

OFFICE / WAREHOUSE PROPERTY

COMMERCIAL INDUSTRIAL/OFFICE PROPERTY OFFERING

AN INDUSTRIAL INVESTMENT OPPORTUNITY

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Altus Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Altus Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

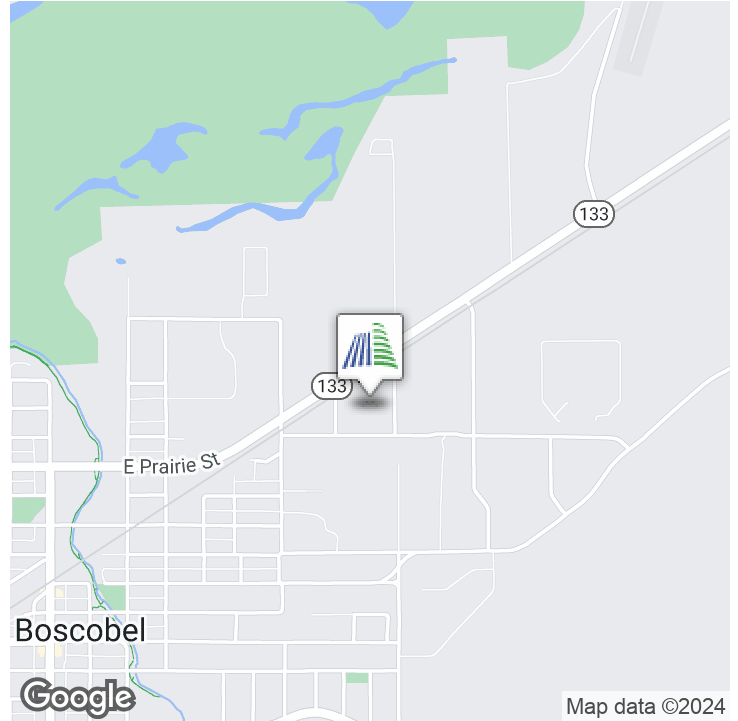
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Altus Commercial in compliance with all applicable fair housing and equal opportunity laws.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



1 | PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	40,020 SF
Available SF:	5,100 - 11,880 SF
Lot Size:	3.4 Acres
Price / SF:	\$36.23
Year Built:	1995
Zoning:	M-1 Light Industrial
Traffic Count:	2,500

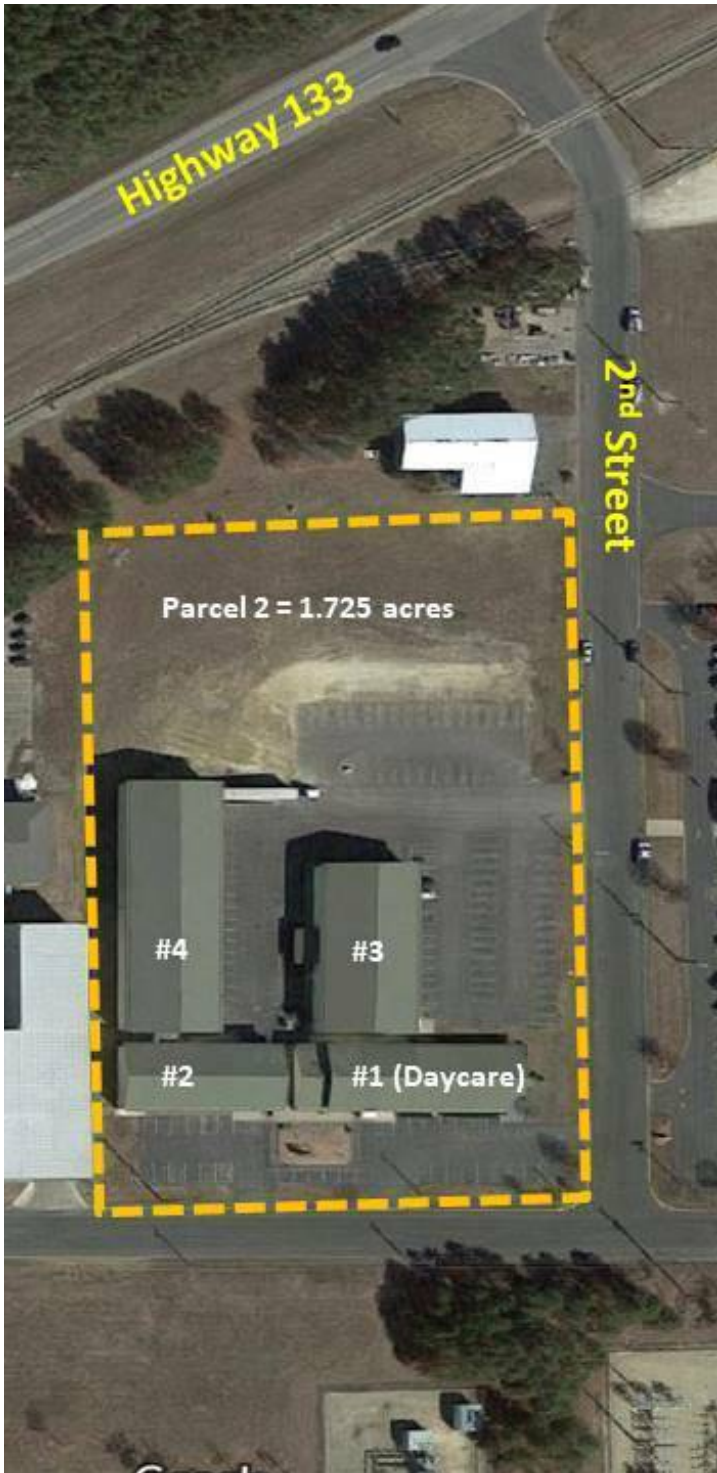
PROPERTY OVERVIEW

Outstanding opportunity for investment property or own and occupy part or all for your business. Four wood framed/steel sided Cleary buildings on two parcels situated on a corner. Two buildings are joined by an enclosed hallway. Buildings were constructed in 1995 & 1996 and are well maintained. Building #1 is office/warehouse and is 7,200 SF; Building #2 is 5,100 SF also office/warehouse; Building #3 is heated warehouse, 11,880 SF with one overhead door and one dock; Building #4 is 2-story office with heat and A/C, 15,840 SF and currently leased by Great Lakes Loan Co. All offices have heat and A/C, warehouses have heat only. Ample parking on site. 1.725 acres has vacant land for expansion or additional parking.

PROPERTY HIGHLIGHTS

- Partially leased investment property
- Located in industrial park type setting
- 4 well maintained buildings
- Ample on site parking
- Room for expansion

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Located on 2nd St at corner of 2nd St and Morison Dr just off Hwy 133 (E Prairie St)

SITE DESCRIPTION

Mostly flat in industrial park type setting

EXTERIOR DESCRIPTION

Steel sided Buildings

INTERIOR DESCRIPTION

Wood framed, some drywall, some exposed framework, some corrugated steel

PARKING DESCRIPTION

Surface parking with room for expansion

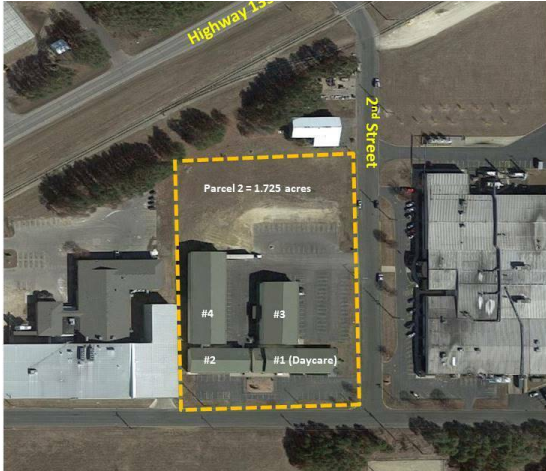
UTILITIES DESCRIPTION

Municipal

CONSTRUCTION DESCRIPTION

4 Cleary buildings with poured concrete foundation, wood framing and steel siding

COMPLETE HIGHLIGHTS

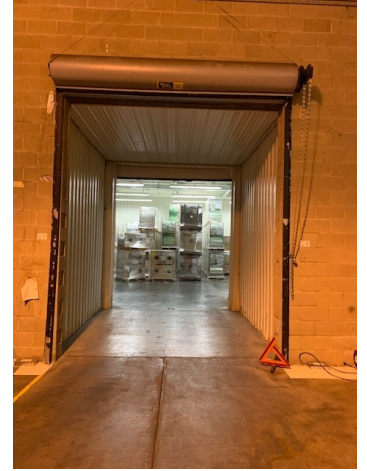


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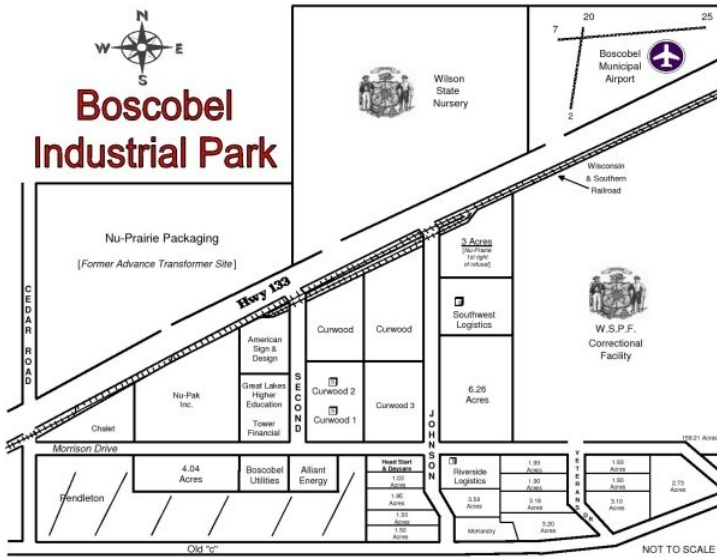
ADDITIONAL PHOTOS





2 | LOCATION INFORMATION

CITY INFORMATION



BOSCOBEL, WI

A modern industrial park and excellent workforce make the right combination for economic development in Boscobel, WI. Our workers have shown consistent high productivity ratings, low absenteeism, and an excellent work ethic. Boscobel manufacturers and businesses also appreciate the advantages of the municipal airport, major highway infrastructure, and local freight train service.

Electric, water and wastewater utility services are provided by Boscobel Utilities, a locally owned and operated utility. Boscobel Utilities has been providing low-cost and reliable energy services to the community since 1899.

Boscobel residents enjoy an active community life. Our city library, parks, schools, community center and recreation programs provide a variety of participation opportunities for people of all ages.

LOCATION DETAILS

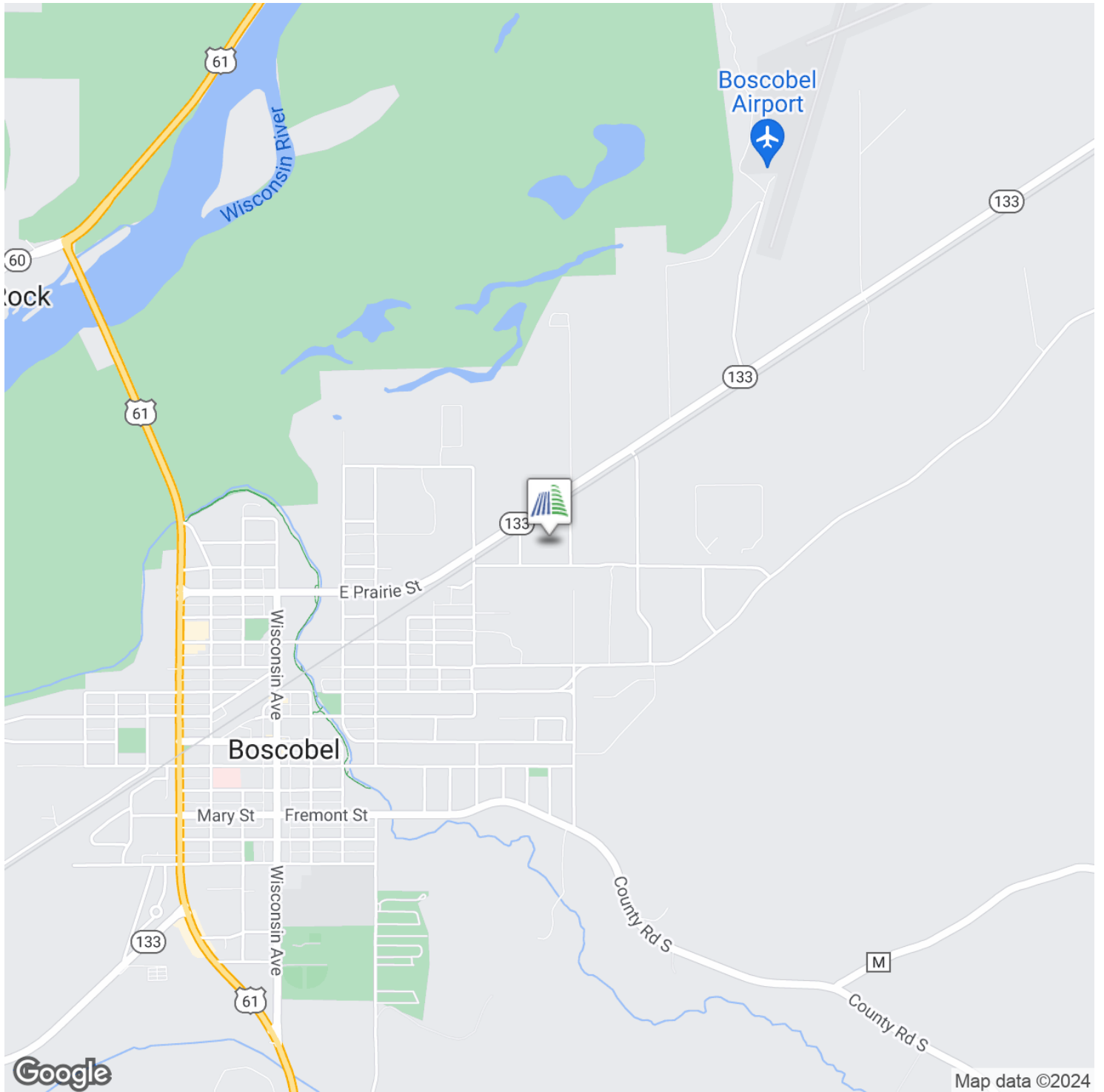
County	Grant
Population	3,231

TRANSPORTATION

Transporting raw materials and manufactured goods to and from Boscobel is easily handled with infrastructure and transportation services. The city is located at the intersection of US Hwy 61 and WI State Hwy 133. The Wisconsin and Southern Railroad runs through town and has a siding at the Industrial Park. There are several trucking companies in the immediate area and barge services are located within 30 minutes. The Boscobel Municipal airport accepts small aircraft and jet service is available through the regional airports in Dubuque, Iowa and Madison, WI.

Chicago IL is 4 hours away; Dubuque, IA is 1 hour away; Madison, WI is 1 hour/30 minutes away; LaCrosse, WI is 1 hour/15 minutes away; Milwaukee, WI is 3 hours away.

REGIONAL MAP



LOCATION MAP



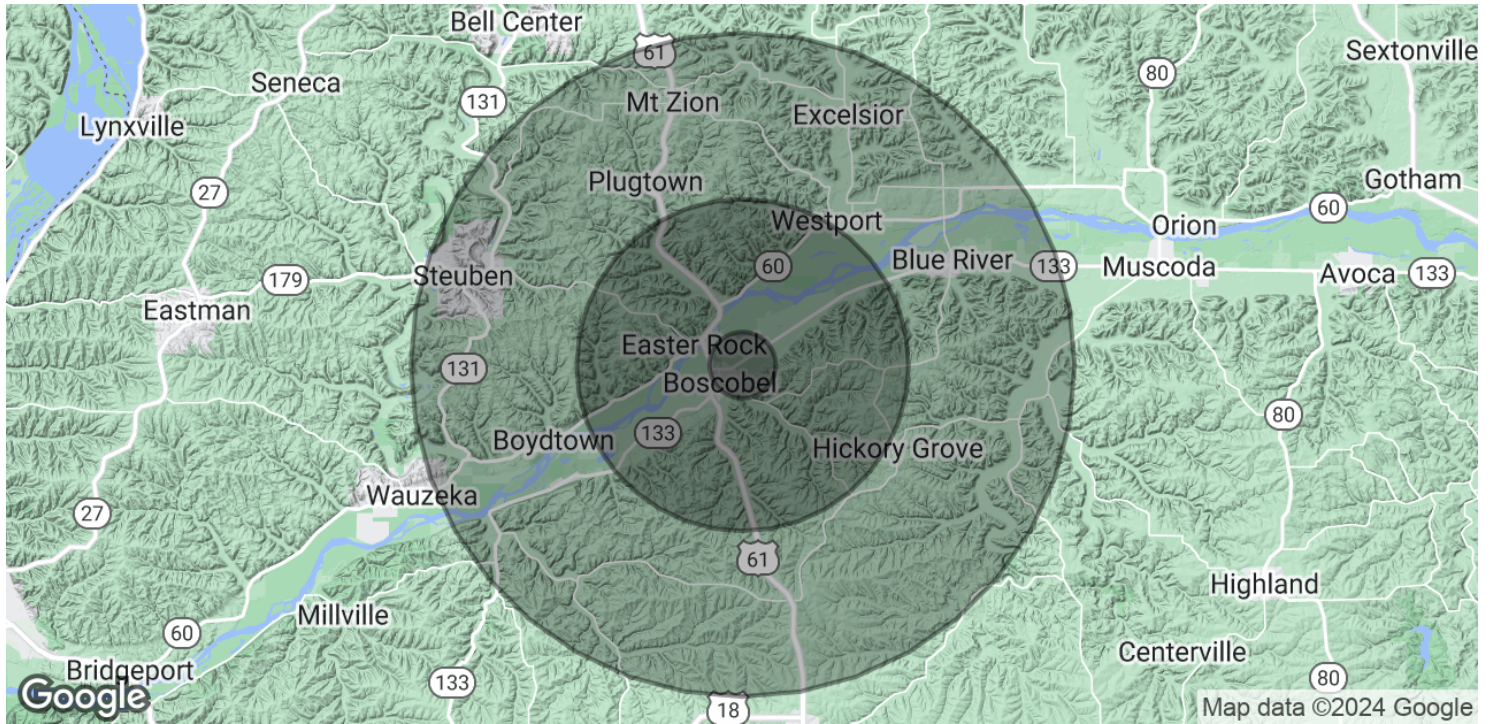
AERIAL MAP





3 | DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	345	4,475	12,040
Average Age	37.8	38.4	39.2
Average Age (Male)	35.3	36.2	37.5
Average Age (Female)	41.4	41.3	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	127	1,694	4,677
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$47,881	\$50,186	\$51,971
Average House Value	\$102,758	\$114,268	\$129,323

* Demographic data derived from 2020 ACS - US Census

WI DISC TO NON RES CUSTOMERS

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Altus Comm R/E Inc
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision in any specific transaction.
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