

CORPORATE HQ & MANUFACTURING FACILITY

1328 Racine St. | Racine, WI 53403

FOR SALE or LEASE



TURNKEY OR REDEVELOPMENT OPPORTUNITY

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OFFERING SUMMARY

ADDRESS	1328 Racine St. Racine, WI 53403
BUILDING SIZE	182,142 SF
LAND SIZE	5.6 Acres
OFFICE SIZE	68,120 SF
MANUFACTURING SIZE	114,022 SF
MINIMUM DIVISIBLE	75,000 SF
YEAR BUILT	1938 -1994 (Offices remodeled 2014)
ZONING	I-2
TAX KEY NUMBERS	4.56 acres, TKN: 276-00-00-08-870-001 0.62 acres, TKN: 276-00-00-08-676-000 0.42 acres, TKN: 276-00-00-08-846-001

FLOOR SIZE SUMMARY

FLOOR 1 OFFICE	15,100 SF
FLOOR 1 MFG/WHS	110,922 SF
FLOOR 1 TOTAL	126,022 SF
FLOOR 2 OFFICE	53,020 SF
FLOOR 2 STORAGE	3,100 SF
FLOOR 2 TOTAL	56,120 SF



FINANCIAL SUMMARY

PRICE	\$2,995,000
PRICE PSF	\$16.44
ASKING LEASE RATE	\$2.50 - \$3.25/SF NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	16,420	75,768	114,425

PROPERTY HIGHLIGHTS

- Incentives may be possible
- Fully fenced with secure electronic gate
- Attractive yard with employee gathering areas
- All loose furniture and equipment including racking, screens, and projectors are negotiable
- Office has Class A professional finishes with tall ceilings, custom cherry trim and woodwork throughout
- Numerous meeting areas throughout featuring breakrooms with serving areas and 15+ bathrooms
- Natural light throughout with some newer windows
- (2) Two industrial scales routinely certified
- Server Room: raised floor data room with contained dry sprinkler and (2) two, 20-ton HVAC units (server racks negotiable)
- Second floor industrial space is accessible by (2) two freight elevators (6,000 - 10,000 lbs) and stairs, tall ceilings, and 4 jib cranes
- Prime Industrial & Corporate HQ opportunity in a thriving industrial & cultural hub

PROPERTY FEATURES

ROOF	Varies - Rubber membrane
SPRINKLER	Yes - Wet system
CONSTRUCTION	Masonry and Brick
COLUMN SPACING	19'11" x 19'11", 19'3"x20'
CEILING HEIGHT	1st Floor: 11'1" - 21'7" 2nd Floor: 10'10" - 13'6"
CRANES	Multiple overhead and jib cranes: (6) Six, ½ ton (2) Two, 1 ton (3) Three, 1000 lb. (3) Three, 2000 lb.
LIGHTING	Fluorescent (motion activated)
FLOOR THICKNESS	Varies (6" - 12", TBV)
POWER	3 Phase, 480 Volt, 2560 Amps (TBV) Multiple busbars throughout
DRIVE-IN DOORS	(4) Four 10'x10'
DOCK DOORS	(6) Six with levelers - covered loading
PARKING	Ample - onsite and (2) Two surface lots
HVAC	Steam boiler system (newer) Air conditioning with approx. 6 zones in offices Air exchangers throughout
ELEVATORS	(2) Two Freight (1) One Passenger
INTERNET	Fiber-served facility Contained server room



Turnkey Facility or Redevelopment Opportunity

This 182,142 SF property offers a versatile mix of high-quality office, manufacturing, and warehouse space, making it ideal for corporate headquarters or redevelopment.

Key features include a state-of-the-art HVAC system, multiple overhead cranes, loading docks, a wet sprinkler system, and Class A office finishes.

The secure, fully fenced site provides ample parking and easy access.

Located near major employers like SC Johnson and Snap-on Tools, with proximity to transportation routes and potential incentives, this property is a prime investment in a thriving industrial hub.

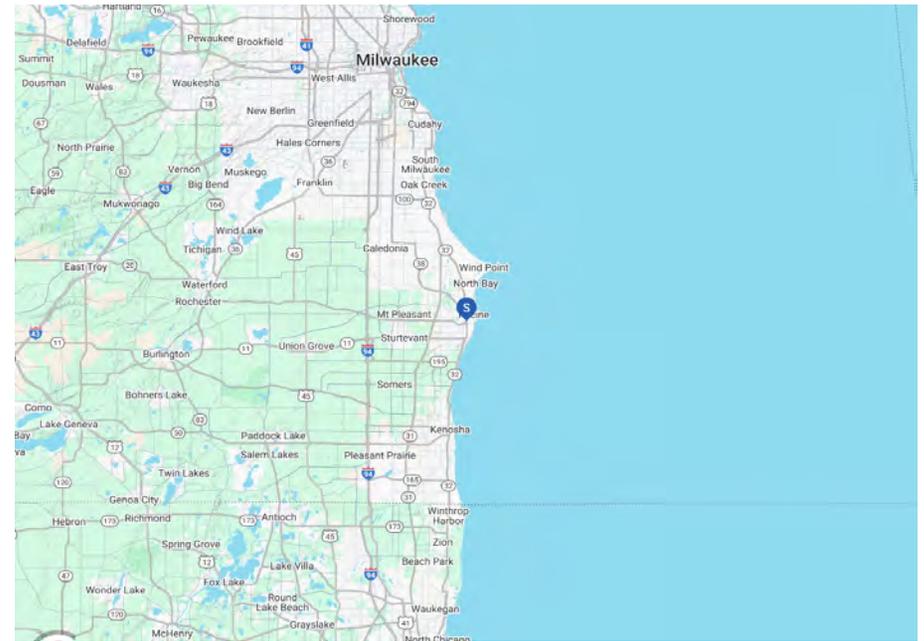
Location Highlights

Racine, Wisconsin, is a strong manufacturing city with a well-established industrial presence. Located on Lake Michigan, it offers scenic waterfront views and recreational opportunities.

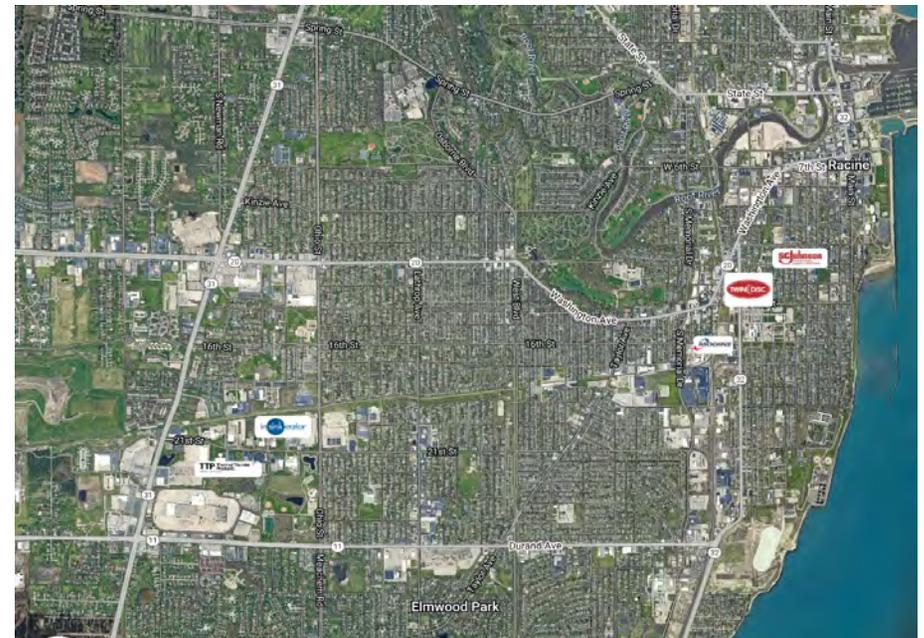
With easy access to I-94, the area is well-connected for businesses and commuters.

Racine also features a vibrant arts and culture scene, including the Racine Art Museum, theaters, and galleries, along with a diverse culinary landscape ranging from Midwestern to international cuisine.

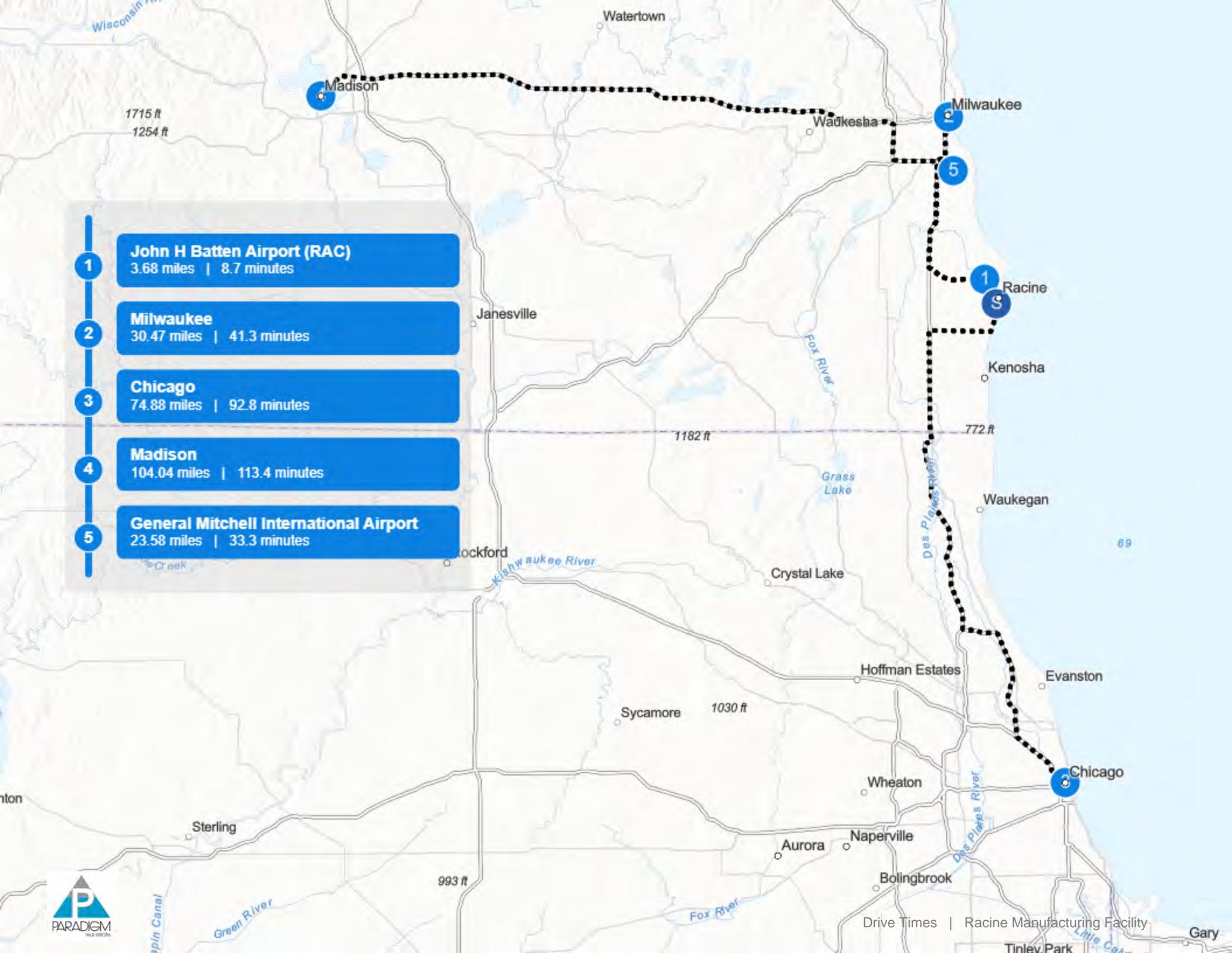
Regional Map



Locator Map

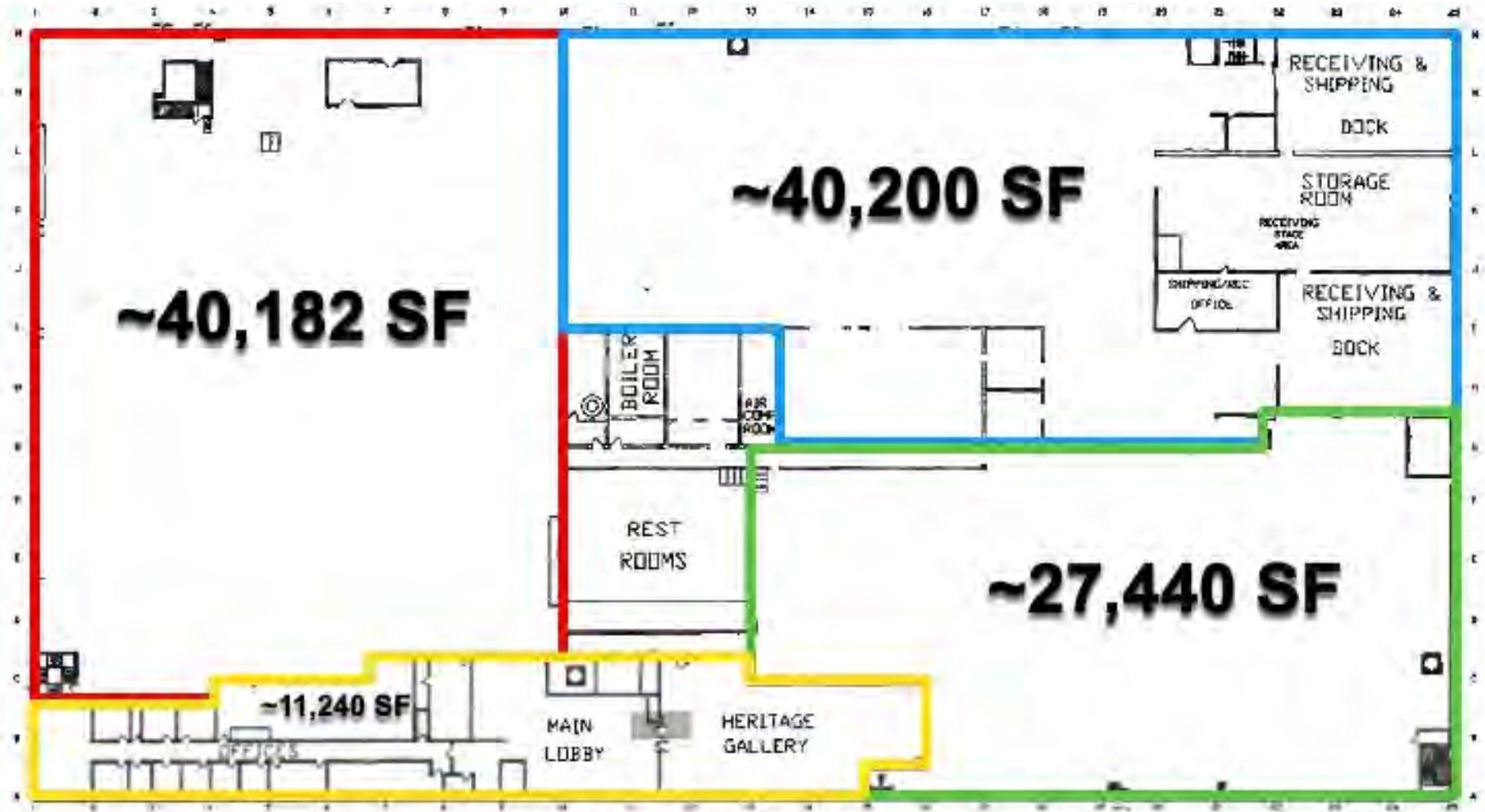


- 1** John H Batten Airport (RAC)
3.68 miles | 8.7 minutes
- 2** Milwaukee
30.47 miles | 41.3 minutes
- 3** Chicago
74.88 miles | 92.8 minutes
- 4** Madison
104.04 miles | 113.4 minutes
- 5** General Mitchell International Airport
23.58 miles | 33.3 minutes





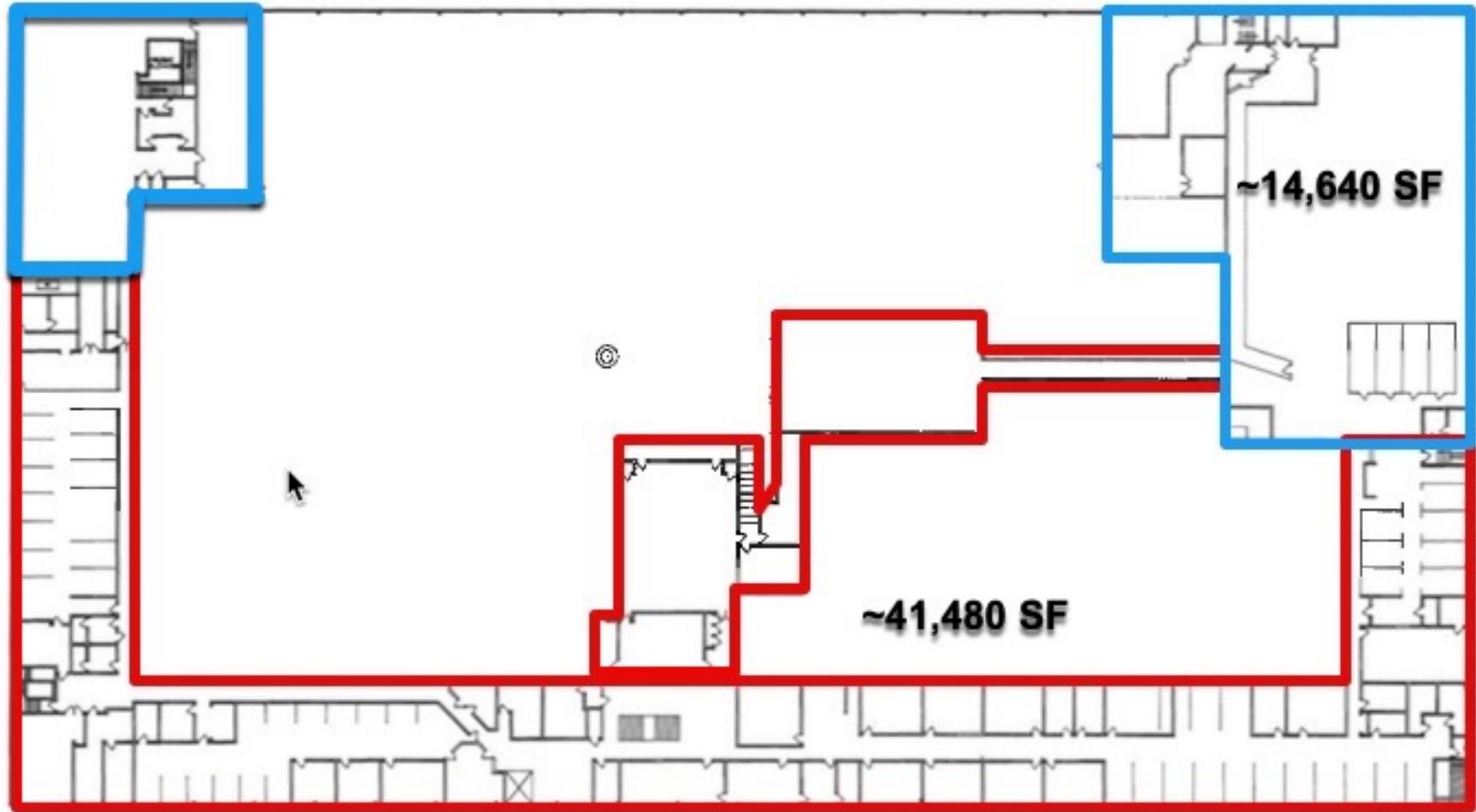
MAIN FLOOR LAYOUT



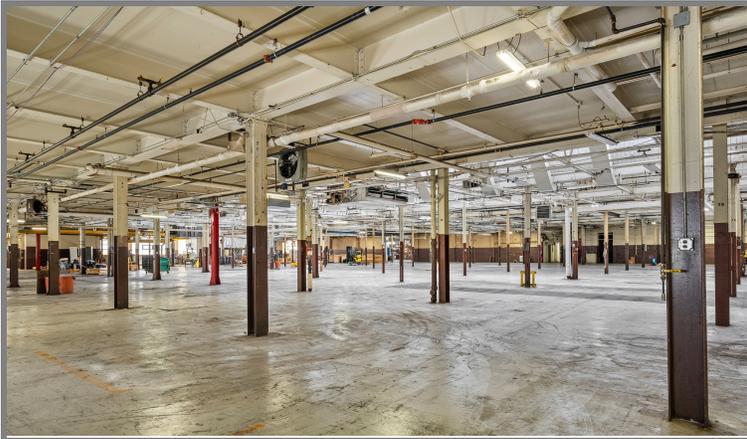
SECOND FLOOR LAYOUT



481'



260'





DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
 - 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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