

**NET LEASE INVESTMENT**

# High Pile Fabric Manufacturing Building

**1725 EAST DELAVAN DRIVE**

Janesville, WI 53546

**PRESENTED BY:**

**JOHN JOYCE, CCIM SIOR**

O: 847.233.1178

[john.joyce@svn.com](mailto:john.joyce@svn.com)

**DAVID PERNICE**

O: 847.233.1115

[david.pernice@svn.com](mailto:david.pernice@svn.com)



## PROPERTY DESCRIPTION



Main Entrance



Plant Entrance

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## PROPERTY DESCRIPTION

SVN Chicago Industrial is pleased to present an exceptional investment opportunity in the heart of Southern Wisconsin's thriving industrial landscape. The absolute NNN industrial property offers investors a secure and hassle-free income stream, with a long-term lease in place from a reputable tenant. With its strategic location, stable cash flow, and potential for future appreciation, this property is an attractive addition to any investor's portfolio.

## LOCATION DESCRIPTION

Nestled in the heart of southern Wisconsin, Janesville exudes a warm and friendly atmosphere that makes it an attractive destination for industrial businesses. This vibrant city, with a population of approximately 65,000 people, offers a welcoming community and a high quality of life for its residents.

Janesville's industrial market is a dynamic and growing sector of its economy. The city's strategic location along the I-90 corridor, connecting it to major cities like Chicago and Madison, makes it a prime destination for businesses looking for convenient access to transportation networks. The proximity to major highways, including I-90 and I-39, ensures seamless logistics and distribution, making Janesville a key player in the regional supply chain.

The industrial properties in Janesville offer a wide range of options to suit various business needs, from manufacturing facilities to distribution centers. Vacancy rates are relatively low, reflecting the city's appeal to businesses seeking stability and growth potential.

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$8,175,000/\$25.88 PSF
<b>CAP RATE EXPECTATION:</b>	7.75 %
<b>BUILDING SIZE:</b>	315,926 SF
<b>LOT SIZE:</b>	17.8 Acres
<b>ZONING:</b>	M2
<b>MARKET:</b>	Milwaukee / Madison
<b>SUBMARKET:</b>	Rock County

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## PROPERTY HIGHLIGHTS

- The tenant, Monterey Mills, has recently built out part of the facility demonstrating a commitment to this location
- Strong Tenant with 7 Years remaining on the Lease
- Tenant has been located in the facility since 2005
- Offered well below replacement cost
- Solid Steel Construction Frontage on Delavan/County Road - Main thoroughfare through Janesville



## ADDITIONAL PHOTOS



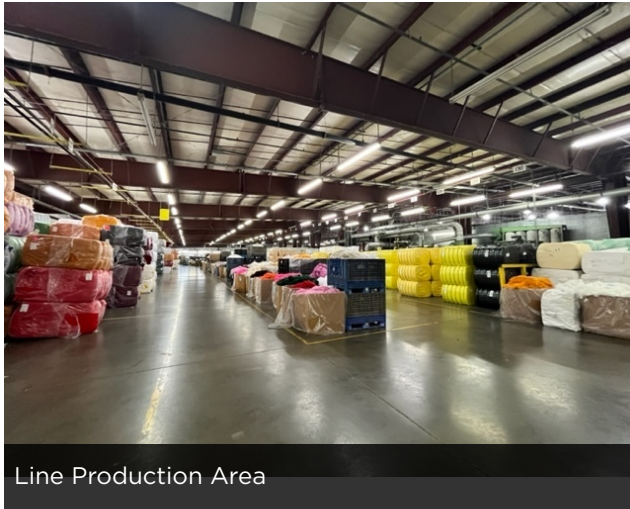
Assembly Area



Packaging Material



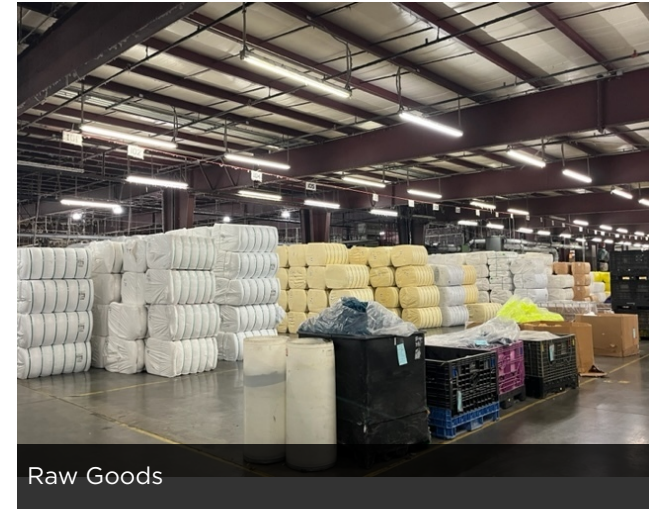
Robotics



Line Production Area



Community Lockers and Vending



Raw Goods

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## AERIAL MAP



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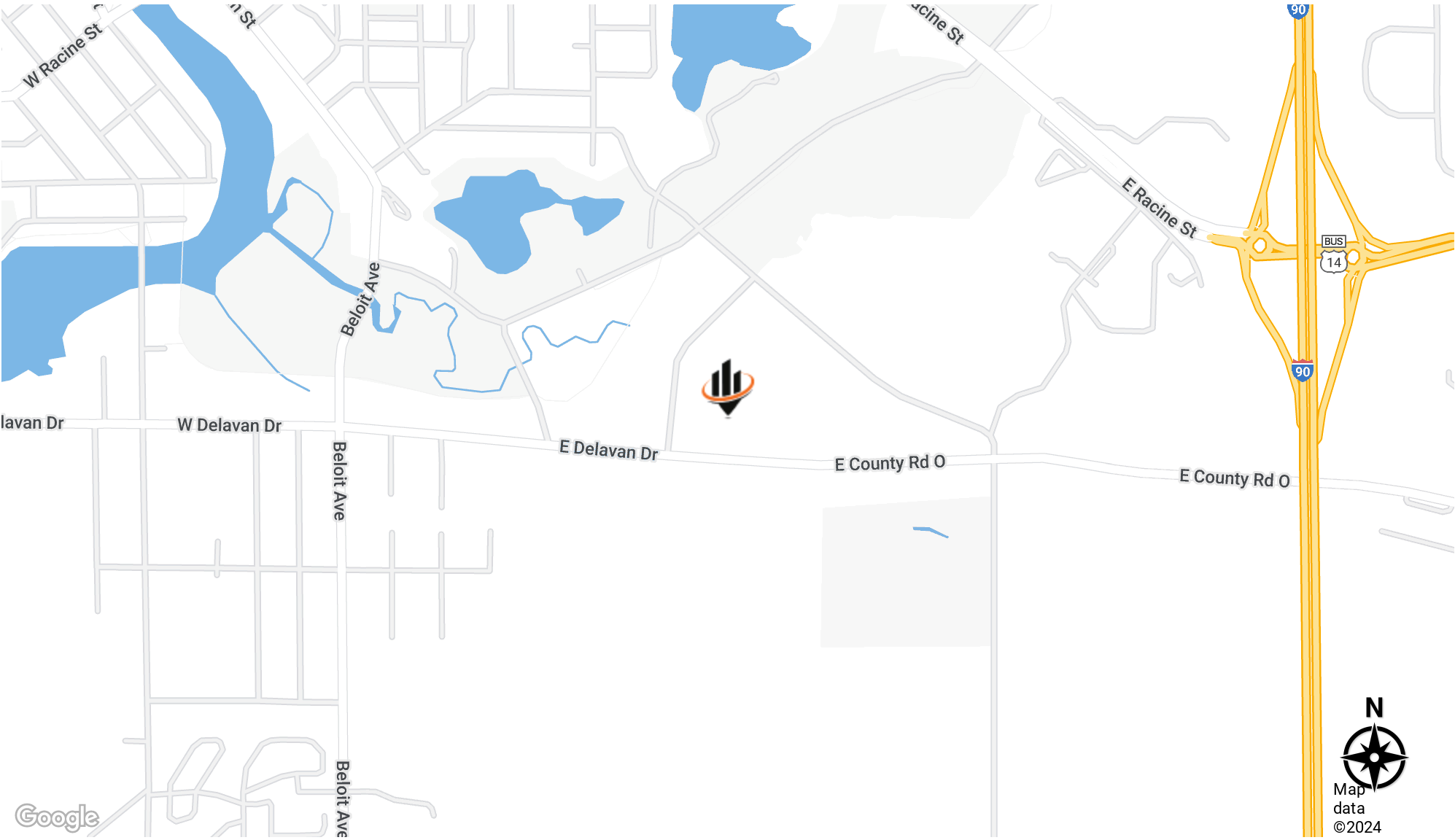
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LOCATION MAP



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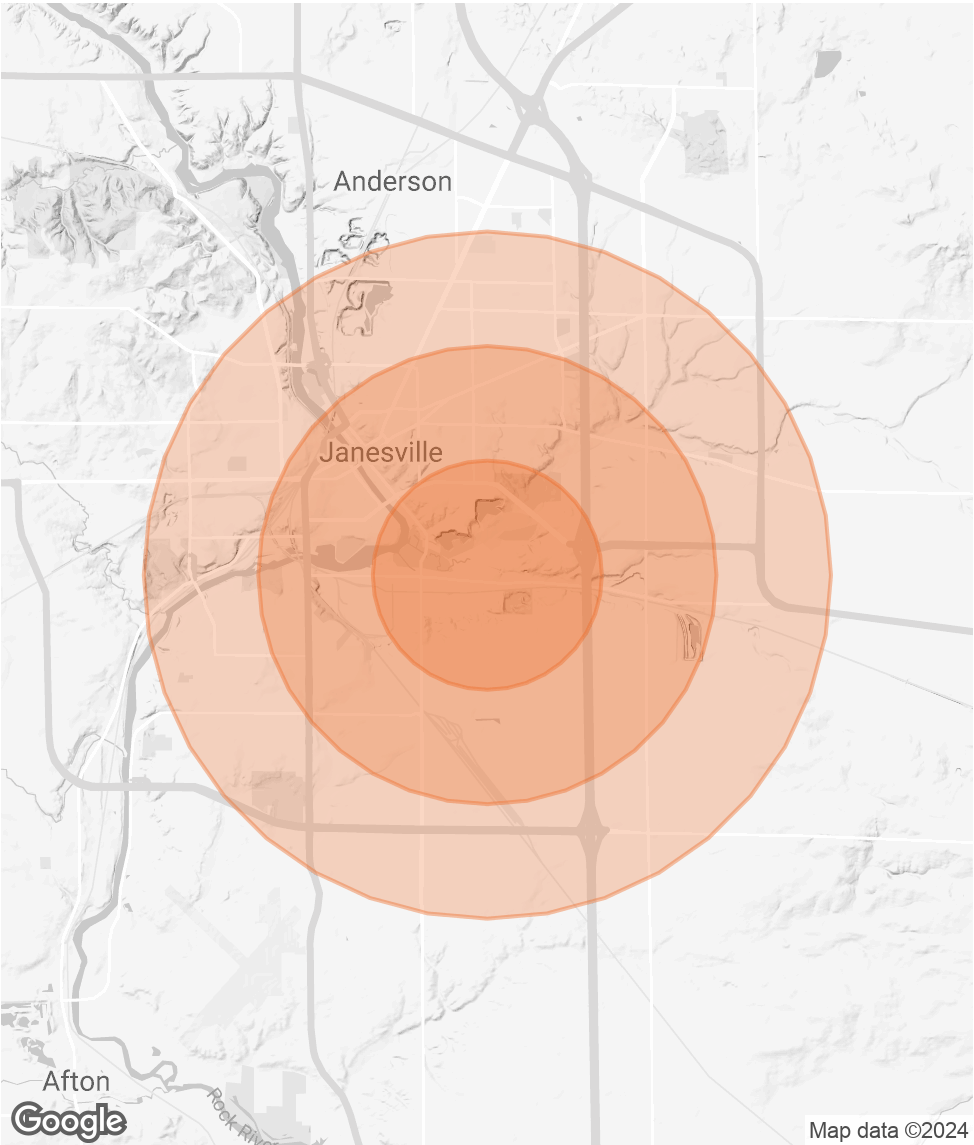
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,178	19,539	42,991
AVERAGE AGE	36.1	40.0	40.3
AVERAGE AGE (MALE)	36.2	37.9	37.6
AVERAGE AGE (FEMALE)	37.3	42.4	43.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,489	9,036	19,625
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$63,985	\$63,995	\$62,148
AVERAGE HOUSE VALUE	\$128,866	\$134,420	\$136,005

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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