

Advanced Converting Works, Inc. | Green Bay, WI

3181 COMMODITY LANE



Offering Memorandum



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PROPERTY INFORMATION



SECTION 1

Property Overview



Address

3181 Commodity Lane
Green Bay, WI 54304

Square Footage

186,588 SF

Acres

7.3

Price

\$13,517,617

Cap

6.35%

Current Term Expiration

7/31/2039

Current Term Remaining

16 Years

Annual Base Rent

\$858,368.70

Rent Increases

2% Annually

Renewal Options

Two 10-Year

Executive Summary



Property Overview

Brisky Net Lease is pleased to offer this passive industrial investment in Green Bay, WI. The NNN lease has zero landlord responsibilities, under market rent and 16 years remaining. Investors will appreciate investing in the nation's leading producer of specialty pouches for the flexible packaging market. The property has a great location, surrounded by other industrial properties in close proximity to Austin Straubel International Airport and Interstate 41.

Advanced Converting Works (ACW) is paying below market rent in this strong market which has less than 1% vacancy. According to CoStar, the manufacturing sector accounts for nearly 20% of the total employment in the Green Bay metro, which is more than twice the national average. Green Bay is the flagship city and economic hub of northeastern Wisconsin. With a growing population of over 107,000, Green Bay is the third-largest in the state of Wisconsin, after Milwaukee and Madison, and the third-largest city on Lake Michigan, after Chicago and Milwaukee.

Advanced Converting Works, headquartered in Itasca, IL, is a leading solutions provider in the flexible packaging converting industry. ACW is now North America's largest producer of specialty pouches with 100+ production lines and over 250 teammates.

Property Highlights

- Absolute NNN Lease with Zero Landlord Responsibilities
- Large Corner Lot with Great Visibility & Access
- Largest Producer of Specialty Pouches
- Great Market with Growing Population
- Ample Parking & Great Signage

Complete Highlights



Location Information

Building Name	Advanced Converting Works, Inc. I Green Bay, WI
Street Address	3181 Commodity Lane
City, State, Zip	Green Bay, WI 54304
County	Brown
Market	Green Bay
Sub-market	Ashwaubenon

Building Information

NOI	\$858,368.70
Cap Rate	6.35%
Occupancy %	100.0%
Tenancy	Single
Office Space	11,682 SF
Year Built	2000
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Docks	10
Drive-Ins	1
Sprinkler	Yes - Wet Pipe System
Parking	115

Tenant Profile

About Advance Converting Works

Advanced Converting Works (ACW) was founded in 2018 when Valley Packaging Supply and Phoenix Converting became the first two companies to launch a new flexible packaging consortium. Today Advanced Converting Works is the nation's leading producer of specialty pouches for the growing flexible packaging market. The ACW family of companies encompasses over 300,000 square feet of manufacturing and design space, 100+ production lines and more than 250 teammates. Each day, we produce millions of high value, technical pouches that protect the products and brands consumed in homes and hospitals around the world. We do this by leveraging over 100 years of collective expertise with the largest, most advanced machine fleet in the industry. The ACW family consists of printing, laminating, pouch converting and pre-press professionals under the following subsidiary companies:

- Valley Packaging Supply Co, Inc. – Green Bay, Wisconsin
- Phoenix Converting – Itasca, Illinois
- Precision Color Graphics-PCG – Franklin, Wisconsin
- Specialty Packaging Technologies – Elgin, Illinois
- American Pouch Converters Inc – Cleburne, Texas

From: AdvancedConvertingWorks.com



COMPANY
**ADVANCE
CONVERTING
WORKS**

FOUNDED
2018

LOCATIONS
5

HEADQUARTERS
ITASCA, IL

WEBSITE
**ADVANCE
CONVERTING
WORKS.COM**

EMPLOYEES
250+

Additional Photos

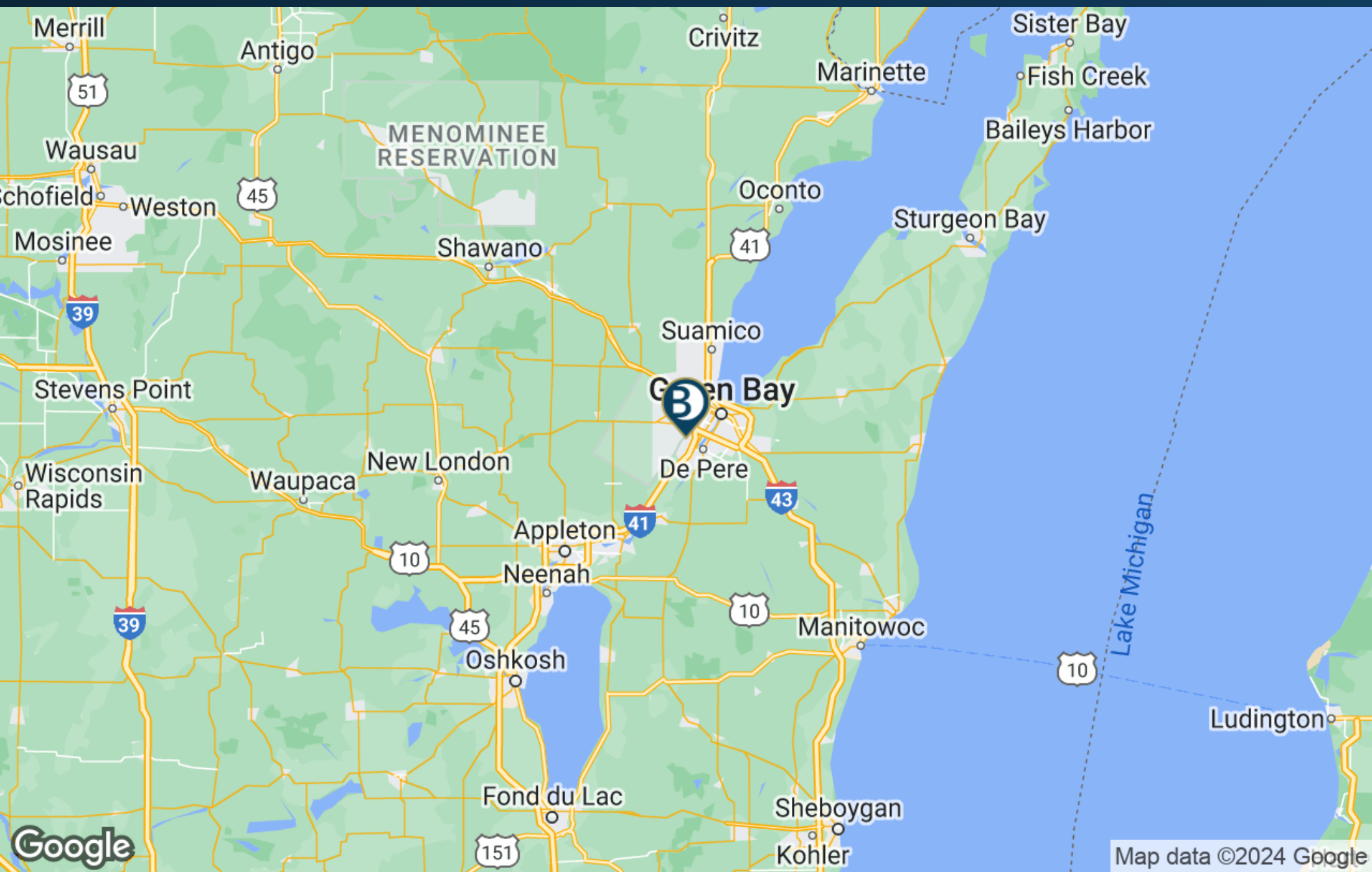


LOCATION INFORMATION



SECTION 2

Regional Map



Aerial Map



Community Profile

About Green Bay, WI

Green Bay is the flagship city and economic hub of northeastern Wisconsin. With a growing population of over 107,000, Green Bay is the third-largest in the state of Wisconsin, after Milwaukee and Madison, and the third-largest city on Lake Michigan, after Chicago and Milwaukee.

Green Bay is home to one of the most storied football franchises in the NFL, the Green Bay Packers. Lambeau Field, home of the Green Bay Packers, is the oldest continually operating NFL stadium. Although the capacity has more than doubled since Lambeau Field was opened, demand for tickets remains high - The Packers have sold out every game since 1960. Titledown is a community development just west of Lambeau Field in Green Bay, WI. Titledown's unique location is the perfect place for community members and visitors to play, stay, eat, relax and enjoy, no matter the season.

The Green Bay Packers are certainly a factor in the local economy, but the greater Green Bay area is about much more than football! The local economy is very diverse; the core areas are trade, transportation and utilities, agriculture and food processing, education and health, and, of course, manufacturing. An industrial city with several meatpacking plants, paper mills, and a port on Green Bay, known locally as "the Bay of Green Bay". Due to the city's abundance of natural resources and their Foreign Trade Zone status, Green Bay was, and continues to be, a major shipping center.

The city boasts a thriving entertainment and arts scene, revitalized downtown, and two college campuses. Green Bay area residents enjoy a shorter-than-average commute and lower cost of living compared to national averages. The city has received numerous accolades, including; U.S News #3 in Best Places to Live, #2 in Cheapest Places to Live, #15 in Best Places to Live for Quality of Life, and #18 in Safest Places to Live.



POPULATION
107,015



POPULATION GROWTH
0.6%



HH INCOME
\$80,036

FINANCIAL ANALYSIS



SECTION 3

Offering Summary



\$13,517,617

PRICE



\$858,368

NET OPERATING INCOME



6.35%

CAP RATE



16 Years

TERM REMAINING

Address:

3181 Commodity Lane
Green Bay, WI 54304

Lease Type:

NNN

Tenant:

Advanced Converting Works, Inc.

Tenant Type:

Industrial

Expiration Date:

7/31/2039

Options:

Two 10-Year

Increases:

2% Annually

LL Responsibilities:

None

Guaranty:

Corporate

DEMOGRAPHICS



SECTION 4

Demographics



Population

1 Mile

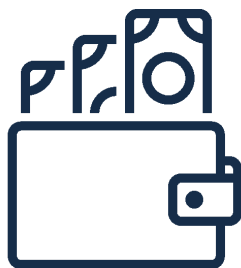
2,254

3 Miles

32,415

5 Miles

98,352



Average Household Income

1 Mile

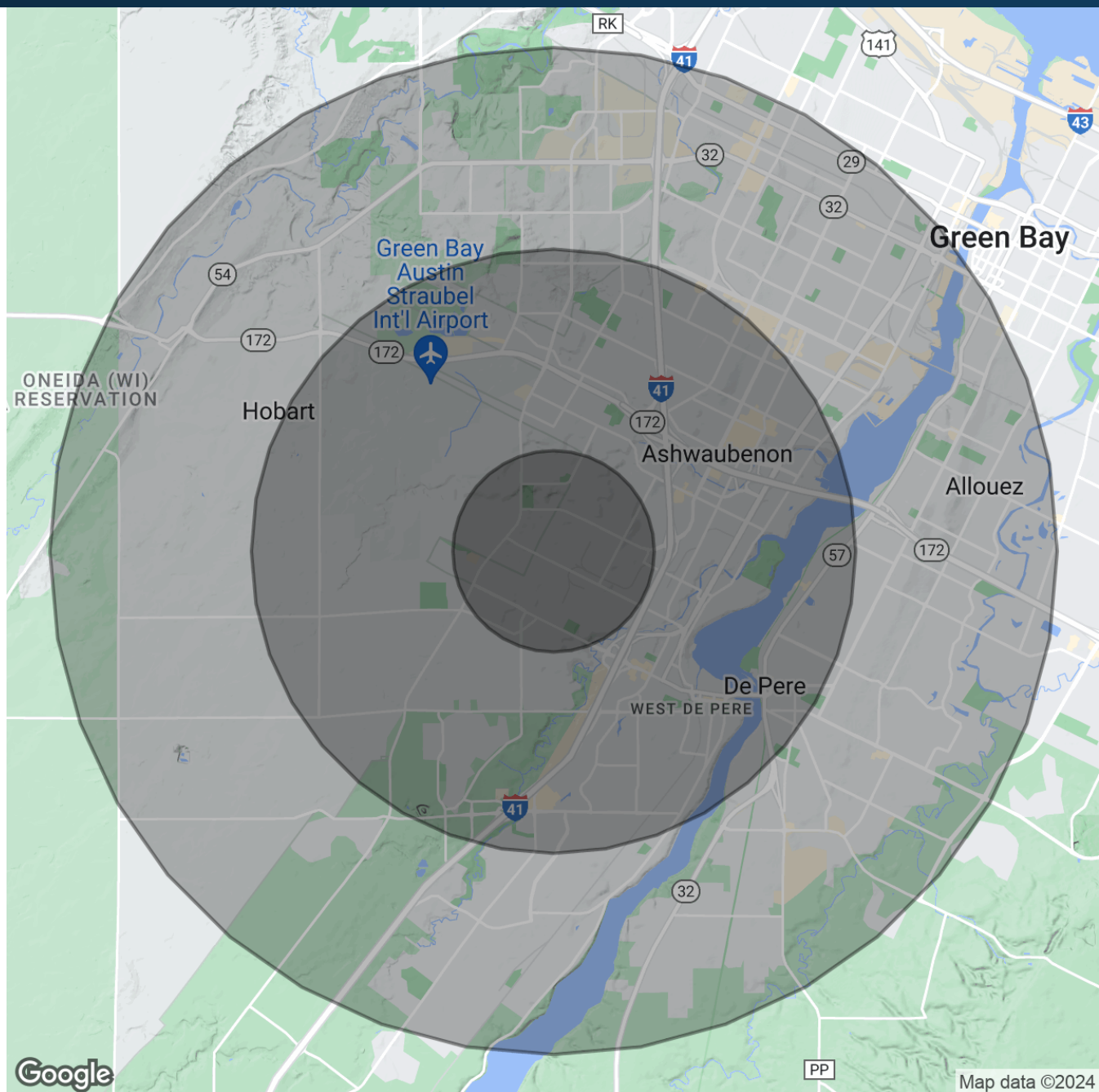
\$73,611

3 Miles

\$81,598

5 Miles

\$77,052





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We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



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