

# AMERICAN METAL TECHNOLOGIES

INDUSTRIAL SALE LEASEBACK | 8213 DURAND AVENUE, STURTEVANT, WI 53177 | \$13,300,000 | 15 YEAR TERM | 8.0% CAP | ABSOLUTE NNN





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KWEKEL





# AMERICAN METAL TECHNOLOGIES

## EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of the American Metal Technologies 183,747 square foot industrial building located on a 30 acre site. American Metal Technologies will execute a new 15 year absolute NNN lease at closing.

- PRICE: \$13,300,000
- CAP RATE: 8.0%
- 15 YEAR TERM
- NOI: \$1,064,000
- 2.0% ANNUAL INCREASES
- ABSOLUTE NNN
- BELOW MARKET RENT | \$5.79 PSF
- 183,747 SF
- 8213 DURAND AVENUE, STURTEVANT, WI 53177

**INDUSTRY LEADER** | American Metal Technologies is a world-class supplier of CNC-machined components. A leader in precision machined castings and sub-assemblies.



**HIGH-PRECISION** | AMT provides high-precision CNC machining, with more than 80 CNC Machining Centers, including vertical/horizontal mills, Swiss-style and multi-axis machining.



**VAST CAPABILITIES** | Additional capabilities include mechanical assembly, kitting, military packaging, leak testing, and logistics that support global shipping.



**DIVERSE CUSTOMER BASE** | They serve industries such as automotive, medical, defense, food processing and aerospace. Component products include: air & exhaust, chassis, cooling system, transmission, oil system, engine covers and more.



**CERTIFICATIONS & QUALITY** | AMT holds ISO-9001:2015, ISO-14001 and AS9100D (for aerospace) certifications. They are also recognized as a Ford Q1 supplier and a minority-certified or SDVOSB (Service-Disabled Veteran Owned Small Business).



**STRATEGIC LOCATION** | The facility has quick access to I-94, I-41 and I-43. Sturtevant, WI is centrally located between Chicago and Milwaukee and only 350 miles from Detroit, MI.



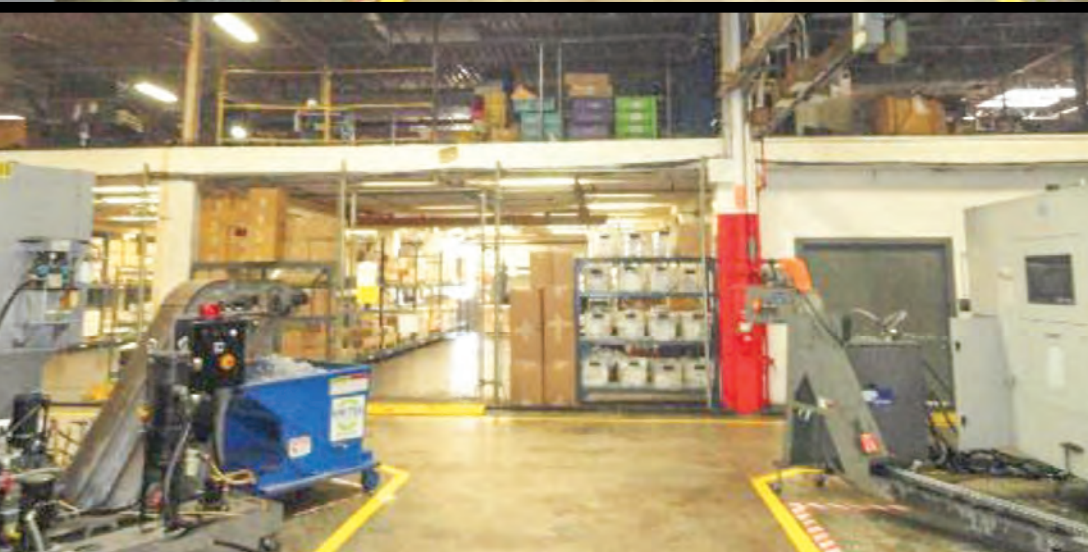
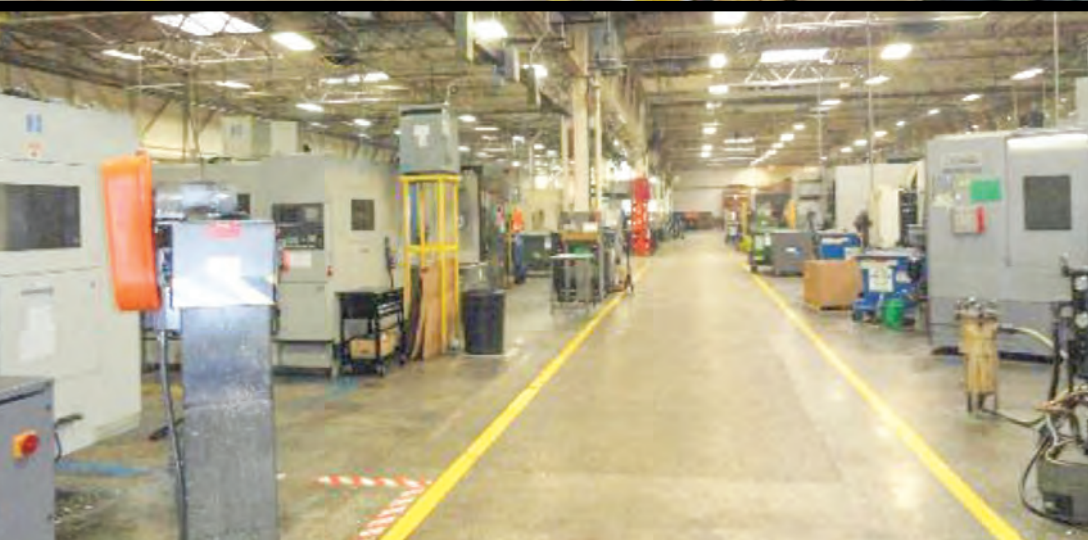
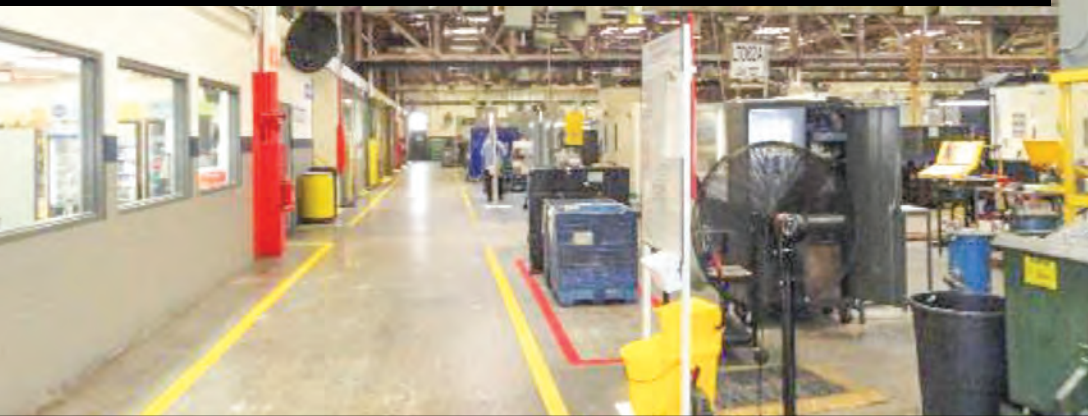
# PROPERTY DESCRIPTION

ADDRESS	8213 DURAND AVENUE	CONSTRUCTION	CONCRETE BLOCK & BRICK   STEEL FRAME
CITY, STATE	STURTEVANT, WI 53177	ROOF	FLAT   SINGLE PLY EPDM BALLASTED   RIBBED METAL DECK
TOTAL SF	183,747	CLEAR HEIGHT	18'
INDUSTRIAL SF	132,845	DOCK DOORS	5: 3 - 8' x 10'   2 - 10' x 12'
OFFICE SF	35,612	OVERHEAD DOORS	3: 2 - 12' x 16'   1 - 14' x 12'
FINISHED MEZZANINE SF	15,290	POWER	3000 AMP   600/480-VOLT   3 PHASE - FOUR WIRE
UNFINISHED MEZZANINE SF	6,240	FLOOD ZONE	X
BASEMENT SF	12,093	PARCEL NUMBER	181-03-22-27-312-000   181-03-22-27-311-000
YEAR BUILT	1968	ACRES	29.99



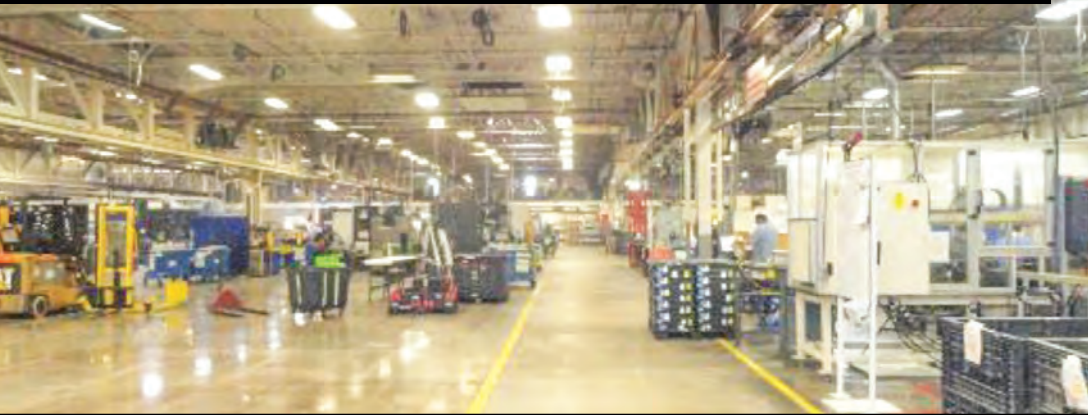


# AMT | INTERIOR PHOTOS



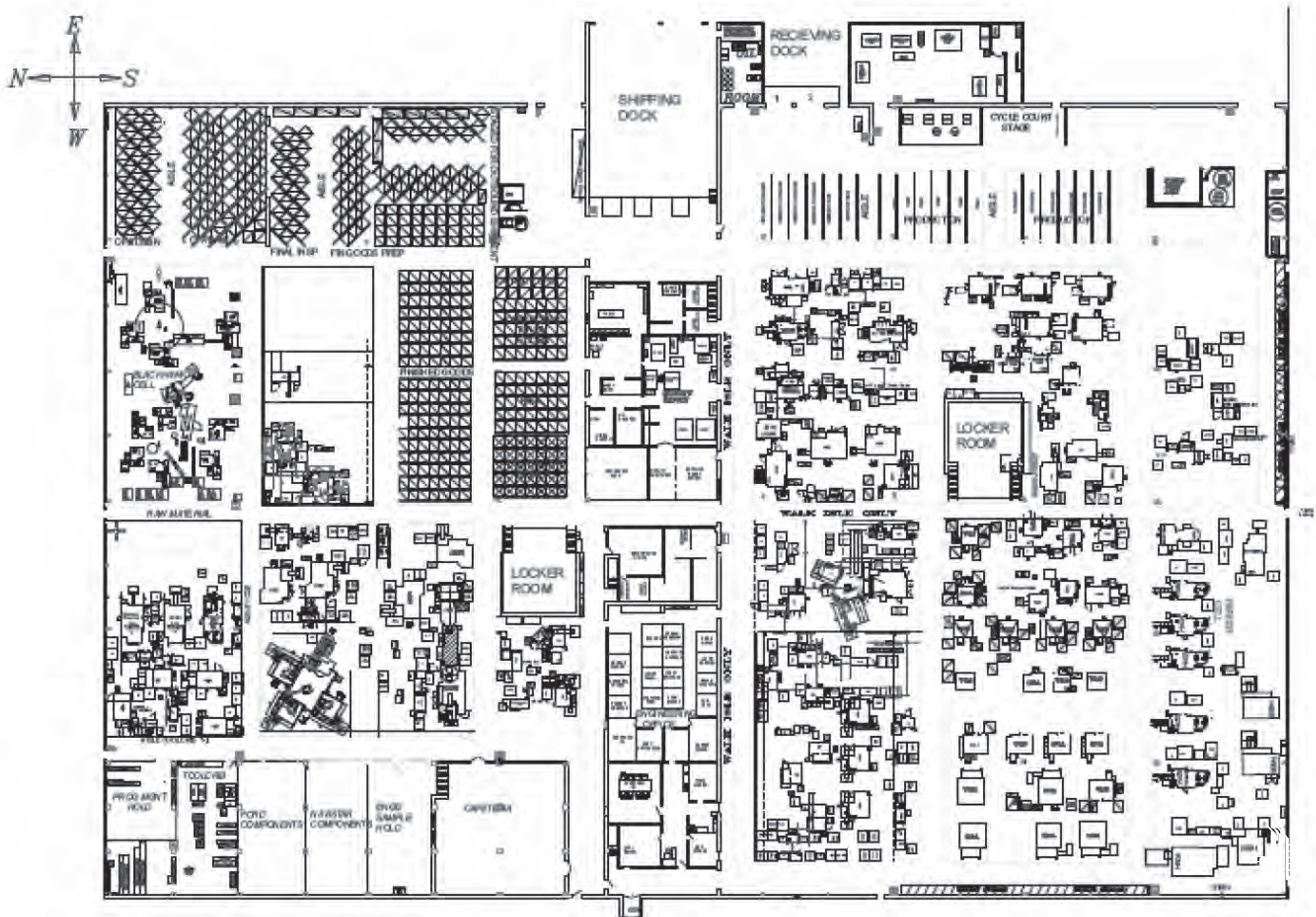


# AMT | INTERIOR PHOTOS





# FLOOR PLAN





## AMT | EXTERIOR PHOTOS

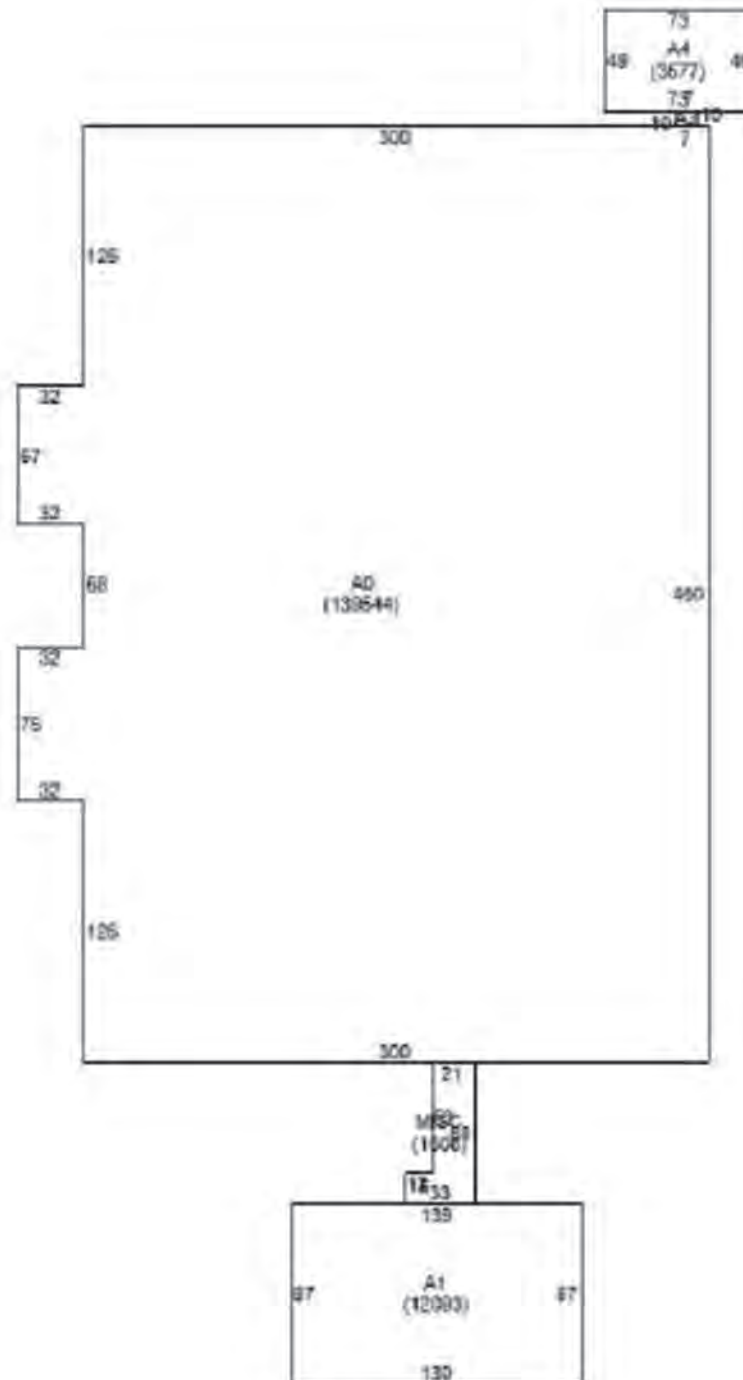




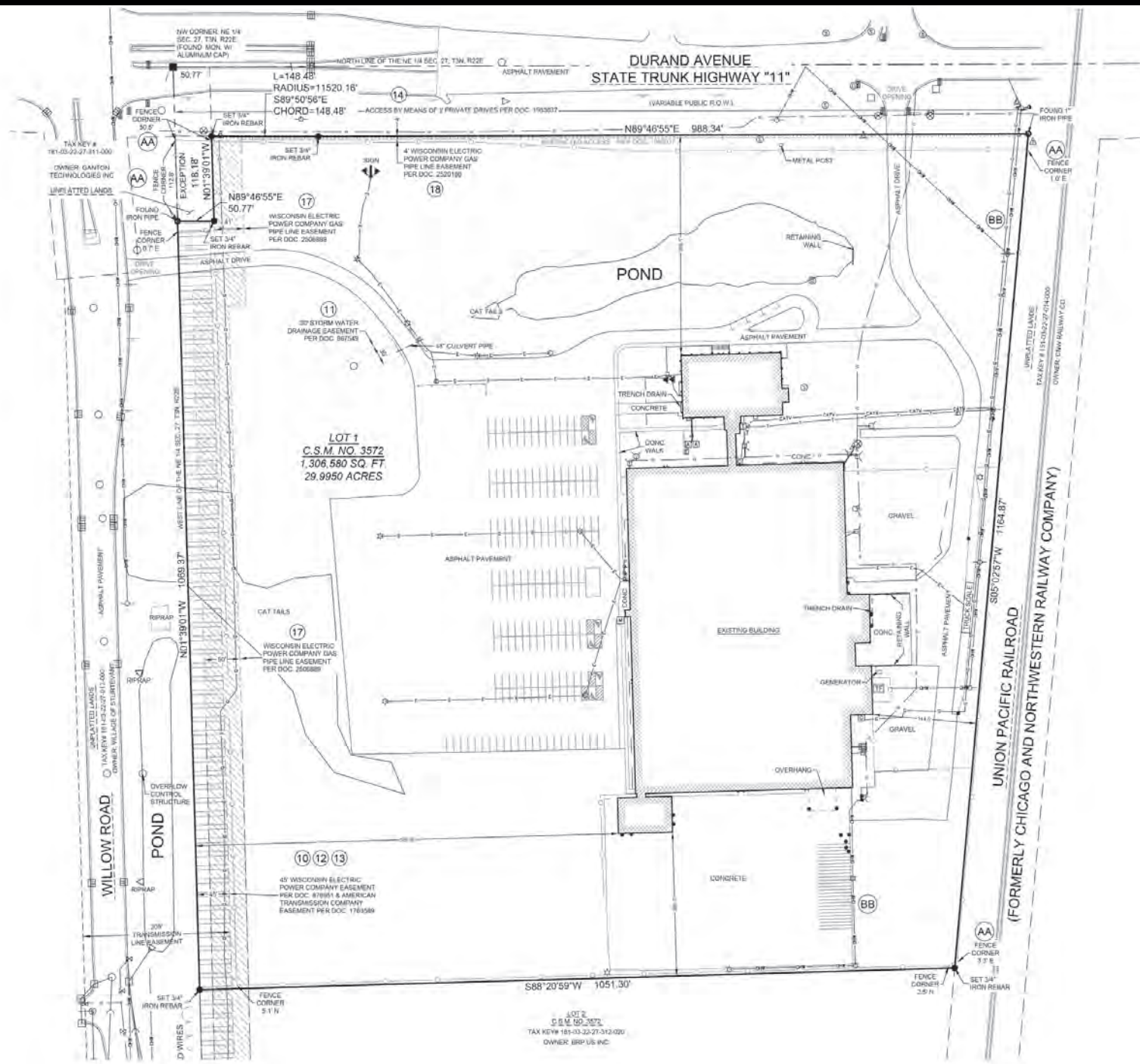




# BUILDING SKETCH









# PARCEL BOUNDARY

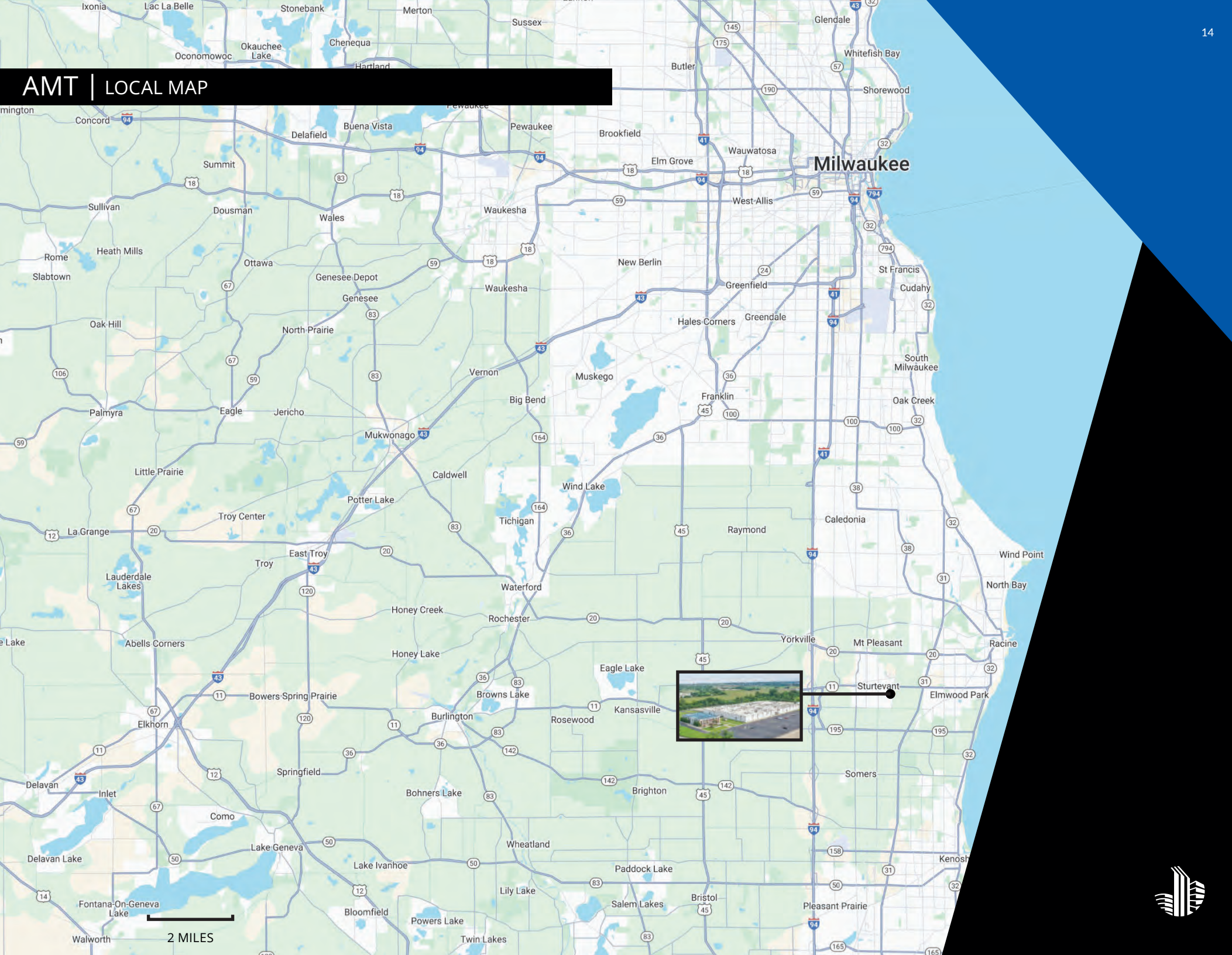




# LOCAL AERIAL

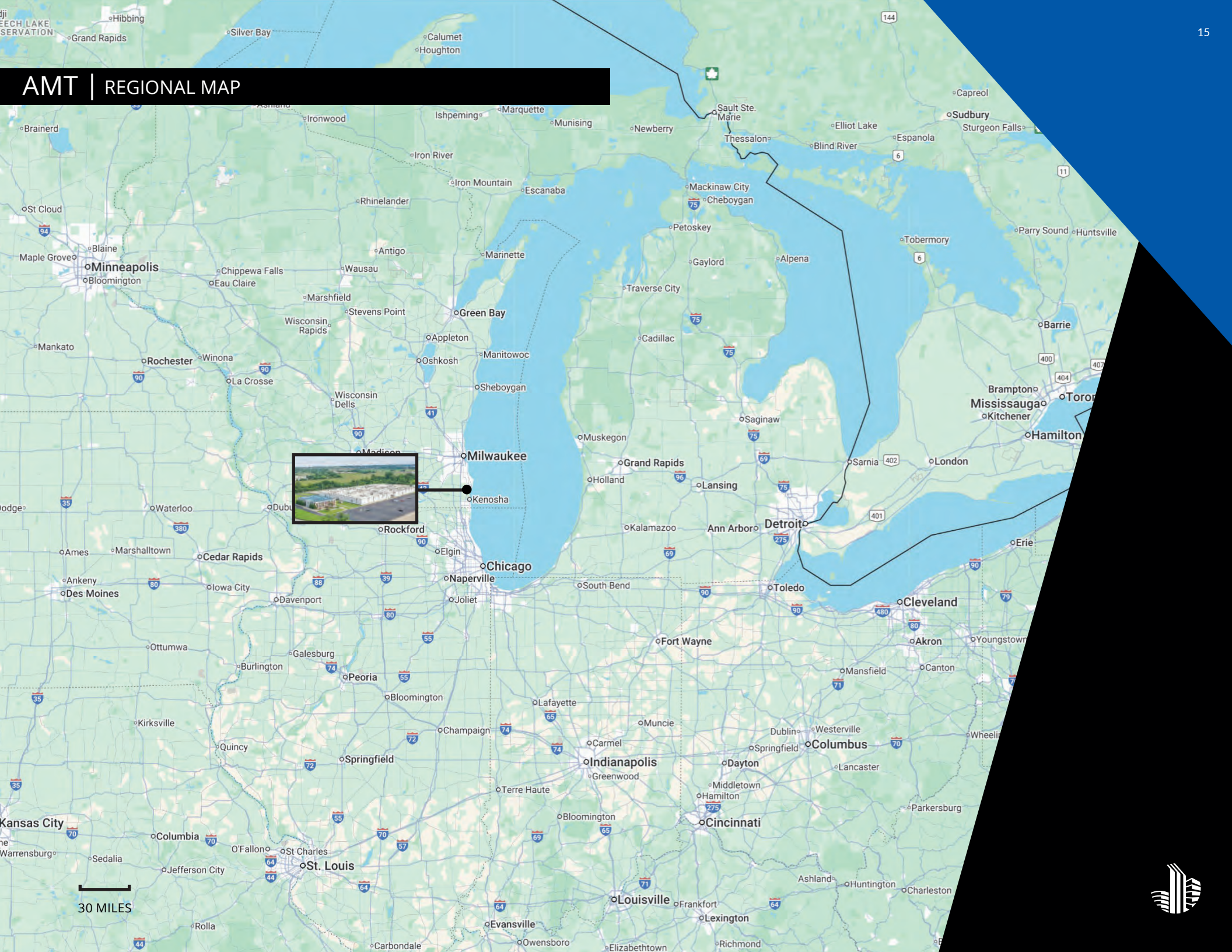








# AMT | REGIONAL MAP





## RACINE, WI

The Racine industrial market has a vacancy rate of 8.0% as of the third quarter of 2025. Over the past year, the market's vacancy rate has changed by 1.5%, a result of 10,000 SF of net delivered space and -620,000 SF of net absorption. Racine's vacancy rate of 8.0% compares to the market's five-year average of 5.5% and the 10-year average of 6.0%.

The Racine industrial market has roughly 4.5 million SF of space listed as available, for an availability rate of 10.2%. As of the third quarter of 2025, there is 2.7 million SF of industrial space under construction in Racine. In comparison, the market has averaged 1.5 million SF of under construction inventory over the past 10 years.

The Racine industrial market contains roughly 41.8 million SF of inventory. The market has approximately 17.3 million SF of logistics inventory, 1.4 million SF of flex inventory, and 22.5 million SF of specialized inventory.

Market rents in Racine are \$7.30/SF. Rents average around \$6.90/SF for logistics buildings, \$9.90/SF for flex properties, and \$7.10/SF for specialized assets.

Rents have changed by 0.9% year over year in Racine, compared to a change of 1.7% nationally. Market rents have changed by 2.4% in logistics buildings year over year, 1.0% in flex buildings, and -0.1% in specialized buildings. In Racine, five-year average annual rent growth is 5.1% and 10-year average annual rent growth is 4.4%.

Over the past year, 20 industrial properties traded in Racine, accounting for 740,000 SF of inventory turnover. Average annual inventory turnover in Racine is 350,000 SF over the past five years and 450,000 SF over the past 10 years. Industrial sales volume in Racine has totaled \$41.4 million over the past year. Average annual sales volume over the past five years is \$71.6 million and \$67.7 million over the past 10 years.

The facility is located within the Racine East Industrial Submarket. The Racine East industrial submarket has a vacancy rate of 9.1% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 1.7%, a result of 10,000 SF of net delivered space and -620,000 SF of net absorption. Racine East's vacancy rate of 9.1% compares to the submarket's five-year average of 6.3% and the 10-year average of 6.8%.

The Racine East industrial submarket has roughly 4.5 million SF of space listed as available, for an availability rate of 11.5%. As of the third quarter of 2025, there is 2.7 million SF of industrial space under construction in Racine East. In comparison, the submarket has averaged 1.5 million SF of under construction inventory over the past 10 years. The Racine East industrial submarket contains roughly 36.7 million SF of inventory. The submarket has approximately 16.2 million SF of logistics inventory, 1.1 million SF of flex inventory, and 18.9 million SF of specialized inventory.

Market rents in Racine East are \$7.10/SF. Rents average around \$6.70/SF for logistics buildings, \$9.70/SF for flex properties, and \$7.00/SF for specialized assets. Rents have changed by 1.0% year over year in Racine East, compared to a change of 0.9% market wide. Market rents have changed by 2.5% in logistics buildings year over year, 1.0% in flex buildings, and -0.1% in specialized buildings. In Racine East, five-year average annual rent growth is 5.1% and 10-year average annual rent growth is 4.4%.

Over the past year, 16 industrial properties traded in Racine East, accounting for 640,000 SF of inventory turnover. Industrial sales volume in Racine East has totaled \$26.2 million over the past year. Average annual sales volume over the past five years is \$64.2 million and \$61.8 million over the past 10 years.





# DEMOGRAPHICS

## 10-MILE RADIUS

**\$82,872**

AVERAGE HH INCOME

**\$197,416**

MEDIAN HOME VALUE

**252,547**

TOTAL POPULATION

**101,160**

TOTAL HOUSEHOLDS

## POPULATION SUMMARY

	2 MILES	5 MILES	10 MILES
2020 CENSUS	13,596	97,810	258,579
2024 ESTIMATE	13,156	96,694	252,547
2029 PROJECTION	13,002	95,941	250,194
2024-2029 GROWTH	-0.20%	-0.20%	-0.20%

## HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$80,702	\$81,811	\$82,872
MEDIAN HOME VALUE	\$205,856	\$191,607	\$197,416
2024 TOTAL HOUSEHOLDS	5,009	38,892	101,160
2029 TOTAL HH ESTIMATE	4,960	38,578	100,212
2020-2024 HH GROWTH	0.10%	0.20%	0.20%
2024-2029 HH GROWTH	-0.20%	-0.20%	-0.20%



# LEASE COMPARABLES

## AMERICAN METAL TECHNOLOGIES

	ADDRESS	START DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	8213 DURAND AVENUE STURTEVANT, WI 53177	-	183,747	\$5.79	-	B	1968
	6775 W LOOMIS ROAD GREENDALE, WI 53129	JUN 2022	74,295	\$8.08	LEASED	B	1977
	4722 HELGESEN DRIVE MADISON, WI 53718	NOV 2024	121,400	\$6.50	LEASED	B	2001
	1240 N CENTRAL AVENUE ROCKFORD, IL 61101	FEB 2024	224,557	\$6.35	LEASED	B	1996 REN. 2013
	11220 E MAIN STREET HUNTLEY, IL 60142	DEC 2023	67,700	\$6.20	LEASED	B	1986 REN. 2022
	202 W OLIVE STREET GLENDALE, WI 53212	FEB 2025	100,800	\$5.95	LEASED	B	1974
	1717 PEARL STREET WAUKESHA, WI 53186	JAN 2025	72,561	\$5.95	LEASED	B	1995



# SALE COMPARABLES

## AMERICAN METAL TECHNOLOGIES

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	8213 DURAND AVENUE STURTEVANT, WI 53177	-	183,747	\$13,300,000	\$72.38	B	1968
	6775 W LOOMIS ROAD GREENDALE, WI 53129	JUN 2022	74,295	\$8,888,888	\$119.64	B	1977
	W190N11393 CARNEGIE DRIVE GERMANTOWN, WI 53022	JUL 2024	105,664	\$9,726,700	\$92.05	B	1971
	1805 DOT STREET MCHENRY, IL 60050	MAY 2024	81,000	\$7,350,000	\$90.74	B	1999
	N128W21795 HIGHWAY 167 RICHFIELD, WI 53076	NOV 2024	43,200	\$3,775,000	\$87.38	B	1900
	W220N507 SPRINGDALE ROAD WAUKESHA, WI 53186	APR 2022	87,800	\$6,950,000	\$79.16	B	1980
	150 HOLY HILL ROAD TWIN LAKES, WI 53181	MAY 2022	223,884	\$16,600,000	\$74.15	B	1988



## DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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