

# Investment Opportunity

LONG-TERM LEASE  
GREAT TENANT

W357S8715 Chapman Ln.  
Eagle, WI 53119



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## PROPERTY FEATURES

BUILDING SIZE	24,000
LAND ACRES	3.06
YEAR BUILT	2023
ZONING TYPE	Mixed Business
BUILDING CLASS	A
COLUMN SPACING	25' x 40'
CLEAR HEIGHT	18'4" - 22'
OVERHEAD DOORS	(8) Eight: (4) Four 12'x14' (4) Four 8'x10'
COLUMN SPACING	25'
BATHROOMS	(4) Four
FENCED YARD	Yes

## FINANCIAL SUMMARY

PRICE	\$2,700,000
PRICE PSF	\$112.50

## MECHANICAL

HVAC	(4) Four gas modines
POWER	3 Phase   800 Amps (TBV) 480 Volt
LIGHTING	LED
WATER	Well

## CONSTRUCTION

CONSTRUCTION	Metal
PARKING SURFACE	Asphalt
ROOF	Pitched Metal

## TENANT INFORMATION

MAJOR TENANT/S	Underground Pipeline, Inc.
LEASE TYPE	Triple Net (NNN)



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## PROPERTY HIGHLIGHTS

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- Seller financing available
- 6.08% Cap rate
- Fenced, gated, and concrete/gravel outside storage yard
- Floor drains & shop sinks throughout
- Easy to retrofit to multi-tenant with (4) electric & gas meters



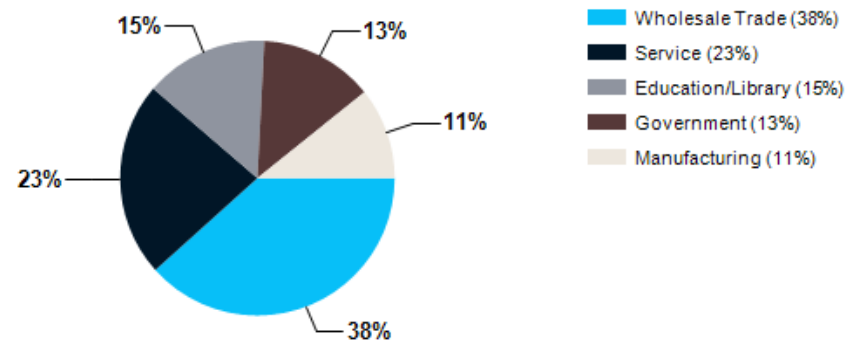




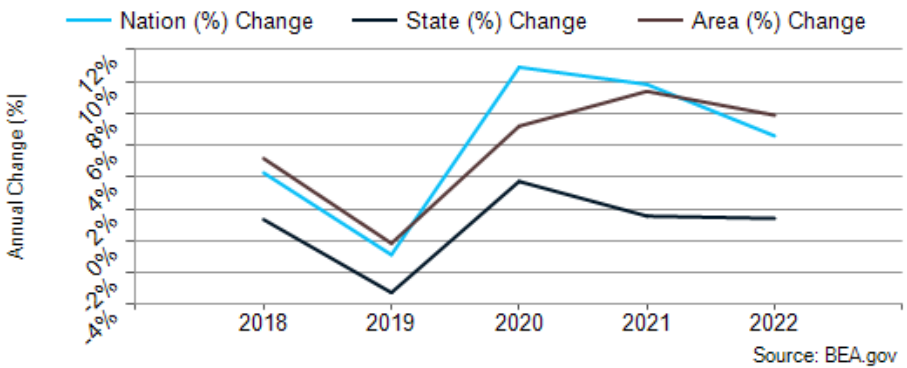


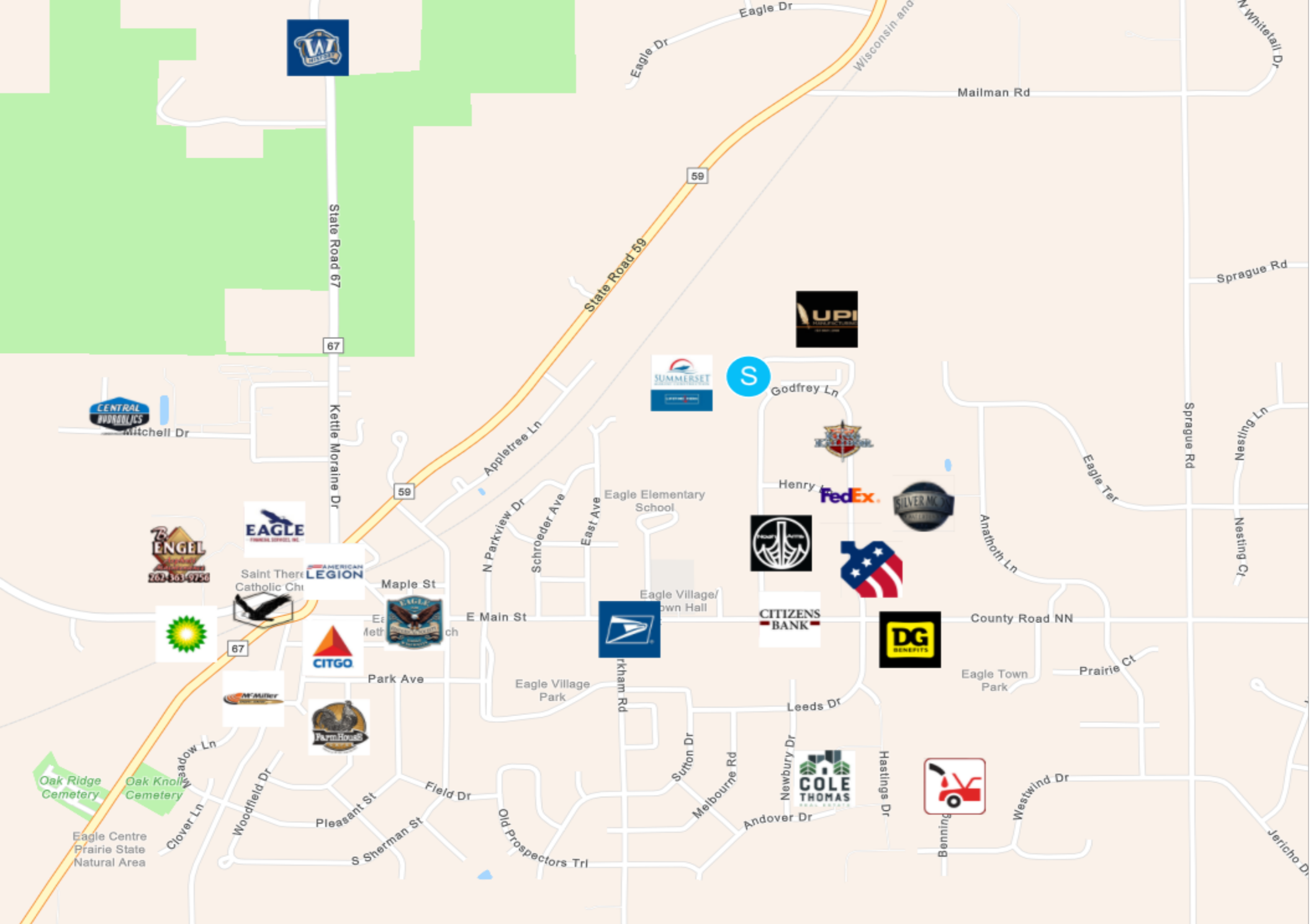
- The property is located in the city of Eagle, Wisconsin, known for its small-town charm and friendly community atmosphere.
- Eagle offers a mix of residential and commercial properties, allowing for a balanced lifestyle for residents and business owners alike.
- The property's proximity to the Kettle Moraine State Forest provides outdoor recreational opportunities such as hiking, camping, and wildlife observation, appealing to nature lovers and outdoor enthusiasts.
- Eagle is conveniently situated near major highways, offering easy access to neighboring cities like Waukesha and Milwaukee, expanding business possibilities and access to larger markets.

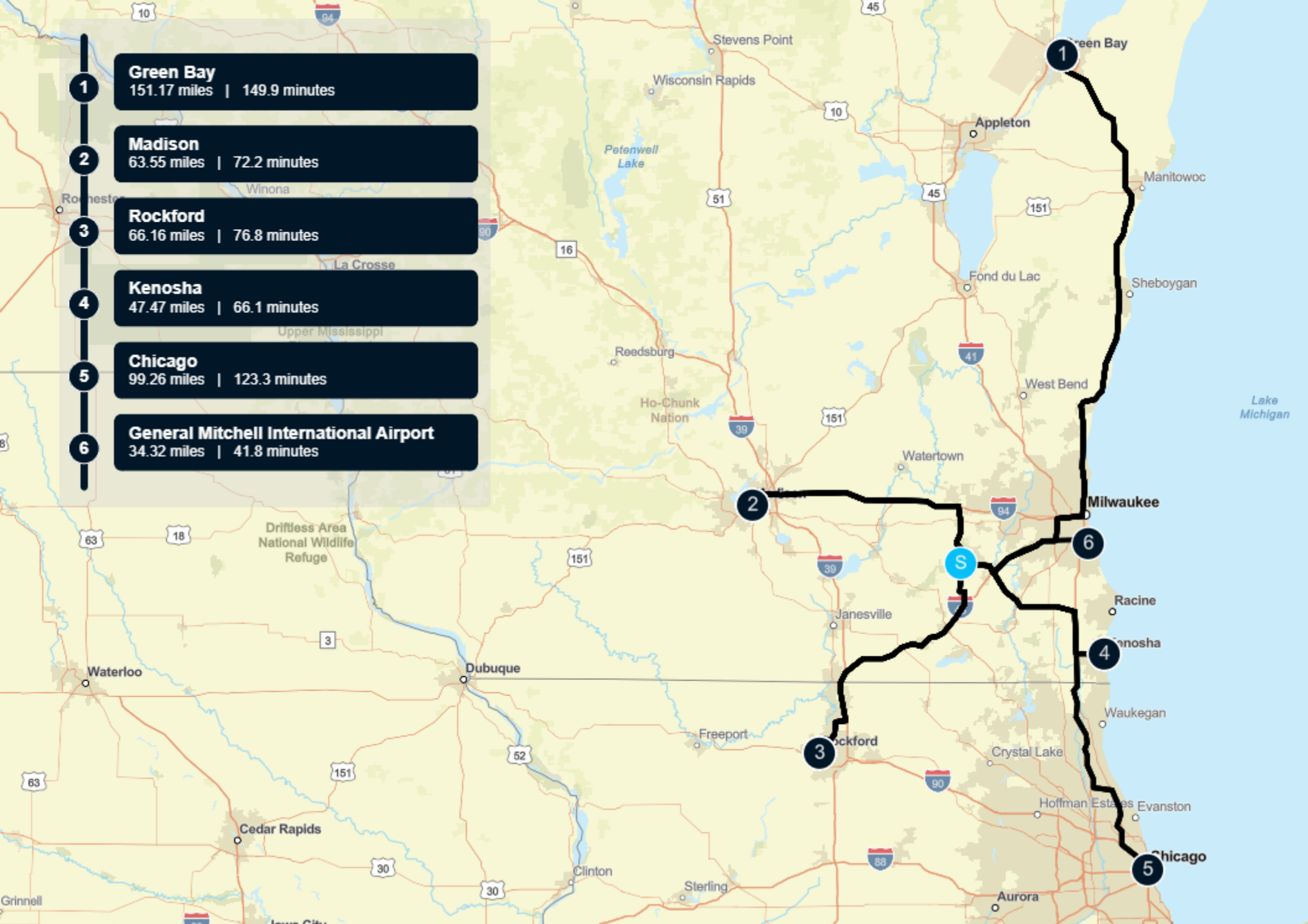
Major Industries by Employee Count



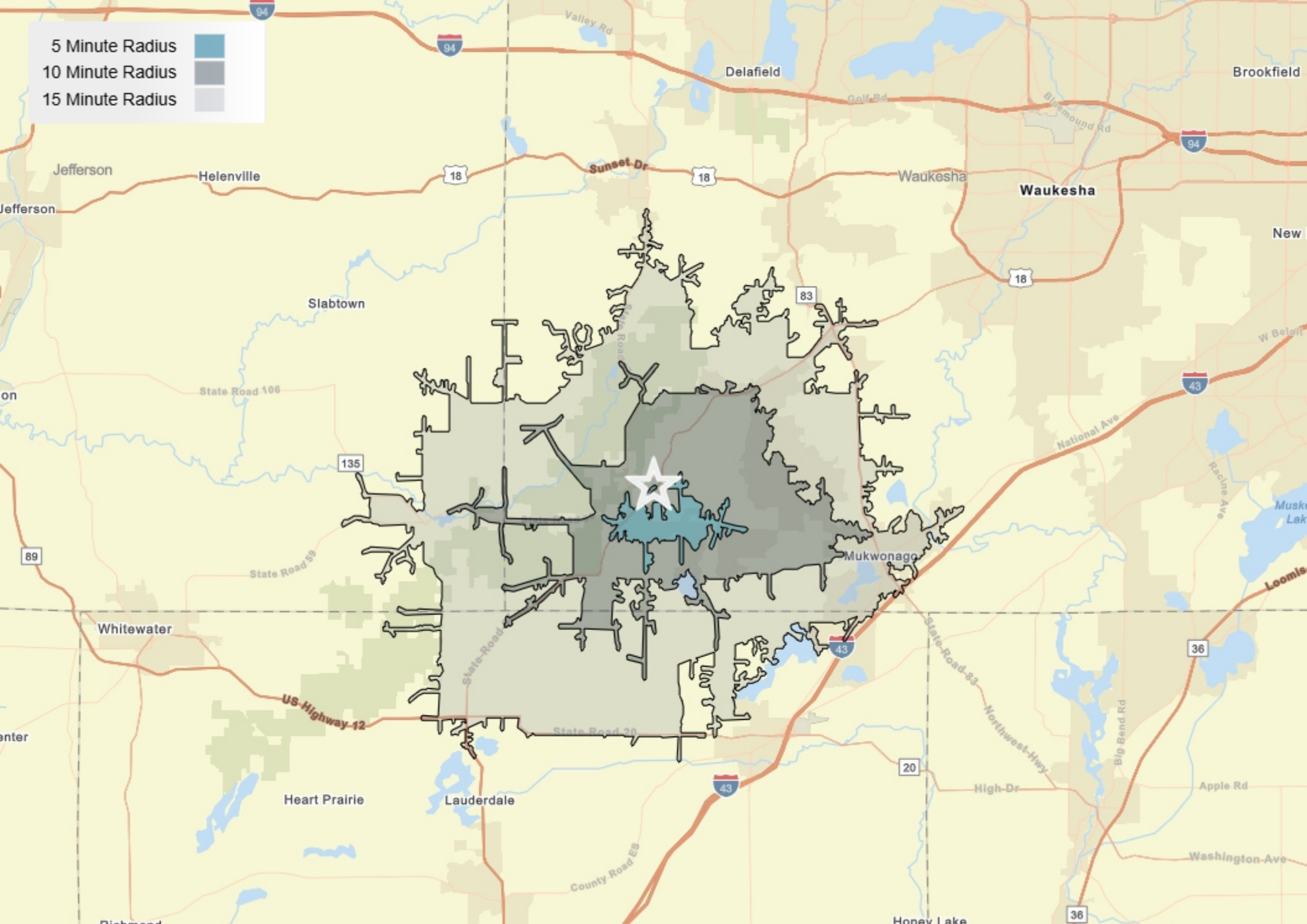
Waukesha County GDP Trend













# STATE OF WISCONSIN BROKER DISCLOSURE



# NON-RESIDENTIAL CUSTOMERS

*Wisconsin law requires all real estate licenses to give the following information about brokerage services to prospective customers.  
Prior to negotiating on your behalf, the Brokerage Firm, or an agent associated with the firm, must provide you the following disclosure statement.*

## Disclosure to Customers

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

The duty to provide brokerage services to you fairly and honestly, the duty to exercise reasonable skill and care in providing brokerage services to you, the duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law, the duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law, the duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties, the duty to safeguard trust funds and other property held by the Firm or its Agents, the duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

## Notice About Sex Offender Registry

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

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

## Confidentiality Notice to Customers

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

## The following information is required to be disclosed by law:

Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts").

Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

**NON- CONFIDENTIAL INFORMATION:** \_\_\_\_\_

## Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

**PARADIGMre.com**

**(262) 717-5151**

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*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.*

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**Suite 200**

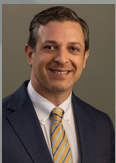
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*Exclusively Marketed by:*



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