



4940 Hayes Ave Plover, WI 54467
Phone: 330-875-3381

General Description:

The location is in central Wisconsin in the Heart of the Golden Sands (vegetable production area). Travel times is 1.5 hours north of Madison, 1 hour south of Wausau, and an hour west of Appleton. The facility is located right on route 54 and is 5 miles from interstate 39. The facility rests on approximately 55 acres and has a total square foot of 218,000 in buildings on the property. The facility has been recently upgraded and updated as of 2015 with over \$9.5 million worth of improvements. Currently 95% of the facility is leased to 3 tenants on multi year leases.

Facility:

1. Main building with office: 127,000 square feet (15,000 square feet office and common space) most of the building is at least 30 foot tall.
2. 20,000 square feet of production space with offices
3. 30,000 square feet of converted storage shed to production space and warehouse with dock doors
4. 30,000 square feet of potato storage of converted storage shed to production space and warehouse with dock doors
5. 6,000 square feet of boiler room
6. 5,000 square feet of truck and rail car sheds for loading/unloading product

Highlights of the Site:

1. 2 high capacity fresh water wells- 500 GPM and 1000 GPM. Also, there are also 4 additional water wells on the property.
2. Gas service is a 4" main that comes to the property.
3. Electric service to the property is dedicated to 3 manufacturing sites and 1 small neighborhood. Very reliable
4. 2 railway spurs that have been maintained and upgraded and both are serviced by the Canadian National Railway- One goes to the boiler room on the property and the other goes to the main building.
5. 2 newly renovated facilities on site that is used for dehydration of produce for sale to pet food companies-\$1,200,000 of improvements since 2017. Space is currently leased on a multi-year lease.
6. 6 foot security fence around property with a guard gate on the property.



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7. 14 operating loading dock doors along with ample room for semi-truck parking on the property.
8. 17,000 square feet of cooler space- currently leased

Highlights from improvements in 2015:

1. Main Facility has been completely repainted and has a new hvac system that maintains 65 F degrees
2. 15,000 square feet of Office space, lunchrooms, locker rooms, and bathrooms completely remodeled and brought up to code
3. 20,000 square feet renovated into a GFIS food production space and maintenance within the main building. The facility has new drains, floors, walls, and ceilings.
4. 17,000 square feet of cooler space that is fully racked with new pallet racking.
5. 60% of the rubber roofing on the main building has been replaced since 2017 and the rest of the facility has been inspected and the roof is in good shape.
6. New semi-truck scale on the property
7. Renovations to two buildings on the property that includes new roof, new floor, new dock doors, and new walls. This building is a production space for pet food. Space is currently leased on a multi-year lease.



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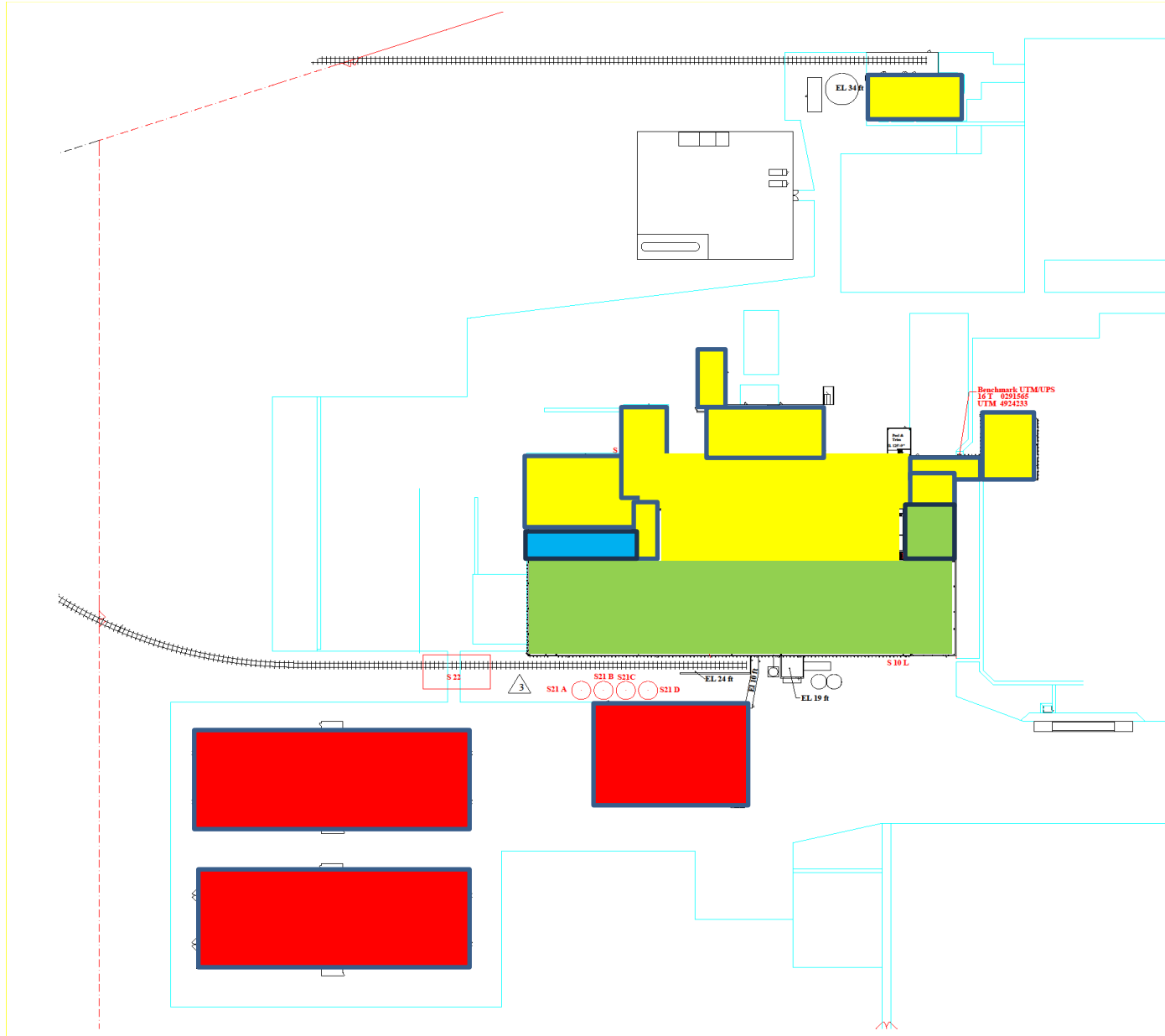


Key for Space Below:

- Tenant #1**- Approx. 80,000 sq. ft- 2034 lease agreement
- Tenant #2**- Approx. 40,000 sq. ft- 2028 lease agreement
- Tenant #3**- Vacant
- Tenant #**- Approx. 3400 sq ft.- Month to month



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