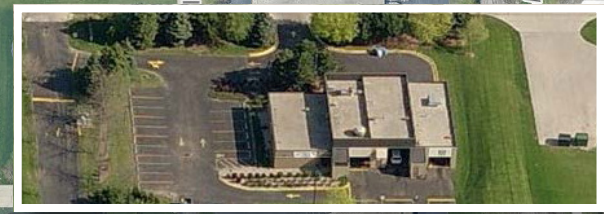


**NET LEASED INDUSTRIAL BUILDING**  
**\$750,000**  
**8.0% CAP RATE**

**BATTEN  
INTERNATIONAL  
AIRPORT**



**1913 MELVIN AVE**  
**RACINE, WI**

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The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Property described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Cushman & Wakefield | Boerke ("Broker").

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*For more information, please contact the following individuals:*

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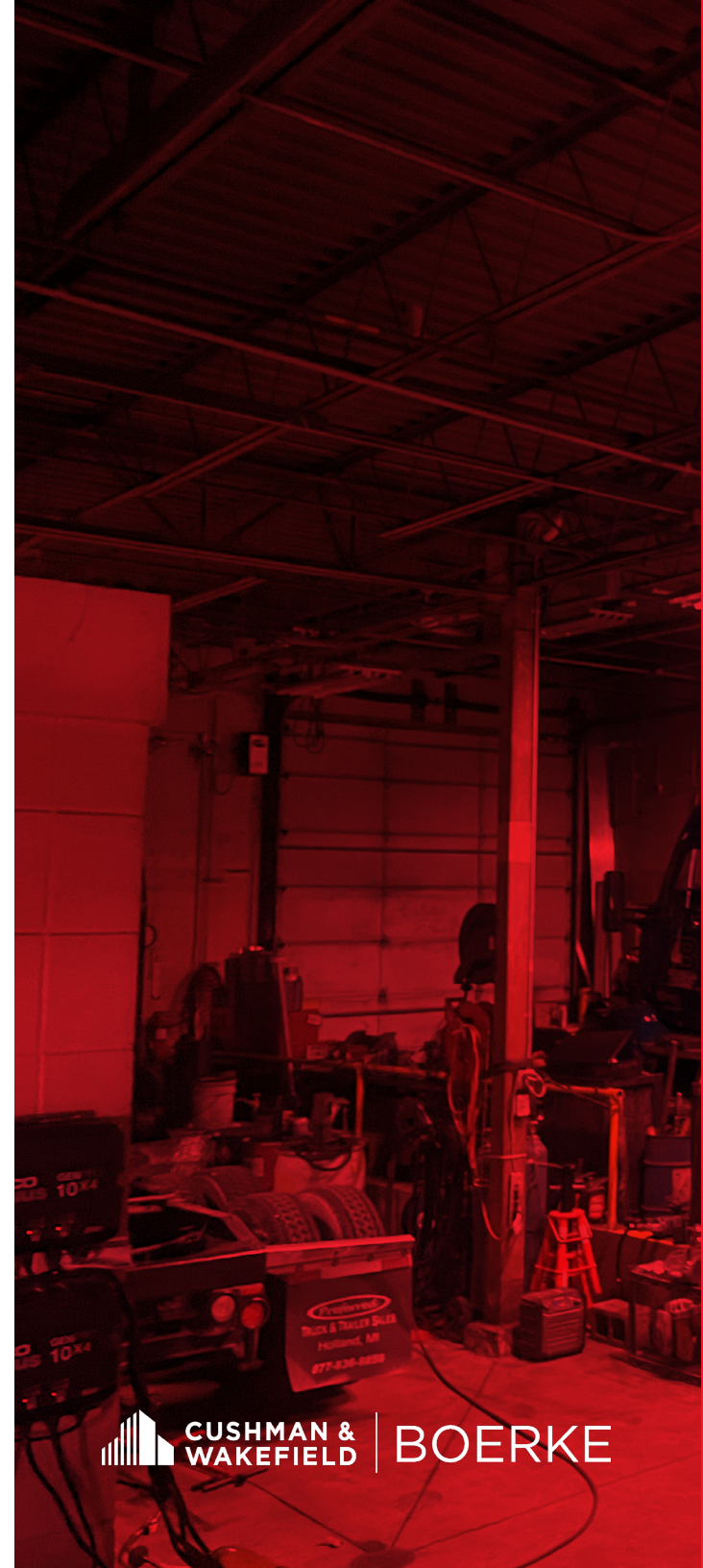
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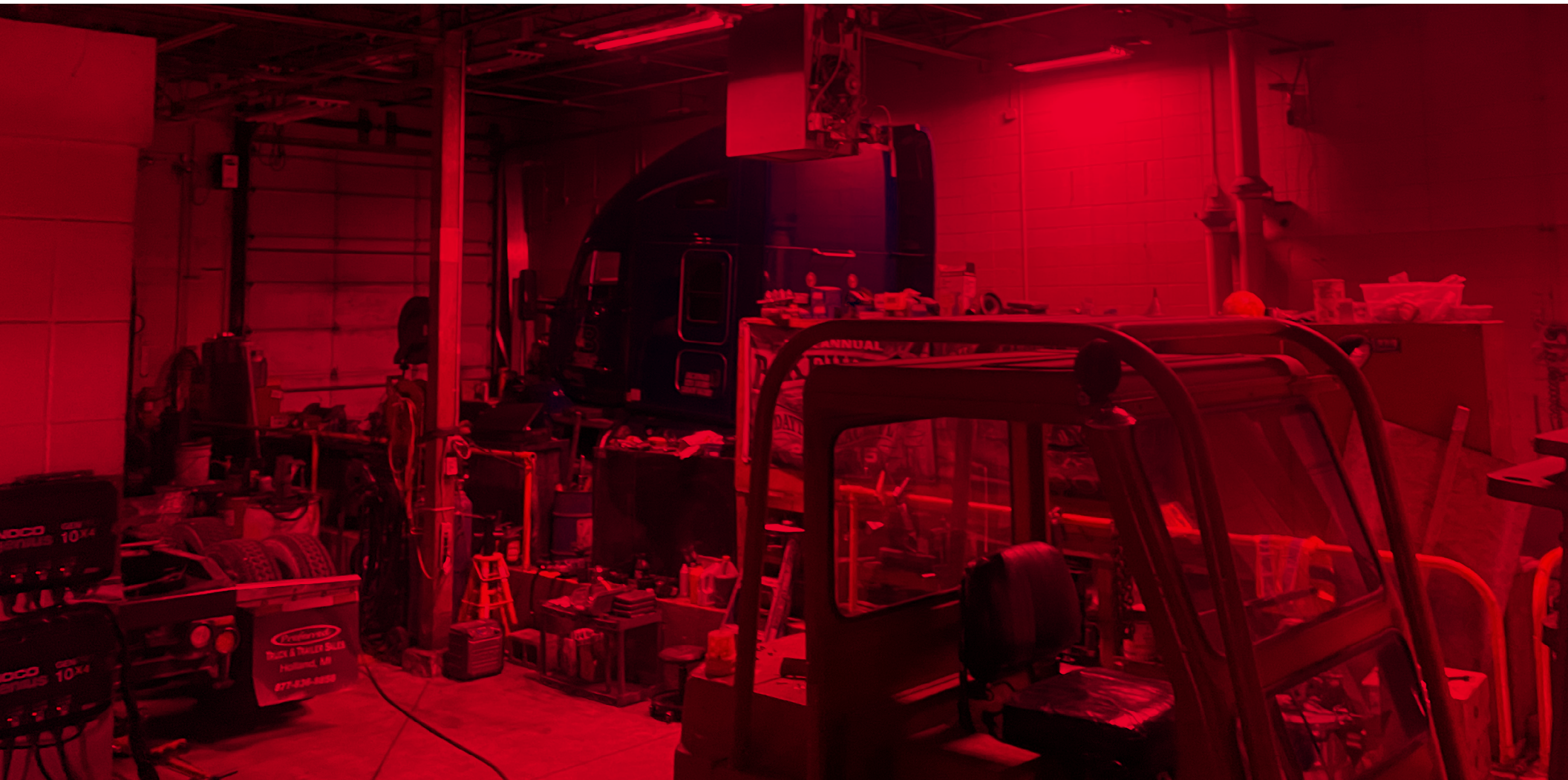
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04 **LEASE ABSTRACT**

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01

EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

## The Offering

Cushman & Wakefield Boerke has been exclusively retained to market for sale this 100% occupied, 5,757-square foot industrial property in Racine, Wisconsin.

The tenant, Cardinal Express Logistics has a lease in place through October 31, 2026. The offering offers investors the opportunity to acquire a rare net leased truck repair building, with trailer parking, that will always be in demand with a stable income stream with 3% annual increases.

## Quick Facts

TOTAL SIZE  
**5,757 SF**

NOI  
**\$60,000**

REMAINING TERM  
**2.75 YEARS**

ANNUAL INCREASES  
**3%**

ASKING PRICE  
**\$750,000**

CAP RATE  
**8.0%**



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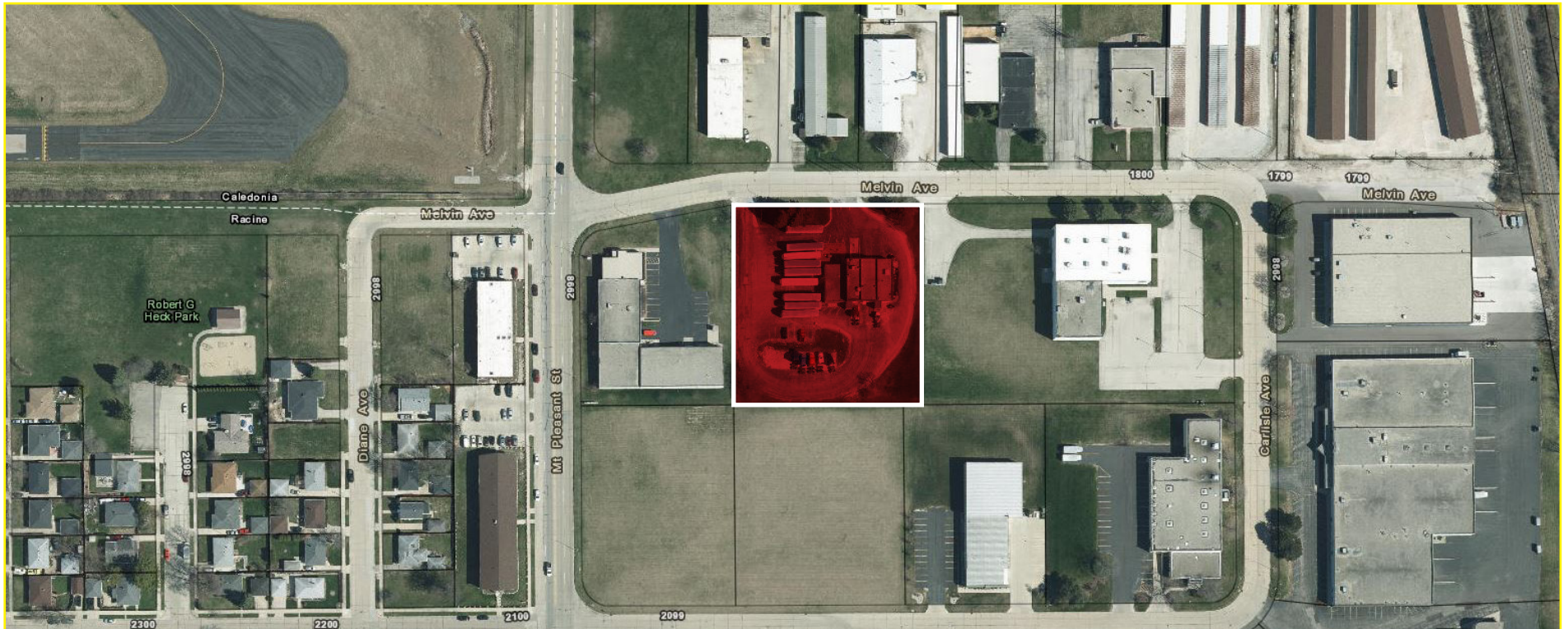
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# OFFER PROCESS & DEADLINE

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

# INSPECTIONS

Interior property tours will be scheduled subsequent to the seller's review of the offers.



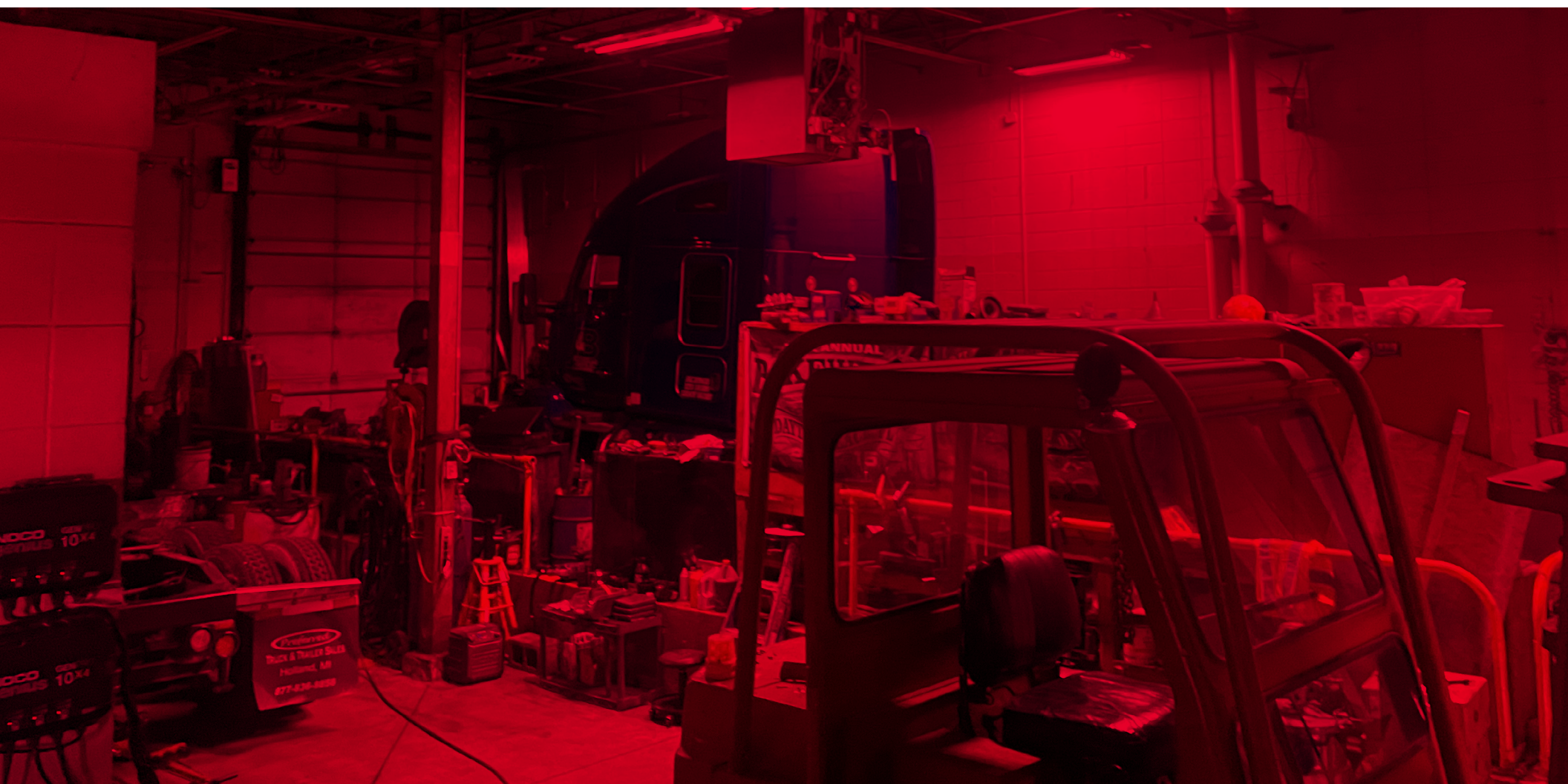
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02

PROPERTY OVERVIEW



# PROPERTY DETAILS

Address	1913 Melvin Ave Racine, WI
Building Size:	5,757 SF
Office SF:	1,605 SF
Building Use:	Industrial
Construction:	Concrete Block
Clear Height:	16' Minimum
Drive Through Bays:	3
Drive-In's:	6
Power:	600 Amp 480/277 Volt 3 Phase Service, 400 Amp 240 Volt 3 Phase Service
Lot Size:	1.76 Acres (77,058 SF)
Zoning:	I-2 General Industrial
Tax Key:	276-00-00-20936-003
Year Built:	1983
Parking:	12 Semi Trailer, 10 Semi Truck, 9 Automotive (All Expandable)
Assessed Value (2023):	\$236,000
Taxes (2023):	\$6,016.21



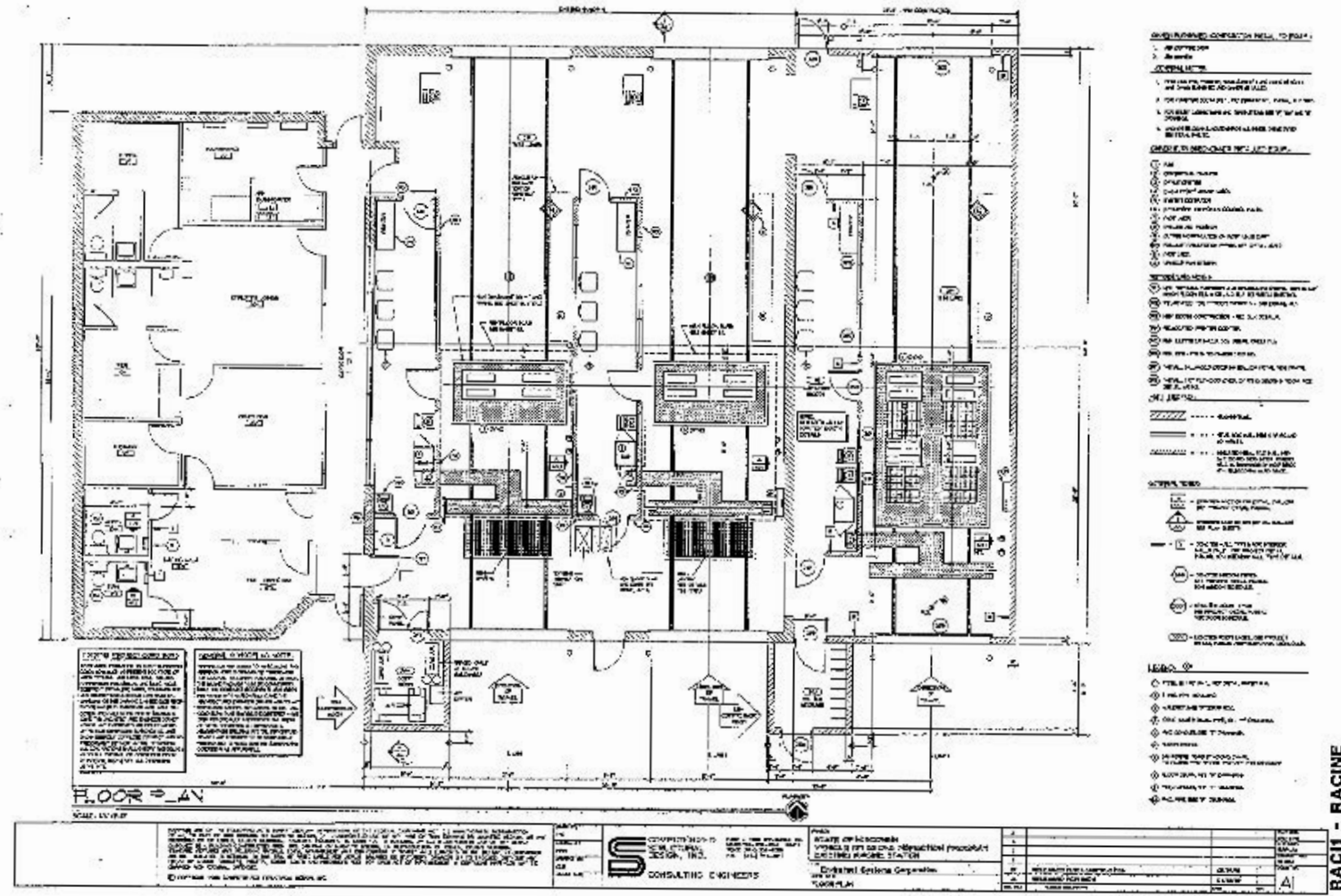
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# FLOOR PLAN

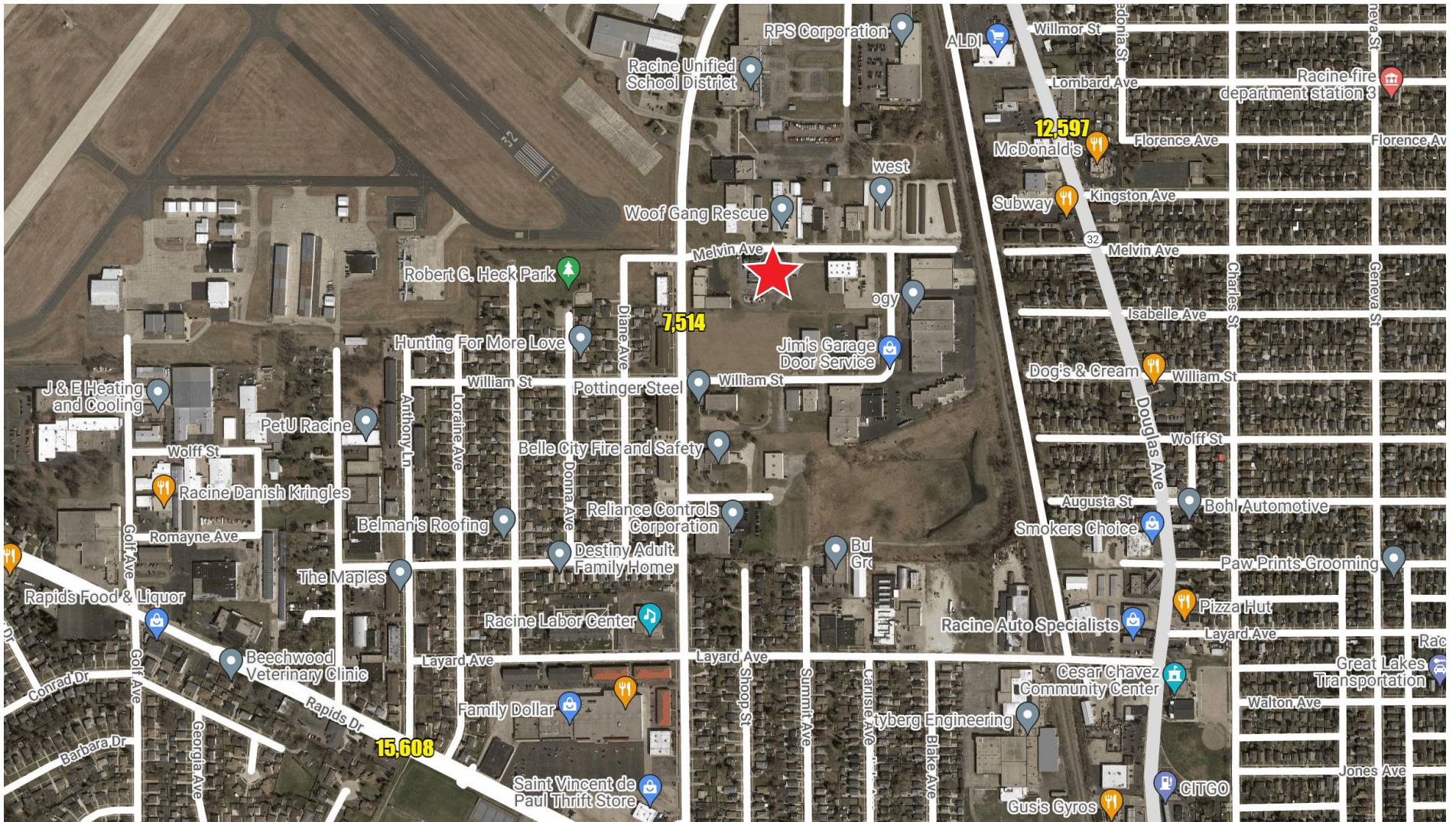


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MARKET OVERVIEW



# AERIAL MAP

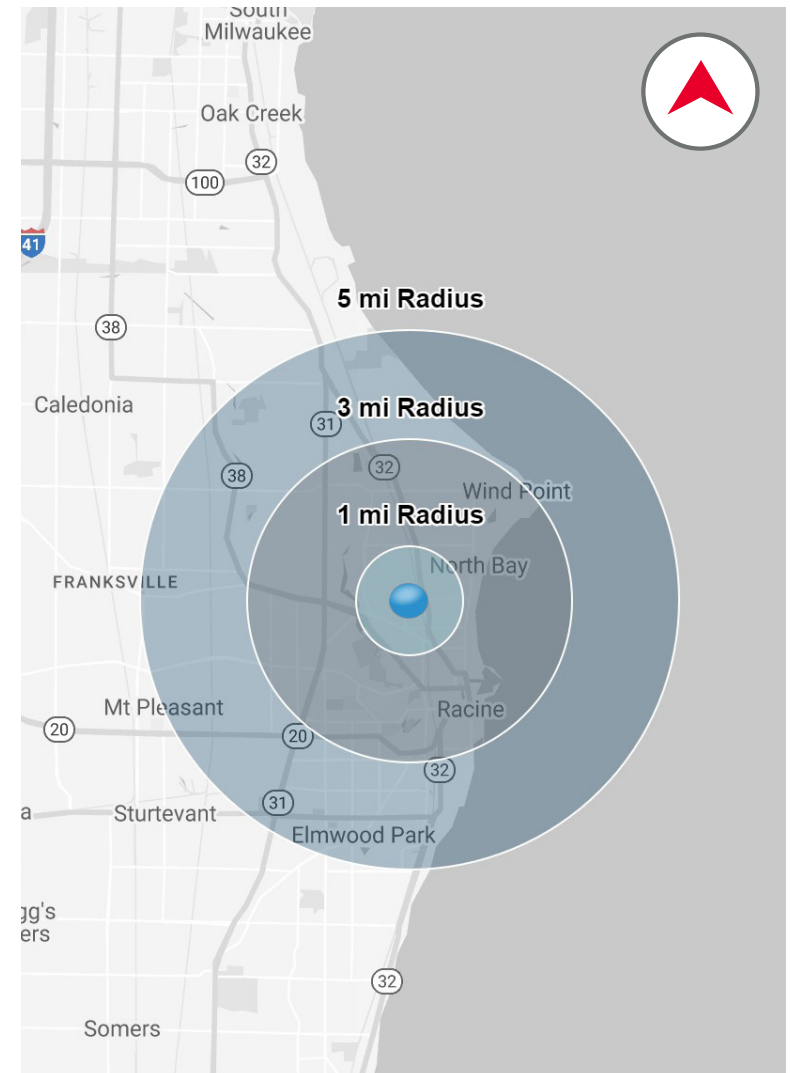


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# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated Population (2022)	13,501	71,816	121,167
Median Age	35.5	37.3	38.2
<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated Households (2022)	5,682	29,219	49,773
Estimated Average Household Income (2022)	\$72,040	\$73,490	\$75,276
<b>WORKFORCE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Blue Collar Workers	3,100	16,105	27,244
Production, Transportation, Material Moving	1,585	7,665	12,917
Labor Population Age 16 Years or Over	10,377	55,724	94,731
Unemployment Rate	3.7%	3.6%	3.1%

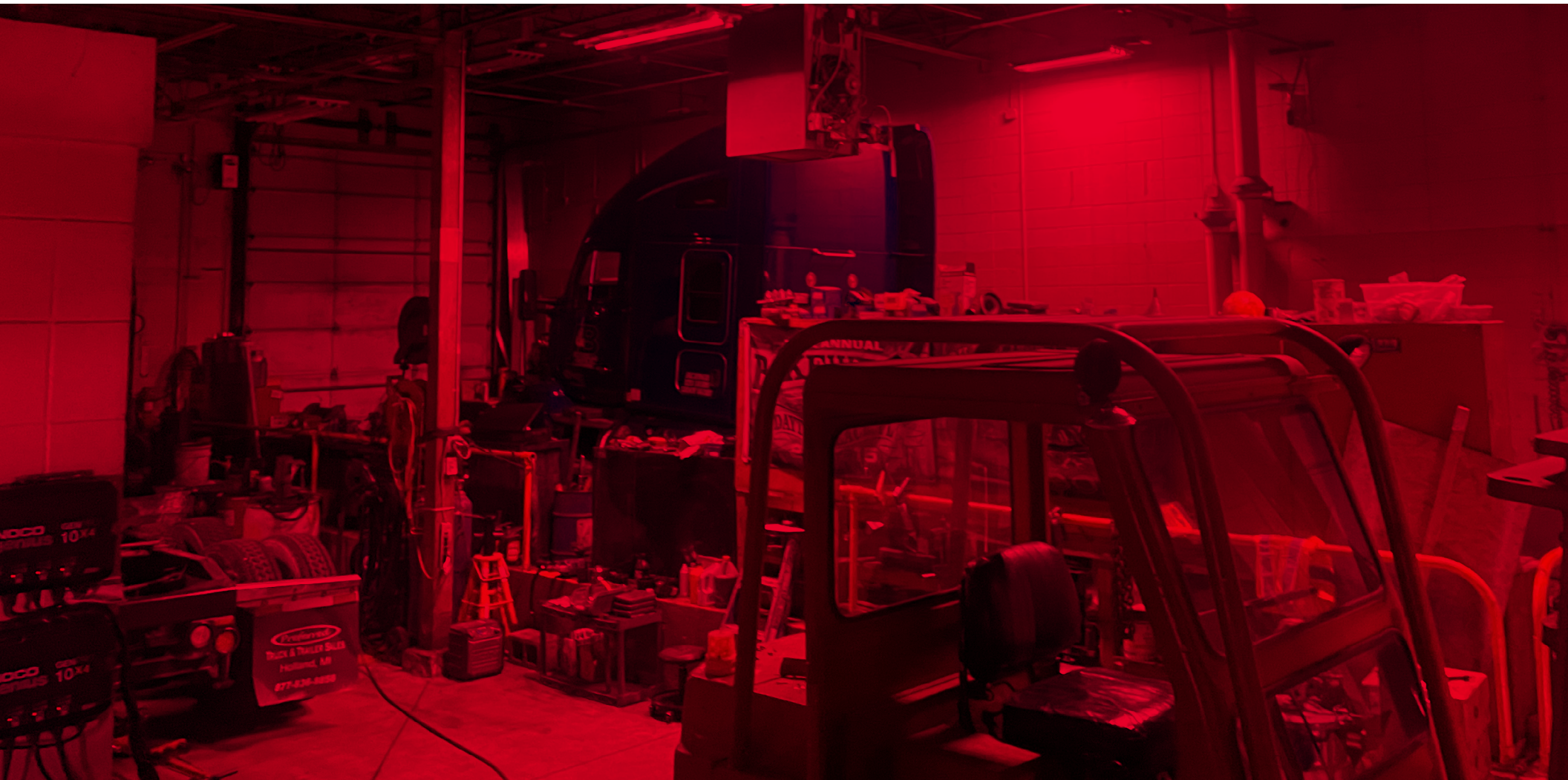


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04

LEASE ABSTRACT



# LEASE ABSTRACT

## LEASE OVERVIEW

<b>BUILDING SIZE</b>	5,757 SF
<b>LEASE COMMENCEMENT</b>	November 1, 2023
<b>EXPIRATION</b>	October 31, 2026
<b>OPTIONS</b>	None
<b>LEASE STRUCTURE</b>	Net Lease

## RENT ROLL

YEAR	RENT \$PSF	ANNUALLY
1	\$10.42	\$60,000
2	\$10.73	\$61,800
3	\$11.05	\$63,654



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