

# Single-Tenant Net Leased Industrial Offering Fully Leased Industrial Facility

## 2221 Calumet Dr New Holstein, WI



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# The Offering

Colliers is pleased to present the opportunity to acquire this single-tenant net leased industrial investment located in New Holstein, Wisconsin. Strategically located in close proximity to the tenant's manufacturing plant, this distribution center is mission critical to the tenant's long-term strategy. Proving vital to the tenant's regional operations, the tenant engaged the landlord and requested a 15-year lease to secure the asset for their continued growth and operations.

## Highlights:

- 13 Years of remaining lease term
- Tenant proactively engaged landlord requesting a 15-year lease in 2023
- Tenant has occupied the property for over 15 years
- Below market rents, providing an attractive basis
- Located 1.5 miles from the tenant's manufacturing plant



# Pricing & Financial Summary

## Lease Structure

Tenant	Actus Nutrition
Lease Type	NNN (Modified Gross until 2026 when the NNN structure begins)
Lease Term	15-Years as of August, 2023. Approximately 13-Years of remaining term
Lease Rate	\$3.18/SF/NNN - Beginning November 2025
Net Operating Income	\$398,000 (11/1/2025)
Annual Escalations	2% Beginning 11/1/2026
Sale Price	\$5,300,000 (7.50 CAP)



## Rent Roll

Tenant Name	Square Feet	% of Property	Lease Term	Rent Year	Monthly Base Rent	Annual Rent
Actus Nutrition	122,500	100%	11/1/2025-10/31/2038	08/4/23 - 10/31/25	\$27,581.00	\$330,972.00
				11/1/25 - 10/31/26	\$33,177.08	\$398,124.96
				11/1/26 - 10/31/27	\$33,840.63	\$406,087.56
				11/1/27 - 10/31/28	\$34,517.44	\$414,209.28
				11/1/28 - 10/31/29	\$35,207.79	\$422,493.48
				11/1/29 - 10/31/30	\$35,911.94	\$430,943.28
				11/1/30 - 10/31/31	\$36,630.18	\$439,562.16
				11/1/31 - 10/31/32	\$37,362.78	\$448,353.36
				11/1/32 - 10/31/33	\$38,110.04	\$457,320.48
				11/1/33 - 10/31/34	\$38,872.24	\$466,466.88
				11/1/34 - 10/31/35	\$39,649.69	\$475,796.28
				11/1/35 - 10/31/36	\$40,442.68	\$485,312.16
				11/1/36 - 10/31/37	\$41,251.53	\$495,018.36
				11/1/37 - 10/31/38	\$42,076.56	\$504,918.72

# Property Details

Address:	2221 Calumet Dr, New Holstein, WI 53061
Parcel #:	18380 & 18384
Property Type:	Industrial - Warehouse
Building SF:	122,500 SF (Warehouse), +/- 2,500 SF (Detached Office)
Year Built:	1990
Loading:	10 dock doors, 5 drive-in doors
Ceiling Height:	20' clear (peak)
Land Area:	5.41 acres
Floor:	6" reinforced concrete
Lighting:	Unknown
Heat:	Gas-Forced units
A/C:	In the office only
Roof:	Standing seam metal
Construction:	Metal
Sprinklers:	None
2023 Property Tax:	\$32,044
Price:	\$5,300,000 (7.50 CAP)

**Disclaimer:**  
Buyer to review property independently for property detail verification, so as to not rely on marketing package alone.

Listing broker has a minority ownership interest in the property.



# Tenant Profile



Actus Nutrition is a global leader in providing high-quality nutritional solutions, with over 80 years in the industry. The company specializes in developing and delivering innovative products that support health, wellness, and performance for individuals and businesses alike. With a commitment to excellence and sustainability, Actus Nutrition produces a diverse range of offerings, from premium dietary supplements and functional foods to customized nutrition programs tailored to meet the unique needs of its customers. Leveraging decades of expertise, Actus Nutrition has established itself as a trusted partner for health-conscious consumers, healthcare professionals, and organizations around the world.

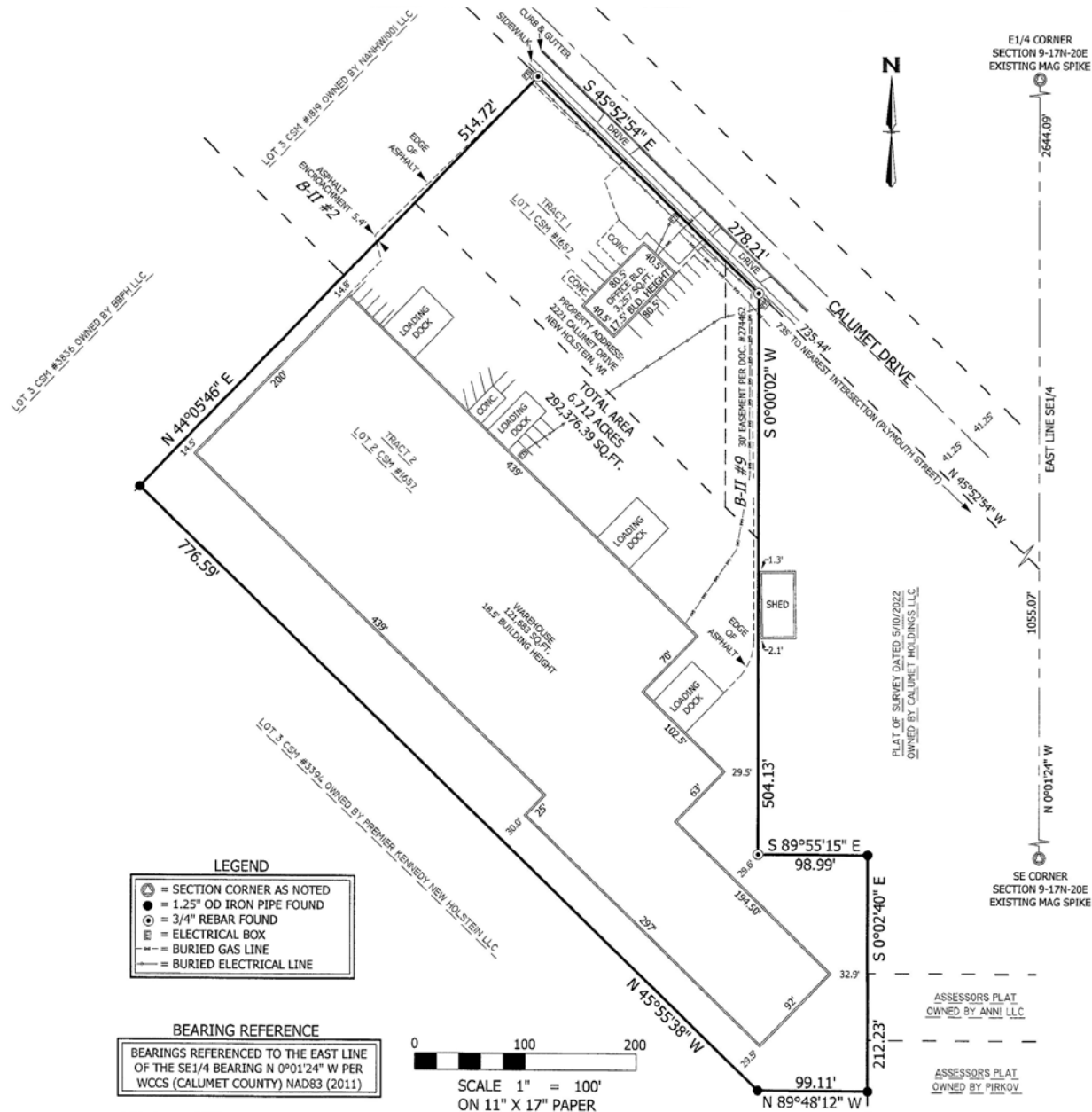
Operating out of 12 state-of-the-art locations, Actus Nutrition employs a team of more than 1,000 dedicated professionals who drive its mission of enhancing lives through better nutrition. The company's global footprint and collaborative approach enable it to stay at the forefront of industry trends and research, ensuring the highest standards of quality and innovation. By combining advanced science, cutting-edge technology, and a customer-focused mindset, Actus Nutrition continues to lead the charge in shaping the future of nutrition while maintaining its reputation for reliability and trustworthiness.

<https://actus.com/>

# Property Photos

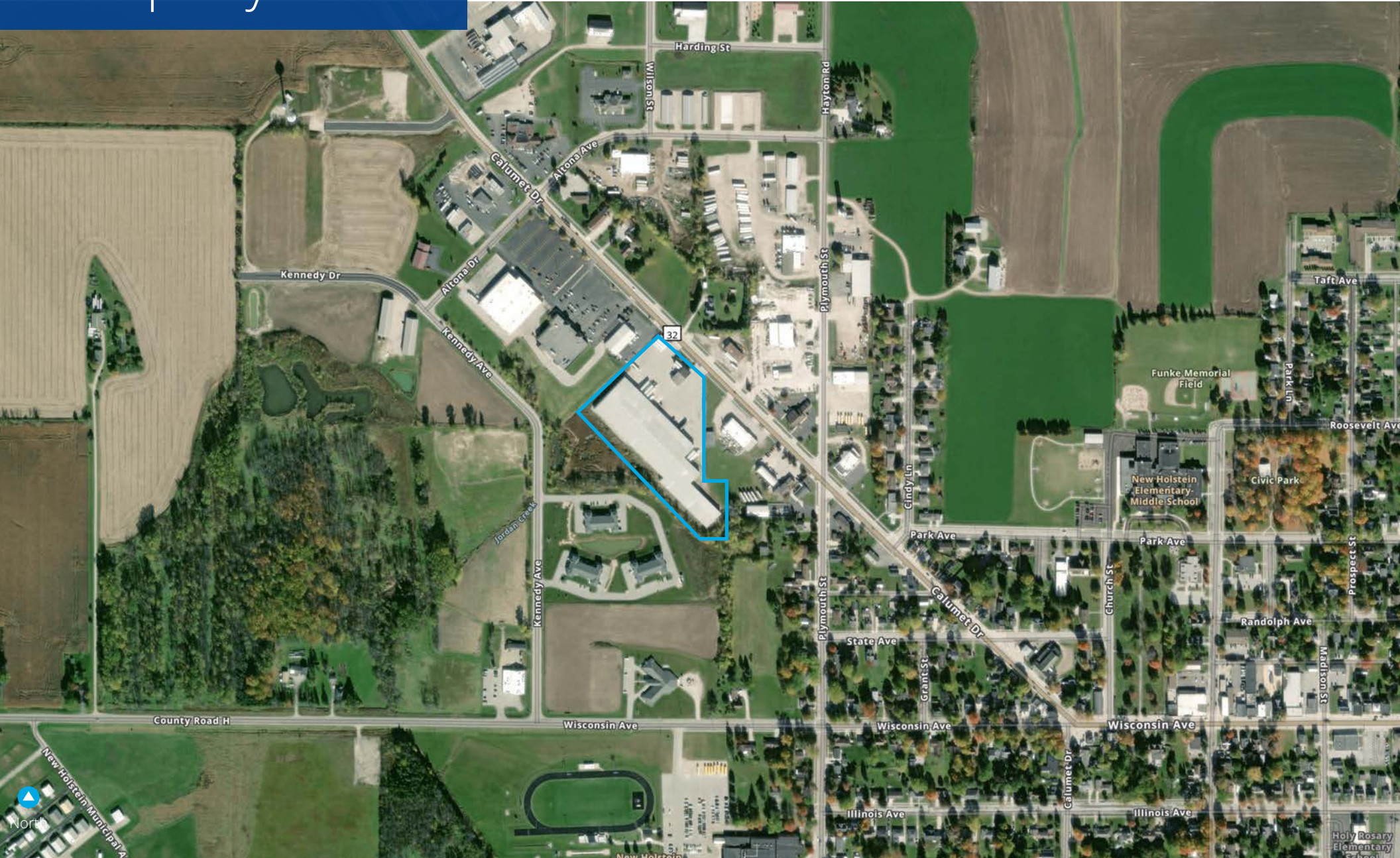


# Site Plan

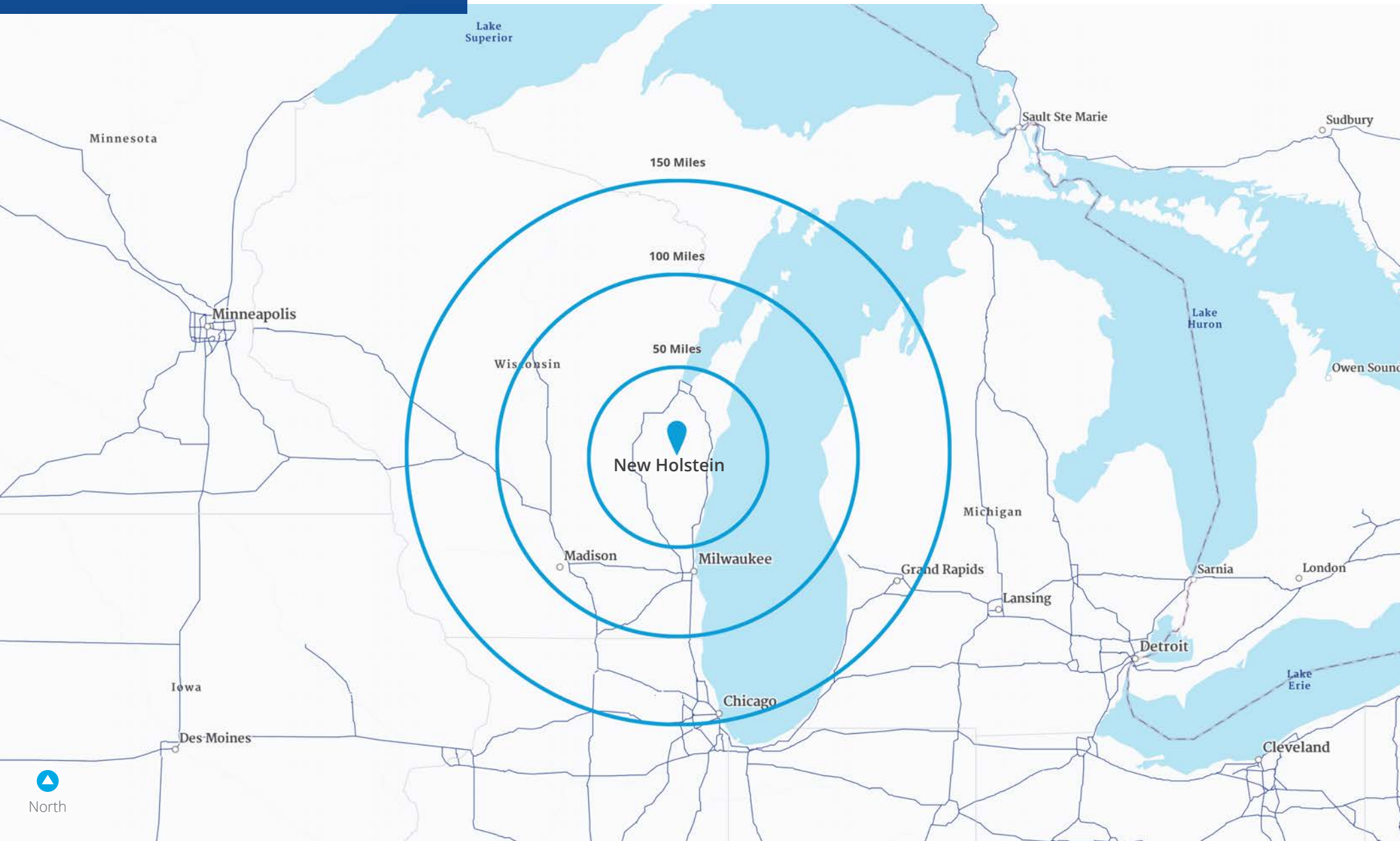




# Property Aerial



# Area Map





## For Sale Offering Memorandum

### 2221 Calumet Dr, New Holstein, WI



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