)

Genuine Parts Company reported its 2021 third quarter fiscal results on Oct. 21, showing continued strong results at its industrial parts group — primarily doing business as Motion (formerly Motion Industries) — that further exemplified the greater MRO products market's recovery from a forgettable 2020.

The 14.5 percent year-over-year increase was powered by a **13.4 percent** gain in comparable sales, a **0.8 percent** favorable gain from foreign currency and a 0.3 percent bump from acquisitions. Motion's Q3 segment profit **of \$166 million** jumped 31.9 percent year-over-year and topped **Q2's \$150 million**, with profit margin of 10.3 percent up from 8.9 percent a year earlier and **9.5 percent in Q2**.

Birmingham, AL-based Motion saw Q3 sales of \$1.61 billion (34 percent of GPC's total), up 14.5 percent year-over-year and sequentially up narrowly from Q2's \$1.59 billion. Motion is strong growth outlook for plant automation and robotics solutions and is projecting positive comparable sales over the balance of 2021.

In its **Q3 investor** presentation for its Industrial segment, GPC noted better sales trends among virtually all product categories and industries served in North America, with customers operating at higher run rates and releasing capital project orders.

GPC's Automotive unit — which does business as NAPA Auto Parts — saw Q3 sales of **\$3.20 billion**, up 8.2 percent year-over-year and identical to Q2. The growth was powered by a **4.8 percent** increase in comparable sales, a **2.4 percent** benefit from acquisitions and a 1.0 percent bump from foreign currency and other. Segment profit of \$281 million improved 5.6 percent year-over-year and trailed Q2's **\$291 million**, while Q3 profit margin of 8.8 percent trailed the 9.0 percent from a year earlier **and 9.1 percent in Q2**.

EXPLORE ARTICLE



Motion Industries Breaks Ground on \$11M Shop Near Birmingham

JANUARY 7, 2021 (INDUSTRIAL DISTRIBUTION)

Motion Industries, Inc., a distributor of MRO replacement parts and a premier provider of industrial technology solutions, recently held a groundbreaking ceremony at the site of its planned shop facility in Irondale, AL. The address is 2721 5th Avenue South.

In attendance were company president Randy Breaux and senior vice president of distribution, inventory and operations support Joe Limbaugh; along with **Irondale's mayor and representatives** from the Birmingham Business Alliance, Brasfield Gorrie and Graham Co. The **socially-distanced** event was held to officially kick off the **first stages of construction**, already underway.

When completed, the \$11.2 million 104,000 square-foot building will house Motion's area fluid power shop, hose and rubber shop, and engineering department. Along with the advantage of operational streamlining and efficiencies, the building and the shops within will feature world-class processes, equipment, and safety advantages.

"This project continues our excellent partnership between Brasfield Gorrie and Graham Co.," said Mr. Limbaugh. "These two companies also did a **fantastic job** with the recent headquarters renovation. At this property, we're making **excellent progress**, and while it's early, we're ahead of schedule."

"The **main reason** for the investment is to strengthen our position and provide the best **customer service** possible, as our customer base and our company grow," said Mr. Breaux. "We're looking forward to the **positive impact** this operation will have — for our customers, our employees, and our community."

Originally announced in October 2020, the project is estimated to complete in the third quarter 2021 and will create **15 new jobs** while **retaining 13**.

EXPLORE ARTICLE



LEASE OVERVIEW

MOTION INDUSTRIES MACHESNEY PARK, IL

SUBJECT PROPERTY

Initial Lease Term	5 Years, Plus (1), 3-Year Option to Renew
Rent Commencement	January 1, 2018
Lease Expiration	December 31, 2022
Lease Type	Net Lease*
Rent Increases	6% Rental Increase Upon Renewal in January 2023
Annual Rent YRS 1-5	\$46,380
Option 1 (YRS 6-8)	\$49,140

* Roof, Structure, AC/Heater Failure Landlord Responsibility



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ATWOOD HOMESTEAD GOLF COURSE

ROCK RIVER

N 2ND STREET
±18,961 VPD

WEST LANE ROAD
±22,753 VPD

51
INTERSTATE 39
INTERSTATE 90

MOTION
SUBJECT PROPERTY
9926 N ALPINE RD.

RALSTON ELEMENTARY SCHOOL
(344 STUDENTS)

Hobby Lobby
Dollar Tree
Target
PetSmart
Office Depot
The Home Depot

Rusco
Shakeproof Industrial
Mercyhealth

meijer
AMC THEATRES

WEST LANE ROAD
±22,753 VPD

ILLINOIS 173

five BELOW
T.J. Maxx
Hallmark
ROSS DRESS FOR LESS
Michaels
maurices
OLD NAVY
rue21
KAY
FAMOUS footwear

KOHL'S

MENARDS

SHERWIN WILLIAMS

BIG LOTS!

ILLINOIS 251

N ALPINE ROAD
±21,201 VPD

HARLEM HIGH SCHOOL
(1,529 STUDENTS)

MATTRESS FIRM
Lowe's

ANYTIME FITNESS
Advance Auto Parts
ALDI

PIERCE LAKE

MARQUETTE ELEMENTARY SCHOOL
(310 STUDENTS)

MACHESNEY ELEMENTARY SCHOOL
(406 STUDENTS)

DOLLAR TREE
DOLLAR GENERAL
enterprise
RAC

TH FOODS INC.

WOODWARD

CVS pharmacy

Schnucks

O'Reilly AUTO PARTS

FAMILY DOLLAR

SUBWAY

MAPLE ELEMENTARY SCHOOL
(291 STUDENTS)

PHILLIPS 66

SHELL

bp

NAPA

goodwill

FARMERS INSURANCE

BRIDGEWAY

Callusuede Products, Inc.

evoqua WATER TECHNOLOGIES

AutoZone

AT&T

clinton electronics

WP BEVERAGES

U-STOR-IT

CITITRENDS
DOLLAR GENERAL
planet fitness

HARLEM MIDDLE SCHOOL
(1,005 STUDENTS)

Gleason

U-HAUL

State Farm

FERGUSON

Danfoss

MILESTONE INC.

SITE OVERVIEW

MOTION INDUSTRIES MACHESNEY PARK, IL

Year Built | 1991

Building Area | ±8,935 SF

Land Area | ±1.92 AC

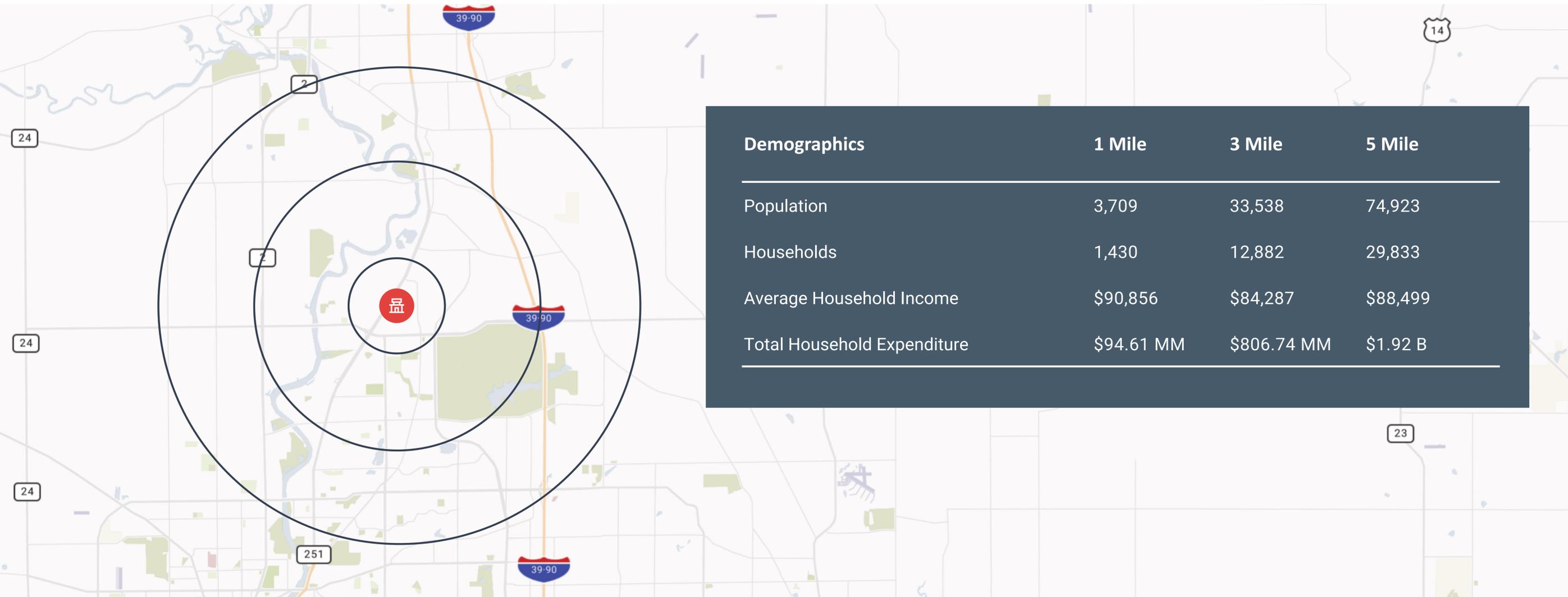
NEIGHBORING RETAILERS

- Lowe's
- Frito-Lay
- The Home Depot
- Spider Company
- Ferrellgas
- Target
- Applied Products
- Hennig
- Menard's
- Field Fastener
- Midwest Packaging & Container



LOCATION OVERVIEW

MOTION INDUSTRIES MACHESNEY PARK, IL



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Rockford Public Schools (4,890)
- 2. Mercy Health (4,520)
- 3. Fiat Chrysler Automobiles (3,749)
- 4. Swedish American Health System (3,375)
- 5. UPS (2,203)
- 6. Collins Aerospace (2,200)
- 7. OFS Healthcare (2,200)
- 8. Woodward (1,900)
- 9. Packaging Coordinators Inc (1,800)
- 10. Wal-Mart Stores (1,470)
- 11. City of Rockford (1,277)
- 12. Winnebago County (1,228)
- 13. Harlem Consolidated Schools (1,210)
- 14. Lowe's (1,110)
- 15. Belvidere Community Unit Schools (997)

LOCATION OVERVIEW

MOTION INDUSTRIES MACHESNEY PARK, IL

Machesney Park

Illinois

 **23,500**
Population

 **\$60,353**
Median Household Income



UPS and Amazon continue to expand their domestic air services at Chicago Rockford Airport

**CHICAGO
ROCKFORD AIRPORT**

Rockford ranked as one of the "Top 20 Best Cities for Retirement" by SeniorAdvice.com

TOP 20

Incorporated in 1981, Machesney Park is a vibrant community of more than 23,500 residents located along the beautiful Rock River.

Machesney Park is a young community that is experiencing rapid retail, commercial and residential growth.

Located just miles north of Rockford, Machesney Park sits along beautiful Rock River and is one of the most sought after places to live in the IL/WI stateline area.

Situated in Illinois' Northern Stateline region, the Village is ideally located within an hour's drive of Chicago, Madison and Milwaukee, at the crossroads of I-90, I-39, IL 173, and US 20.

Machesney Park is a young community that is experiencing rapid retail, commercial and residential growth. The Gateway District at IL 173 and 251 is the Village's shopping mecca, home to national big box stores, smaller specialty retail outlets, and numerous national and local restaurants. An affluent suburb and the county seat of Winnebago, Rockford is the third-largest city in the state. Nicknamed Forest City, Rockford is best known for various venues of cultural and historical significance, including Klehm Arboretum, BMO Harris Bank Center, the Coronado Theatre, the Laurent House and the Burpee Museum of Natural History. Rockford is located in the burgeoning I-90 growth corridor and is part of the 3rd largest economic corridor in the U.S. Rockford is home to several large companies including Mercy Health System, Collins Aerospace, Fiat Chrysler, Lowe's Distribution Center and Mondelez International. The city serves as the gateway to the recreational treasures of northern Illinois and southern Wisconsin, as well as the urban riches of Chicago, Milwaukee and Madison. Primary Rockford industries include aerospace, automotive, logistics and advanced manufacturing. It is also a growing regional center for healthcare. Rockford is located near 4 interstates, the Chicago Rockford International Airport and 3 other international airports within 60-90 minutes. The Chicago Rockford International Airport (RFD) is home to the second-largest US air cargo hub in the country.

IN THE NEWS

MOTION INDUSTRIES MACHESNEY PARK, IL

Economic development booming in Winnebago County

ALI RASPER, JULY 24, 2021 (23 WIFR)

The COVID-19 pandemic took its toll on several businesses, forcing them to close their doors. But now, business districts are making a comeback. “As we’re coming out of COVID and the mitigations have been released, we’re really seeing these developments actually come to fruition,” said Rockford Director of Community and Economic Development, Karl Franzen.

“We’re all have this pent up demand to travel, spend money, you know, **take advantage of reopen economy**,” Franzen said. “Developers are doing the same thing.” “For everyone living in Rockford, it’s gonna bring more people into town, you know, those people are gonna **spend more money locally to local businesses**, which again it’s just a cycle of **Rockford growing and redeveloping**,” Botic said.

The forest city is booming with opportunity as several businesses have picked the 815 to open their newest locations. An increase in business means an increase in jobs for residents in the Rockford community.

One local organization, **focused on helping** the community, finally has a space of their own. Jeremiah Development offers community access to resources, education and support. For years, Executive Director Sue Kanthak says they bounced around from building to building with no permanent location, making it hard for people in the community to find them. Now, with their own building **in downtown Rockford**, they are able to offer people childcare, a computer lab, and other services.

“We have a **bigger presence in the neighborhood** here than we’ve had because we were always inside another building and this is our own building,” Kanthak said. “You know, people can drive by and see who we are and where we’re at.”

The organization is taking **advantage of the growth** by bringing new life to a building that’s sat vacant in downtown for years.

EXPLORE ARTICLE



RFD Announces Construction of the International Cargo Center

FEBRUARY 18, 2021 (AVIATION PROS)

In October 2020, the airport announced the construction of a 90,000 square-foot facility. This building is now a part of a new international cargo center.

In addition to the first **90,000 square-foot building**, the airport also will construct a 100,000 square-foot building, a new ramp to accommodate **six 747 aircraft**, and a new road that will **extend off Baxter Road** to accommodate tractor/trailer traffic to and from the facility. Late in 2020, the airport announced an agreement with **Senator International** from Germany in which it was selected as Senator’s Midwest air hub.

Adding this new element to the operations at RFD in addition to our UPS and Amazon operations, further elevates RFD as a world class and well-known airport throughout the world.

Since that announcement, RFD has entered into additional agreements with freight forwarders and airlines from around the globe to begin handling full planeloads of in-bound and **out-bound international cargo**.

The new international cargo center is being designed to accommodate daily multiple **aircraft landings and departures** containing international destination freight. The estimated total construction budget for the new facility **is \$42-43 million dollars**. This figure includes the construction of two buildings, a new ramp for airplane parking and a new road.

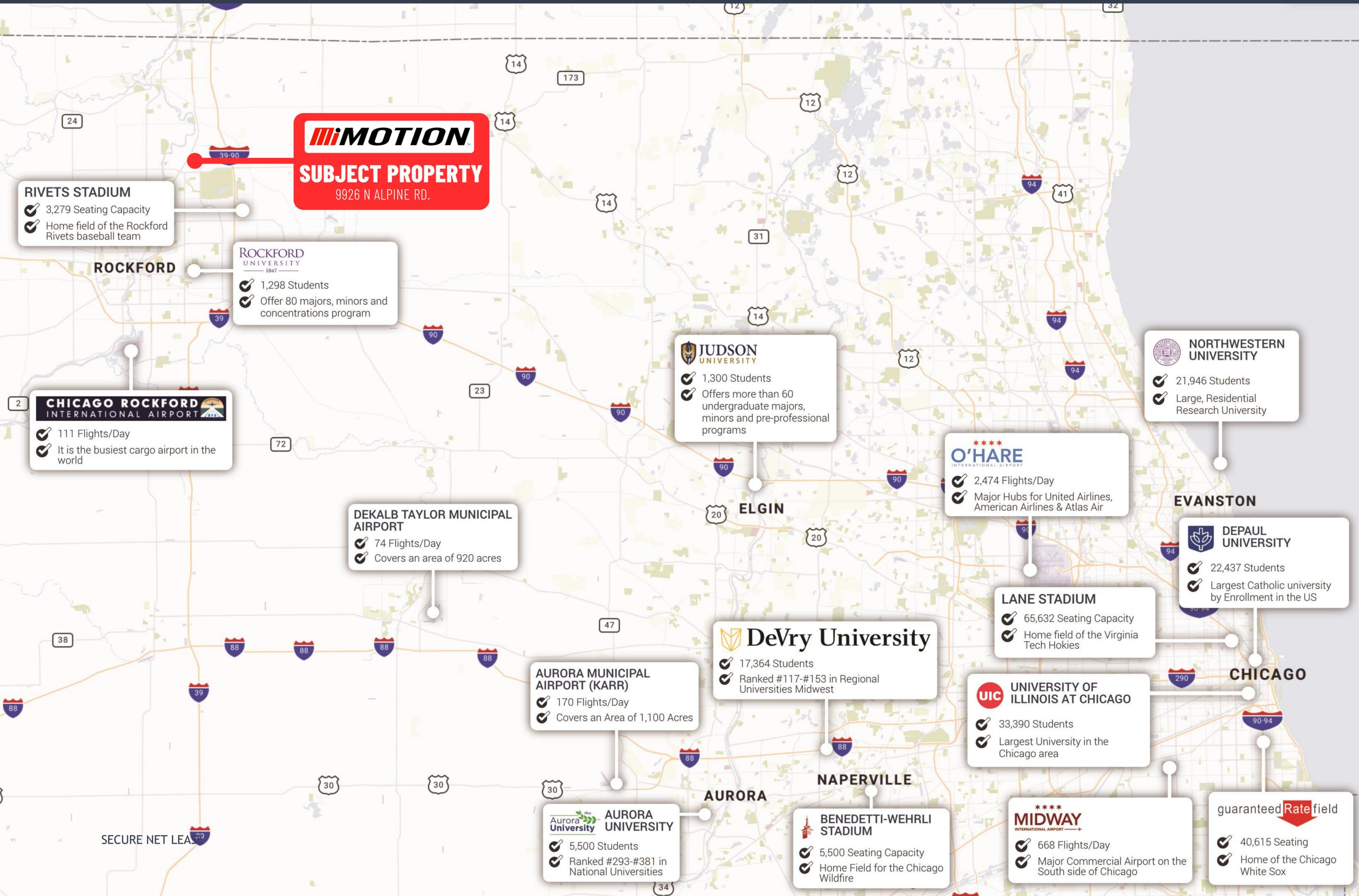
The airport has begun work with Congresswoman Bustos and her office, as well as Senator Durbin’s and Senator Duckworth’s office, in seeking support with and from the FAA for the construction of the new ramp. It is anticipated that the first building and two of the **six aircraft parking spots** will be complete and operational by July 1. The remaining construction should be **completed by November 1**.

EXPLORE ARTICLE



ROCKFORD MSA

MOTION INDUSTRIES MACHESNEY PARK, IL



MOTION
SUBJECT PROPERTY
 9926 N ALPINE RD.

RIVETS STADIUM
 ✓ 3,279 Seating Capacity
 ✓ Home field of the Rockford Rivets baseball team

ROCKFORD UNIVERSITY
 1847
 ✓ 1,298 Students
 ✓ Offer 80 majors, minors and concentrations program

CHICAGO ROCKFORD INTERNATIONAL AIRPORT
 ✓ 111 Flights/Day
 ✓ It is the busiest cargo airport in the world

JUDSON UNIVERSITY
 ✓ 1,300 Students
 ✓ Offers more than 60 undergraduate majors, minors and pre-professional programs

NORTHWESTERN UNIVERSITY
 ✓ 21,946 Students
 ✓ Large, Residential Research University

DEKALB TAYLOR MUNICIPAL AIRPORT
 ✓ 74 Flights/Day
 ✓ Covers an area of 920 acres

O'HARE INTERNATIONAL AIRPORT
 ✓ 2,474 Flights/Day
 ✓ Major Hubs for United Airlines, American Airlines & Atlas Air

DEPAUL UNIVERSITY
 ✓ 22,437 Students
 ✓ Largest Catholic university by Enrollment in the US

DeVry University
 ✓ 17,364 Students
 ✓ Ranked #117-#153 in Regional Universities Midwest

LANE STADIUM
 ✓ 65,632 Seating Capacity
 ✓ Home field of the Virginia Tech Hokies

AURORA MUNICIPAL AIRPORT (KARR)
 ✓ 170 Flights/Day
 ✓ Covers an Area of 1,100 Acres

UIC UNIVERSITY OF ILLINOIS AT CHICAGO
 ✓ 33,390 Students
 ✓ Largest University in the Chicago area

SECURE NET LEA

AURORA UNIVERSITY
 ✓ 5,500 Students
 ✓ Ranked #293-#381 in National Universities

BENEDETTI-WEHRLI STADIUM
 ✓ 5,500 Seating Capacity
 ✓ Home Field for the Chicago Wildfire

MIDWAY INTERNATIONAL AIRPORT
 ✓ 668 Flights/Day
 ✓ Major Commercial Airport on the South side of Chicago

guaranteedRatefield
 ✓ 40,615 Seating
 ✓ Home of the Chicago White Sox

CALL FOR ADDITIONAL INFORMATION

Dallas

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Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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