

Investment Sale Opportunity

Fully Leased Industrial Facility

100 Wisconsin River Dr
Port Edwards, WI

Colliers

Accelerating success.



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Table of Contents

03 The Offering

04 Financial Summary
& Pricing

05 Property
Details

09 Tenant Profile

The Offering

Colliers is pleased to offer for sale this single-tenant 100% leased industrial investment property located in Port Edwards, WI. This 290,000 square foot food-grade distribution facility is fully leased by Milk Specialties Global, a growing human and animal nutrition company headquartered in Eden Prairie, MN. This well maintained facility was constructed in 1994, and sits on 14.5 acres with direct rail service. The building has many salient features, including 23' clear heights, 28 loading docks with levelers, high efficiency T-8 motion lighting, and numerous food grade certifications.

Highlights:

- Fully Leased to Milk Specialties Global (MSG)
- Asking Price: \$8,205,355 – 8.1% CAP (\$27.43/SF, below vacant owner/user pricing)
- Below market lease rate of \$2.74/SF MG with 2% annual escalations
- 100% food grade
- 2 dedicated rail spurs w/ indoor/outdoor loading



Financial Summary & Pricing

Lease Structure

Tenant	Milk Specialties
Square Feet Leased	299,150 SF
Lease Type	MG
Lease Term	8 Years (June 1, 2022 – May 31, 2030)
Rental Increases	2% annual escalations
Lease Rate	\$2.74/SF MG Blended
LL Expenses:	(Taxes, Insurance, Maintenance & Lawn/Snow) Estimated Annual Expense: \$185,000
Net Operating Income	\$648,633 (1/1/26)
Sale Price	\$8,205,355 (\$27.43/SF)
Cap Rate	8.1%



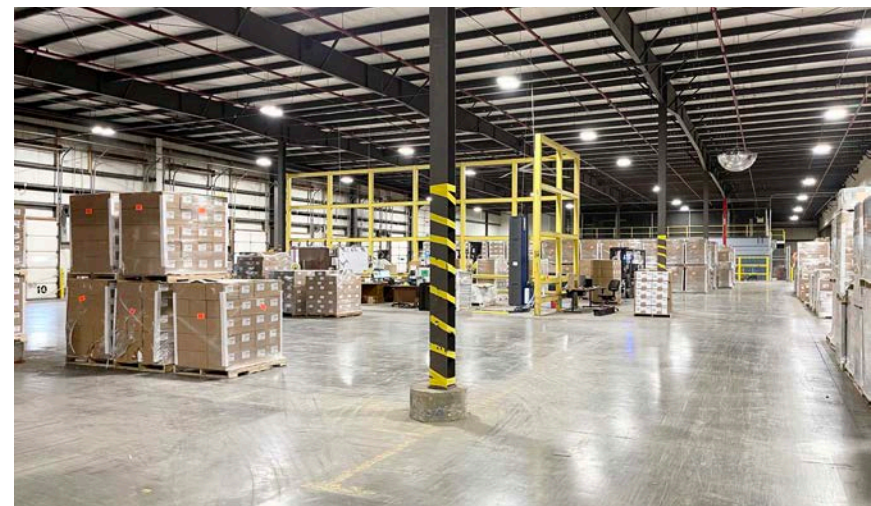
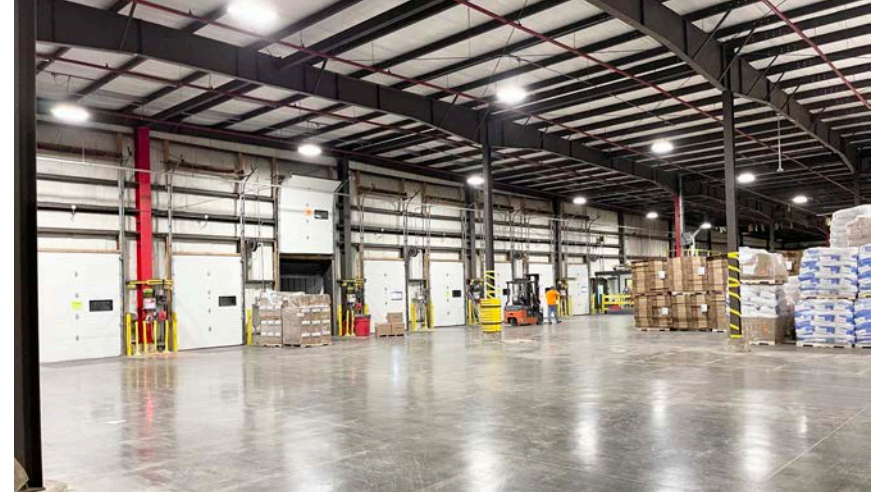
Rent Roll

Tenant Name	Square Feet	% of Property	Rent Year	100 WI River Dr. (290,000 SF)	Outbuilding Rent (9,150 SF)	Annual Escalations	Gross Rent
			2025	\$789,358	\$31,557	2%	\$820,915
			2026	\$805,145	\$32,188	2%	\$837,333
			2027	\$821,248	\$32,832	2%	\$854,080
			2028	\$837,673	\$33,489	2%	\$871,162
			2029	\$854,426	\$34,159	2%	\$888,585
			2030	\$363,131 (pro-rated for 5 months)	\$14,517 (pro-rated for 5 months)	2%	\$377,648

- **Annual Rent Increases:** Rent for both the main building and the outbuilding increases by 2% on January 1st of each year.
- **Pro-Rated Rent for 2030:** Rent is prorated for 5 months in 2030 as the lease ends on May 31st.

Property Details

Address:	100 Wisconsin River Dr, Port Edwards, WI 54469
PID's:	2700081B: 14.5 acres 2700071B: 5.67 acres Total Acres = 20.17
Property Type:	Industrial
Building SF:	299,150 SF <ul style="list-style-type: none"> • Climate-controlled open space: 283,000 SF • Office: 6,200 SF • Outbuilding: 9,150
Mezzanine:	6,200 SF
Land Area:	20.17 acres
Year Built:	1994
Ceiling Height:	25' warehouse
Loading:	28 dock doors 10 rail doors
Power:	480V/3-phase/1200 amps
HVAC:	Modine gas powered; Modine steam powered 100% air conditioned
Construction:	Steel
Rail:	2 dedicated spurs with indoor/outdoor loading capabilities
Utilities:	Power: Alliant Energy Natural Gas: WE Energies Water & Sewer: Village of Port Edwards Fiber Optic Cable: Solarus



Floor Plan



Property Aerial



Area Map



Tenant Profile



Milk Specialties

For over six decades, Milk Specialties Global has been a pioneer in developing top quality science-based nutrition products.

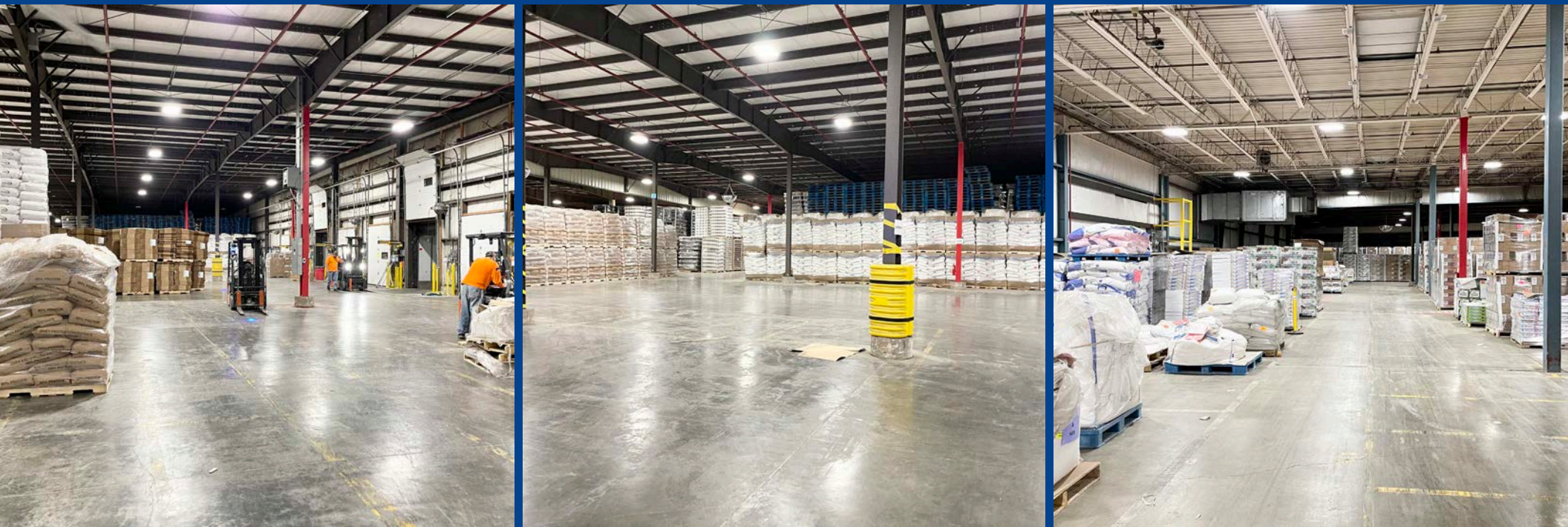
Milk Specialties Global Human Nutrition provides innovative milk and whey protein ingredients for the active nutrition and healthy lifestyle industries.

Milk Specialties Global Animal Nutrition is a leading supplier of functional fats, milk replacer, by-pass amino acids and carbohydrates for livestock producers worldwide.

The Port Edwards distribution facility is a strategic location to support the Wautoma, WI plant.



<https://www.milkspecialties.com/>



For Sale Offering Memorandum

100 Wisconsin River Dr, Port Edwards, WI



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