



# Applegate Property Management & Commercial Investment

Stillwater, MN 651.430.1888

New Richmond, WI 715.246.3145

[www.applegatecommercial.com](http://www.applegatecommercial.com)

[www.applegateproperties.com](http://www.applegateproperties.com)

## For Sale Industrial Flex Space

# \$1,425,000

- Year Built: 2005
- Building Size: 24,000 SF
- Land/Acreage: 2.360
- Zoning: Industrial
- Price Per Square Foot \$59.38
- Investment List Price  
Potential Proforma Return  
Cap 10.7% – ROI – 18.3%\*



**201 Packer Drive  
Roberts, Wisconsin 54023**



**For more information contact:**

**TJ Wilson  
Nick Wilson**

651-230-0762

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[nicholaswilson@frontiernet.net](mailto:nicholaswilson@frontiernet.net)

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



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## Property Information:

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, if any, supply for comparable or similar space available anywhere. This property lends itself to a variety of users and the location is excellent.

## Building Info:

- 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 Info:

- Clear height of 18' 4" - Sidewalls 16'
- 9 drive-in bays (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

\*\*All square footages are assumed to be approximate\*\*



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## Office Areas Info:

- 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:

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

C) Seller is agreeable to lease 7,200 s.f. for one year @ \$3,500 per month and paying its own utilities & trash

## Proforma Expenses:

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

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

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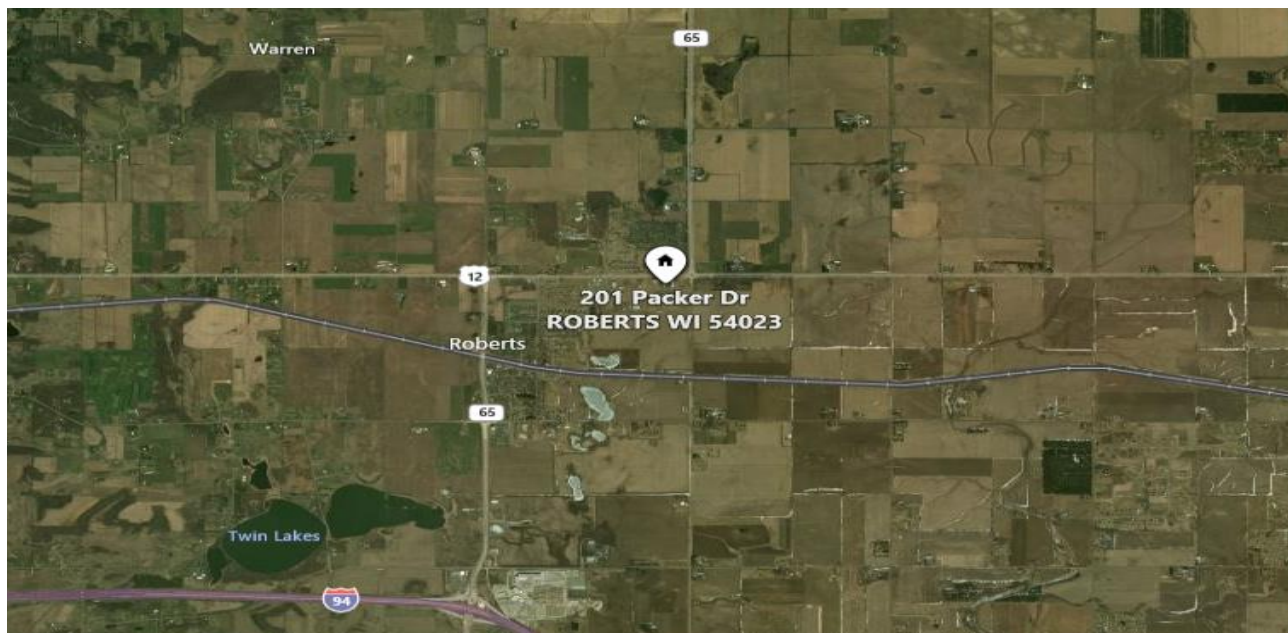
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**IREM** Institute of Real Estate Management

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