INDOOR SPORTSPLEX FOR LEASE

2050 Mitchell Dr | **Oswego, IL 60543**

Industrial
Investment Opportunity

Offering Memorandum

Exclusively Listed By

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MATTHEWS™

INVESTMENT HIGHLIGHTS

Investment Overview

Matthews™ is pleased to present the leasing opportunity at 2050 Mitchell Dr., a ±26,300 square foot industrial facility situated on approximately 2 acres within the highly desirable I-88 West Submarket of Oswego, Illinois. Originally constructed in 2000, the property is being offered for lease at an asking rate of $15.00 PSF NNN.

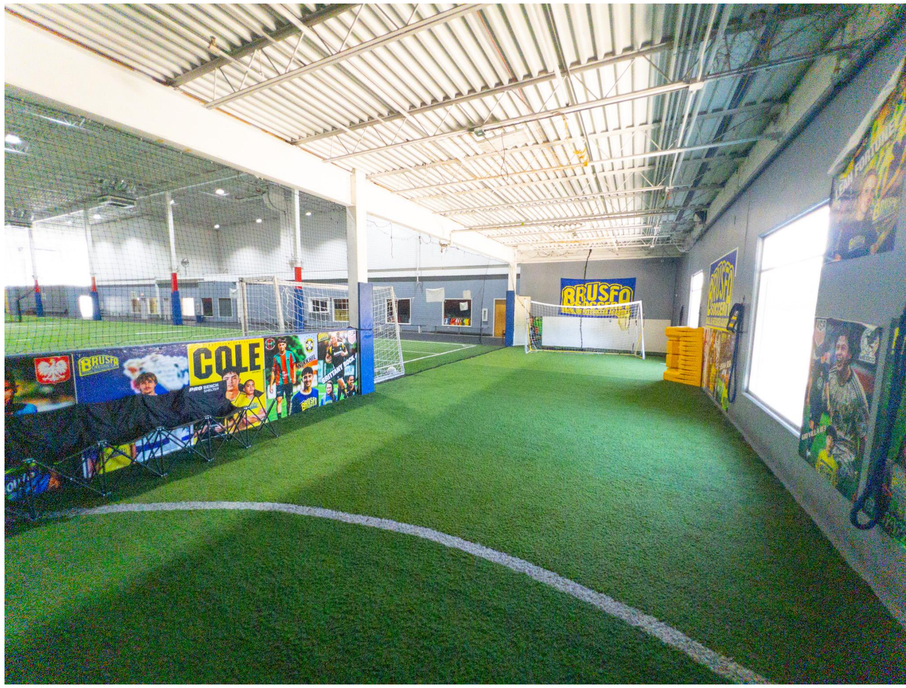
The property features 32' clear heights, full climate control, sprinkler and alarm systems, and 97 parking spaces. Its functional layout and existing improvements make it well-suited for a variety of uses, including warehouse, light industrial, fitness, sports, and recreational operators.

The property's expansive open layout and exceptional ceiling heights make it particularly well-suited for indoor sports and recreational uses. Additionally, the building remains highly functional for warehouse, light industrial, distribution, and operational users seeking a strategic western suburban location.

Positioned within one of Chicagoland's fastest-growing suburban corridors, 2050 Mitchell Dr. benefits from excellent accessibility to Interstate 88, Route 30, Route 34, and the surrounding Fox Valley communities, providing convenient regional connectivity for employees, customers, and business operations alike.

Property Highlights

- 32' clear ceiling heights providing exceptional flexibility and functionality.
- ±24,700 SF climate-controlled facility with sprinkler and alarm systems throughout.
- Excellent location within the I-88 West Submarket with access to Route 30, Route 34, and I-88.
- 97 on-site parking spaces to accommodate employees, customers, teams, and events.
- Extensive existing improvements including reception area, offices, party room, and substantial restroom facilities.
- Ideal for sports, recreation, fitness, and entertainment uses, with infrastructure already in place to support a wide variety of indoor activity concepts.



N
NORKOL
Paper Distributor
±200 Employees
Fieldstone Place by Rally Homes
±68 Homes
Estimated labor force: ±105 workers
XPOLogistics
Transportation Service
±200 Employees
RUSH
Rush Copley Medical Center
Rush Copley Medical Center
±210 Beds | ±2,000 Employees
International Paper
Paper Mill
±152 Employees
sam's club
Montgomery Place Apartments
±468 Units
MENARDS
PERFORMANCE FOODSERVICE
Food Products Supplier
±300 Employees
± 27,500 VPD
30
CATERPILLAR
Manufacturer
±3,500 Employees
sam's club
Distribution Center
±600 Employees
Wheatland Crossing
±194 Homes
Estimated labor force: ±300 workers
TForce Freight
Freight Forwarding Service
±120 Employees
J&L Self Storage
34
ANFINSEN PLASTIC MOLDING
Manufacturer
±50 Employees
30
± 36,800 VPD
± 21,200 VPD
Subject Property
THE HOME DEPOT
Walmart Supercenter
M/I Homes Piper Glen
±300 Homes
Estimated labor force: ±465 workers
Lennar at Hudson Pointe
±144 Homes
Estimated labor force: ±400 workers

2050 Mitchell Dr
Oswego, IL 60543

±26,300 SF
GLA

±2.00 AC
Lot Size

2000
Year Built

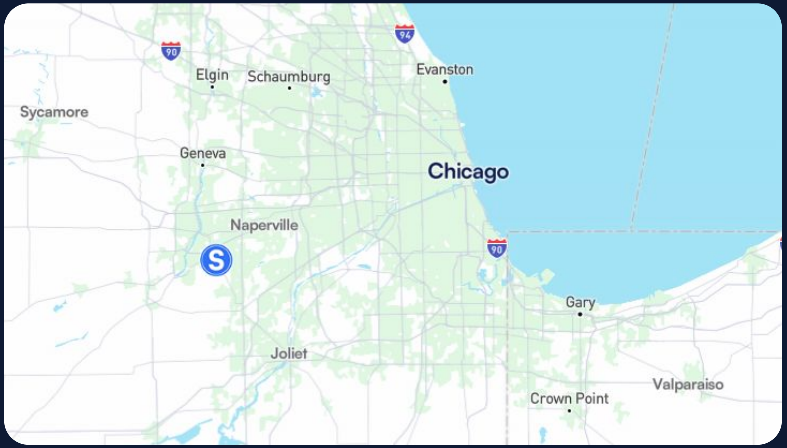
±21,200
Vehicles Per Day

$394,500
Annual Base Rent

$15.00 PSF NNN
Lease Rate

Oswego, IL

Market Demographics



36,000+
Residents

Access to I-88, I-80 & I-55
Regional Connectivity

10.3%
County Population Growth (2020–2025)

$315M+
Transportation & Warehousing Revenue

Local Market Overview

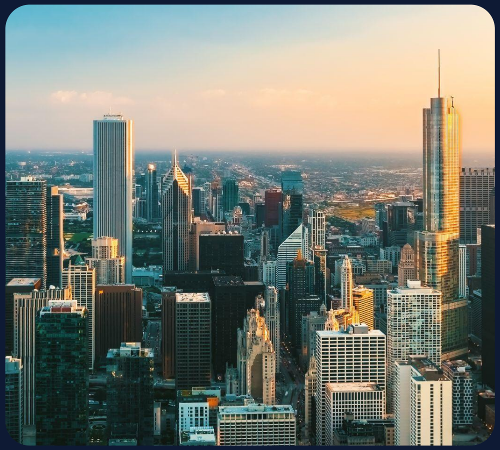
Oswego, Illinois has emerged as one of the fastest-growing communities in the Chicago metropolitan area, offering businesses and investors a strategic location within Kendall County. Positioned near major transportation corridors including U.S. Route 34, Illinois Routes 31 and 71, and with convenient access to Interstates 88, 80, and 55, the village provides efficient connectivity to Chicago and the broader Midwest. This accessibility, combined with a pro-business environment and continued commercial investment, has made Oswego an attractive destination for manufacturing, distribution, logistics, and other industrial users.

Oswego's economy continues to diversify through ongoing commercial and industrial development, supported by several established business parks, including the 300-acre Kendall Point Business Center and Stonehill Business Park. The village also serves as a regional retail and employment hub, drawing shoppers from throughout Kendall County while supporting a growing base of national and local businesses. Continued investment in infrastructure, commercial development, and business-friendly policies reinforces Oswego's position as an expanding economic center with strong long-term potential for industrial and commercial investment.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,102	75,663	236,548
Current Year Estimate	10,114	73,824	230,905
2020 Census	9,550	72,934	225,364
Growth Current Year-Five-Year	9.77%	2.49%	2.44%
Growth 2020-Current Year	5.91%	1.22%	2.46%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	4,005	26,296	81,192
Current Year Estimate	3,524	24,984	77,382
2020 Census	3,318	23,881	72,529
Growth Current Year-Five-Year	13.64%	5.25%	4.92%
Growth 2020-Current Year	6.21%	4.62%	6.69%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$144,438	$160,172	$158,829

CHICAGO, IL MSA

Market Demographics



2.71M
Total Population

$75,134
Median HH Income

1,062,000
# of Households

36–40%
Homeownership Rate

1,200,000+
Employed Population

33%
% Bachelor's Degree

35.7
Median Age

$317,000
Median Property Value

Local Market Overview

Chicago, Illinois, remains one of the Midwest's most strong retail markets, supported by its diverse economy, strong population base, and role as a regional hub for business and tourism. Major corridors like the Magnificent Mile, State Street, and Fulton Market attract national and international retailers, while suburban centers such as Oak Brook and Schaumburg continue to perform well. The city's steady tourism, hospitality, and convention activity add to retail demand across key districts.

While national retail trends remain mixed, Chicago's fundamentals are stable. Vacancy rates have leveled off, with demand strongest among smaller, service-oriented, and food & beverage tenants. Investors are focusing on well-located urban and infill suburban assets, with cap rates typically in the mid-6% to low-7% range. Continued investment in mixed-use and transit-oriented projects supports long-term growth, keeping Chicago's retail sector positioned for steady, sustainable performance.

Economic Drivers

Chicago, Illinois, is one of the most economically diverse metropolitan areas in the United States, making it a strong market for retail property investment. The city's economy is supported by major sectors such as finance, manufacturing, technology, transportation, and healthcare, which drive steady business activity and consumer spending. Its location as a national transportation hub—centered around O'Hare International Airport, extensive rail connections, and major interstate highways—enables efficient logistics and distribution.

Chicago's large and varied population provides a dependable consumer base with significant purchasing power. Ongoing redevelopment in areas such as Fulton Market, the South Loop, and the West Loop has encouraged new retail growth by adding housing and office space near established commercial corridors. For retail property owners, these conditions create opportunities for consistent occupancy, stable rental income, and long-term asset value supported by a diverse urban economy.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2050 Mitchell Dr, Oswego, IL, 60543 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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