

# For Sale Investment and/or Owner Occupied Industrial Property

## Warehouse/Office/Flex Building

### 201 Packer Drive Roberts Wisconsin 54023

#### Easy access to Hwy 65, US 12 and Interstate I-94

Hard to find well-built property that offers buyer **options**, the options are as follows: a) occupy as owner user b) retain some of the existing tenants as owner occupied or c) as investor to lease out the remaining spaces.

This property has three (3) existing tenants plus the seller is willing to either vacate or lease back a portion of the property for a short term.

For the investor, there is viable high demand vacant space and favorably low supply for comparable or similar space available anywhere. This property lends itself to a variety of users and the location is excellent.

#### **OFFERING SUMMARY:**

- Property Type: Industrial Flex Space (Warehouse – Shop – Service – w/Office Space)
  - Built: 2005 high quality construction
  - List Price: \$1,425,000
  - Building Size: 24,000 square feet
  - Land/Acreage: 2.360
  - Zoning: Industrial
  - Price Per Square Foot \$59.38
  - Investment List Price Potential Proforma Return Cap 10.7% – ROI – 18.3%\*
- \*Proforma available upon request & based on Semi Net Leases.

#### **Building Size:**

- Steel construction
- Cut block and steel siding exterior
- Metal roof
- 10 suites all with 200 amp services- \*note 3 phase located adjacent to property line
- Combination office/with warehouse/shop space
- Separately metered natural gas & electricity
- City Sewer/Water- 1 meter
- Paved parking lot
- 55 + parking space
- Monument signage

#### **Service/Shop/Warehouse Areas Offer:**

- Clear height of 18' 4" - Sidewalls 16'
- 9 drive in bays – garage doors 14' high by 12' wide – insulated
- Many units with infrared heating, gas fired heating
- Fluorescent lighting, including some with recessed and LED lighting
- 9 service doors
- Floor drains
- Concrete floors

- Insulated walls and ceiling
- Glass entrance fronts – private and shared entrances

**Office Areas Offer:**

- Majority of spaces include finished office space
- Suspended ceilings with a combination of 2 x 4 lay in fixtures & recessed lighting
- Majority of space have finished ADA restrooms
- Low E aluminum windows
- Private or shared glass entrances with sidelights

**Existing Tenants - Income:**

- A) 2 - Tenants – 2,400 s.f. each and are desiring to renew/proposed lease renewal \*\* @ \$8.00 psf with tenant paying its own utilities & trash (currently @ \$6.00 psf)
- B) 1 - Tenant – 2,400 s.f. w/3 year lease \$7.50-\$7.75-\$8.00 psf with tenant paying its own utilities & trash (currently @ \$6.00 psf)
- C) Seller is agreeable to lease 7,200 s.f. for one year @ \$3,500 per month and paying its own utilities & trash
- D) Total square footage 24,000; with options to either occupy up to 21,600 or retain existing tenants & lease balance. Inquire about details of existing tenants.

**Proforma Expenses:**

Property Taxes	\$16,418 – actual 2018/payable 2019
Insurance	\$ 5,800
Sewer/Waterh	\$ 1,200
Snow/Lawn	\$ 4,500
Maint & Repairs\$	\$ 1,200
Total	\$29,118

\*\*The lease renewals and new leases can be NNN or Semi Net - Proforma available upon request

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