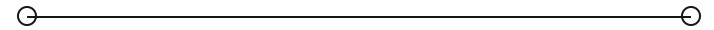




2101 O'Neil Rd

FOR SALE OR LEASE

Hudson, WI 54016



PRESENTED BY:

MYLES HARNDEN

O: 952.820.1629

myles.harnden@svn.com

HUNTER WEIR

O: 952.820.1628

hunter.weir@svn.com

MN #40808145

FRANK JERMUSEK, JD

O: 952.820.1615

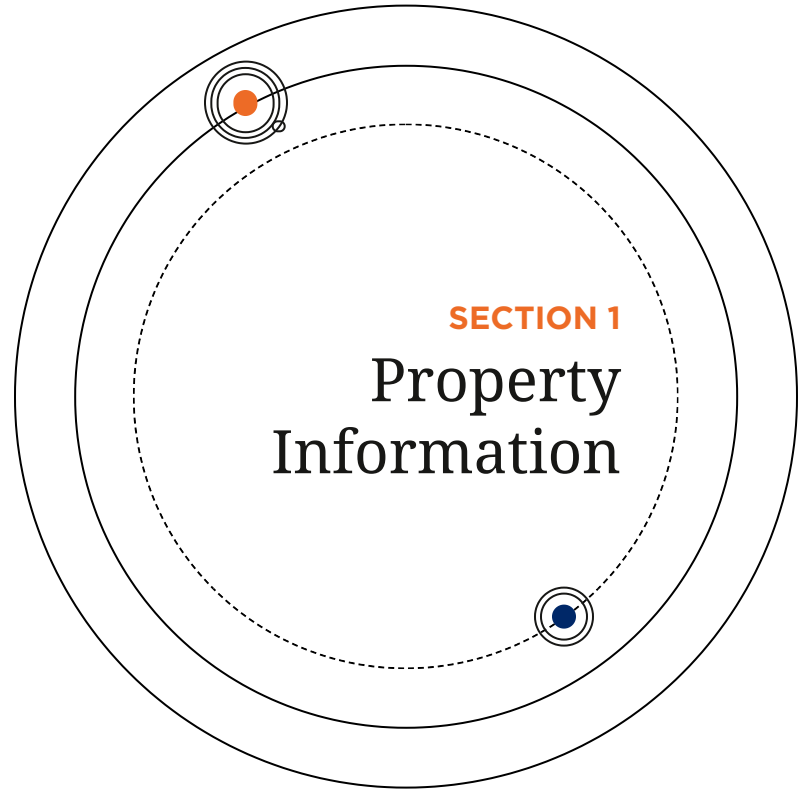
frank.jermusek@svn.com





Table of Contents

| | | | | |
|----------|-----------------------------|-----------|--------------------------------|----|
| 3 | PROPERTY INFORMATION | 13 | FLOOR PLAN & LAYOUT | |
| | Property Summary | 4 | Tenant Mix Layout | 14 |
| | Property Description | 5 | Floorplan | 15 |
| | Additional Photos | 6 | | |
| 7 | PROPERTY VIDEO | 16 | LEASE DETAILS | |
| | | | Lease Details | 17 |
| 8 | MAPS | 18 | DEMOGRAPHICS | |
| | Location Map | 9 | Demographics Map & Report | 19 |
| | Aerial View | 10 | | |
| | Future Outdoor Storage Map | 11 | | |
| | Availability Layout | 12 | | |



SECTION 1

**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|---|-----------------------|
| SALE/LEASE PRICE: | Negotiable |
| BUILDING SIZE: | est. 63,311 SF |
| AVAILABLE SF: | est. 28,320 SF |
| LOT SIZE: | est. 9.66 Acres |
| ZONING: | I-1 Light Industrial |
| DOCK & OVERSIZED DRIVE-IN DOORS: | 8 Docks / 3 Drive-ins |
| FIRE SUPPRESSION: | ESFR |
| CLEAR HEIGHT | 21 Ft 9 In |

PROPERTY OVERVIEW

Offered for sale or lease is this industrial zoned, 9.66 acre, high quality site in Hudson, WI. This site contains approximately 2 to 3 acres ready for outdoor storage and currently has est. 28,320 SF of vacant space, with 1,530 SF of that space being high quality office finish out. This site is perfect for an investor or an owner/user (28,320 SF available now) that is looking for space for their operation and an investment opportunity, with room to grow their own operation in the future. This opportunity will come with income-generating leases in place, from a publicly traded, strong credit tenant, Caterpillar. One of the leases, Interstate Truck Driving School, has very under market rents, allowing a new owner to receive substantial and immediate upside upon closing. The portion of the building which is leased is outlined below. The property is zoned light industrial, and the vacant space comes with one supersized overhead door, and one dock door with a covered court. The property has very heavy power and is in great shape, pride of ownership is reflected through out.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Located in Hudson, WI. with great highway access. This property sits just 1.5 miles from I-94 and 1 mile from Highway 35.

EXTERIOR DESCRIPTION

A great opportunity for outdoor storage on the almost 10 acre lot, this property comes with a very large, fully paved in concrete, parking lot to the front that could partly be converted to outdoor storage, as well as 2 to 3 acres in the back that also could be converted to outdoor storage. Therefore making it possible to increase yard space if needed. This building is equipped with a climate controlled covered truck court with five double wide drive in doors. These doors lead into a garage type space which has dock doors on the interior of the space. There are also two additional drive in doors and an interior dock door which is accessible through another covered truck court tunnel on the west side of building.



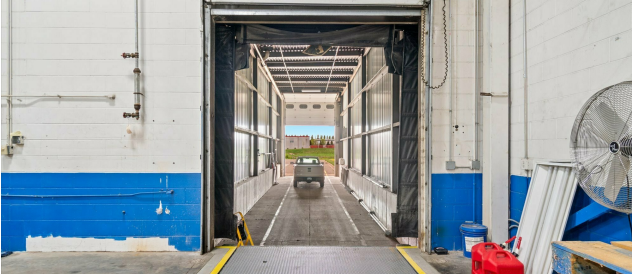
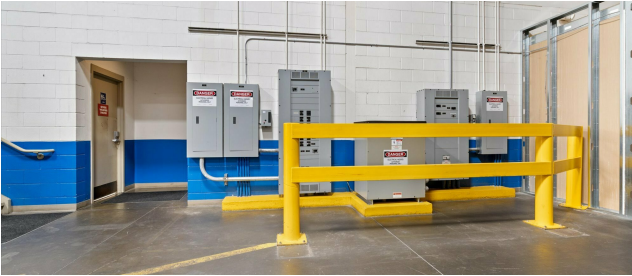
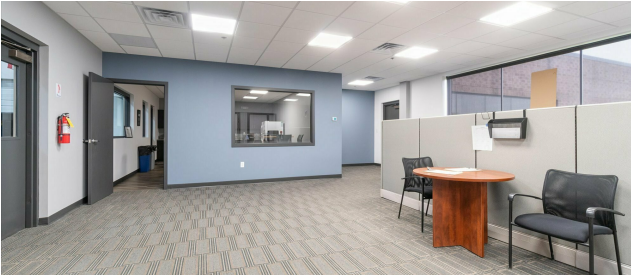
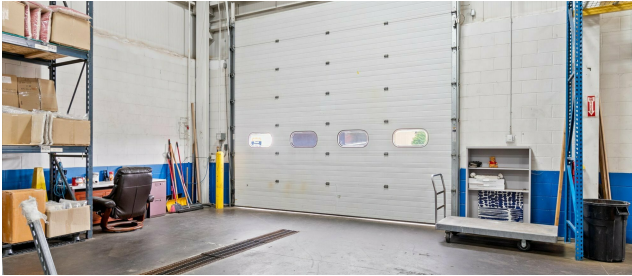
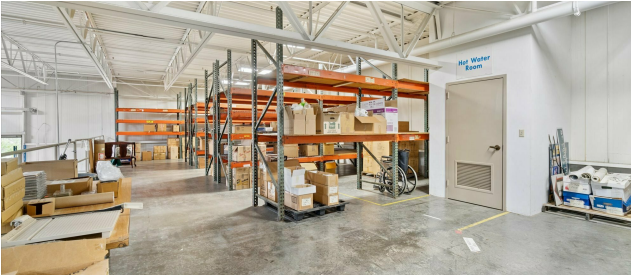
INTERIOR DESCRIPTION

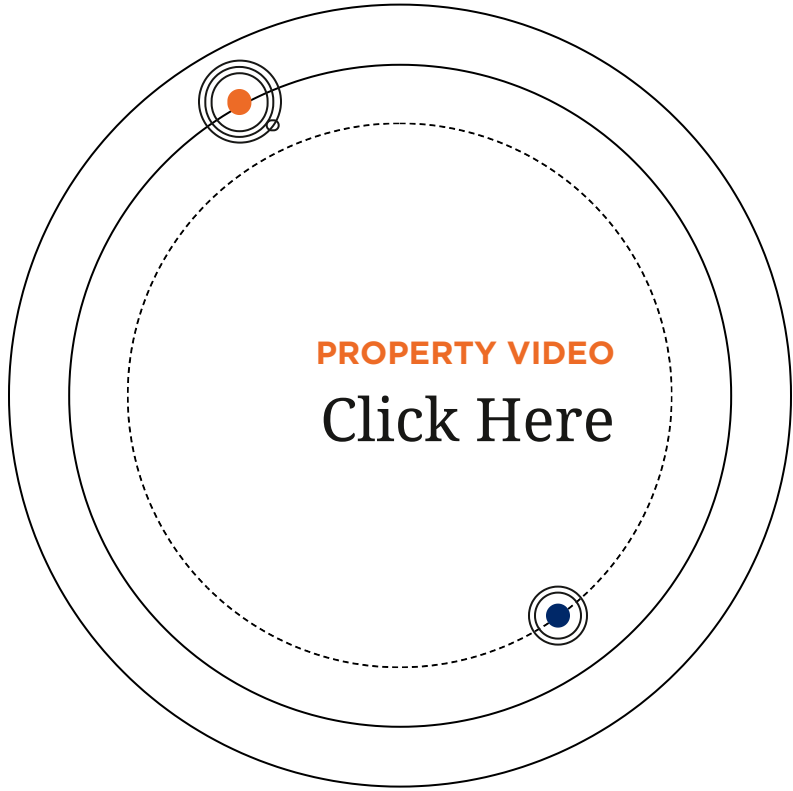
The interior consists of new office finishes, clean, functional warehouse, with polished concrete floors. The building comes equipped with an ESFR Fire suppression system.

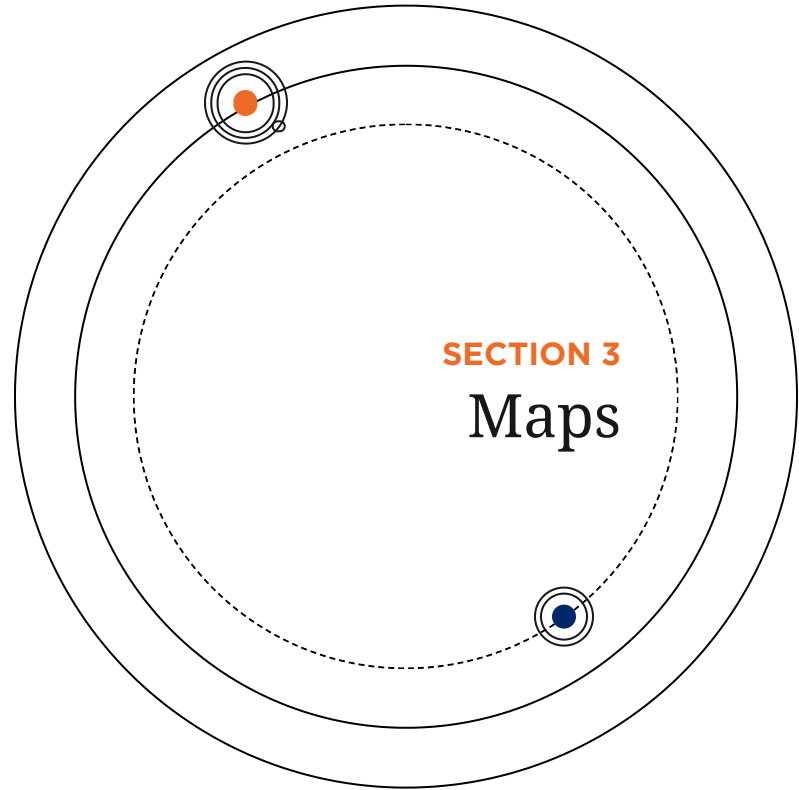
EXISTING LEASE DETAILS

Progressive Rail which is a subsidiary of Caterpillar leases approximately 33,525 SF. That space consists of approximately 7,645 SF of office and est. 25,880 SF of warehouse/truck court. Interstate Truck Driving School leases 1 to 2 acres of the outdoor storage space in the back.

ADDITIONAL PHOTOS

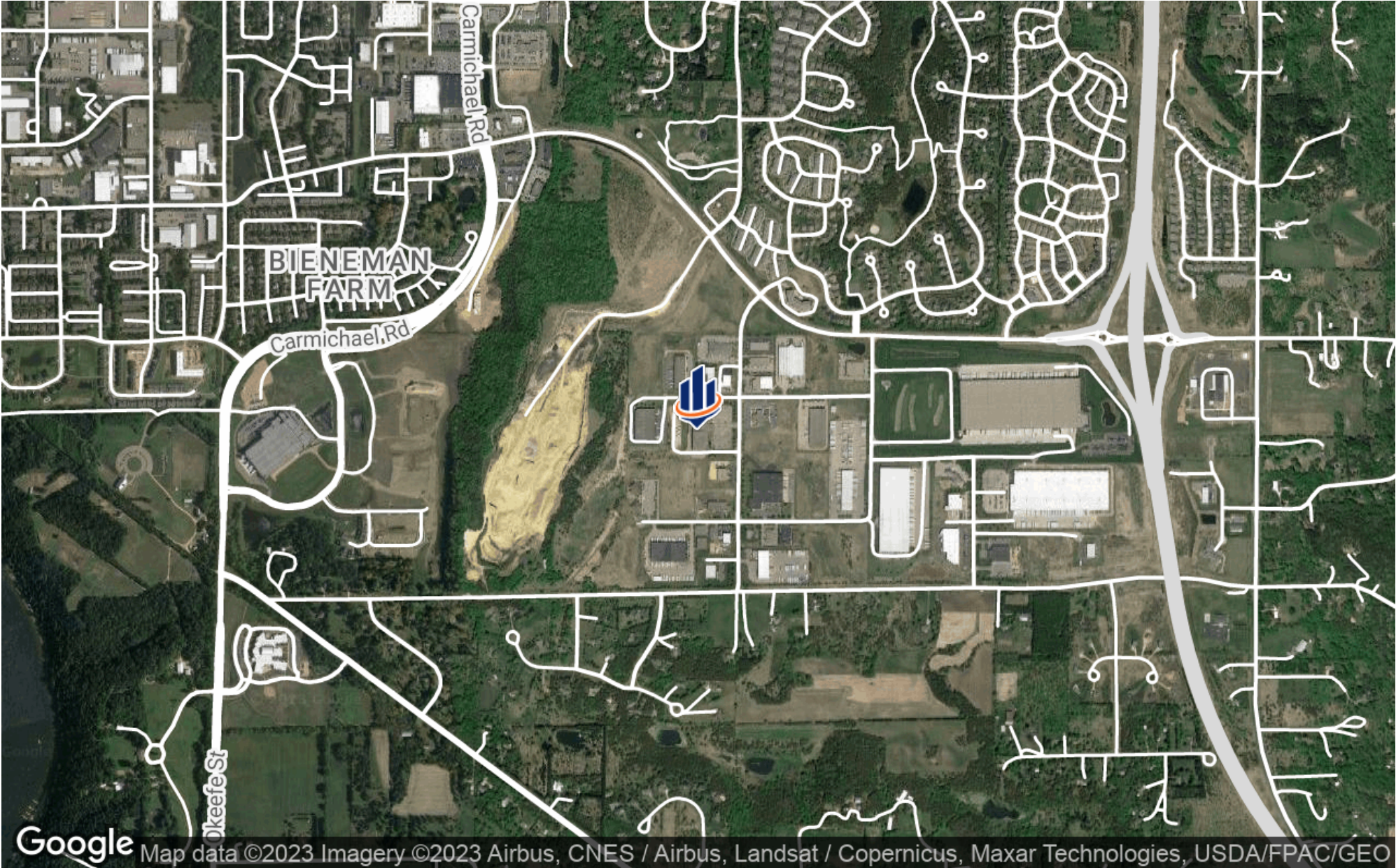






SECTION 3
Maps

LOCATION MAP



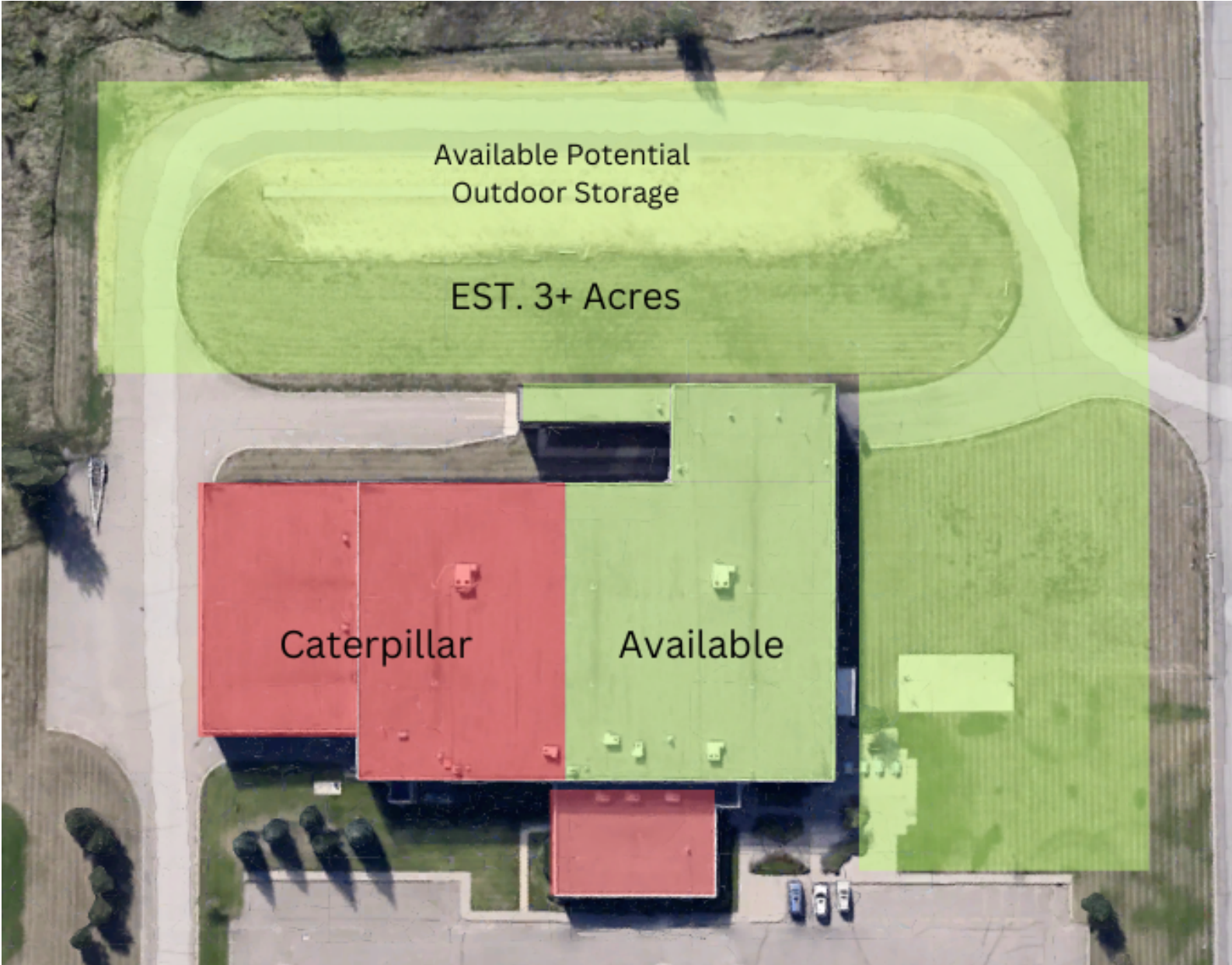
AERIAL VIEW

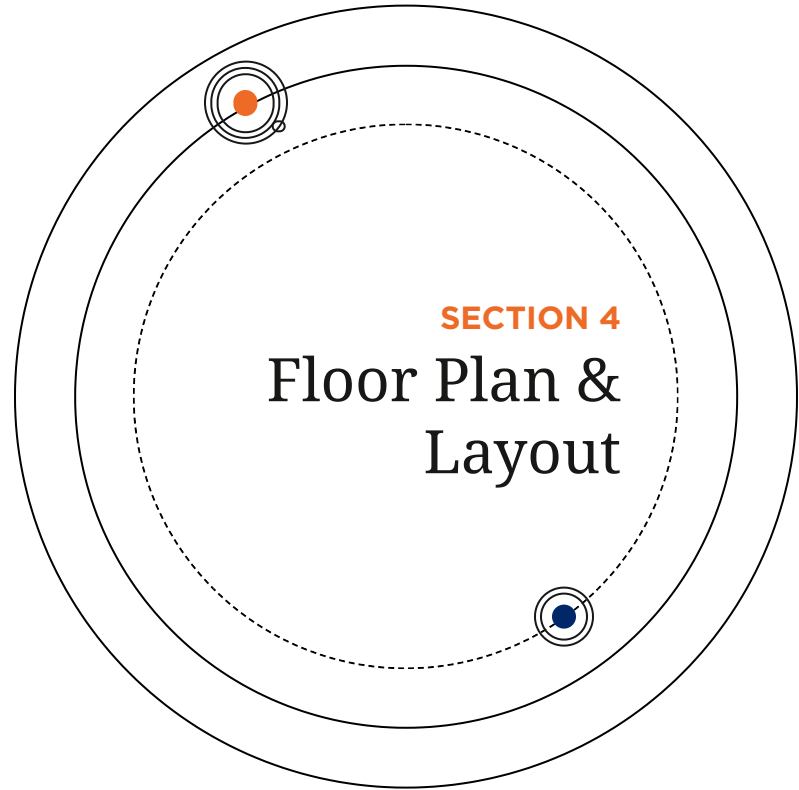


FUTURE OUTDOOR STORAGE MAP - EST 3 ACRES

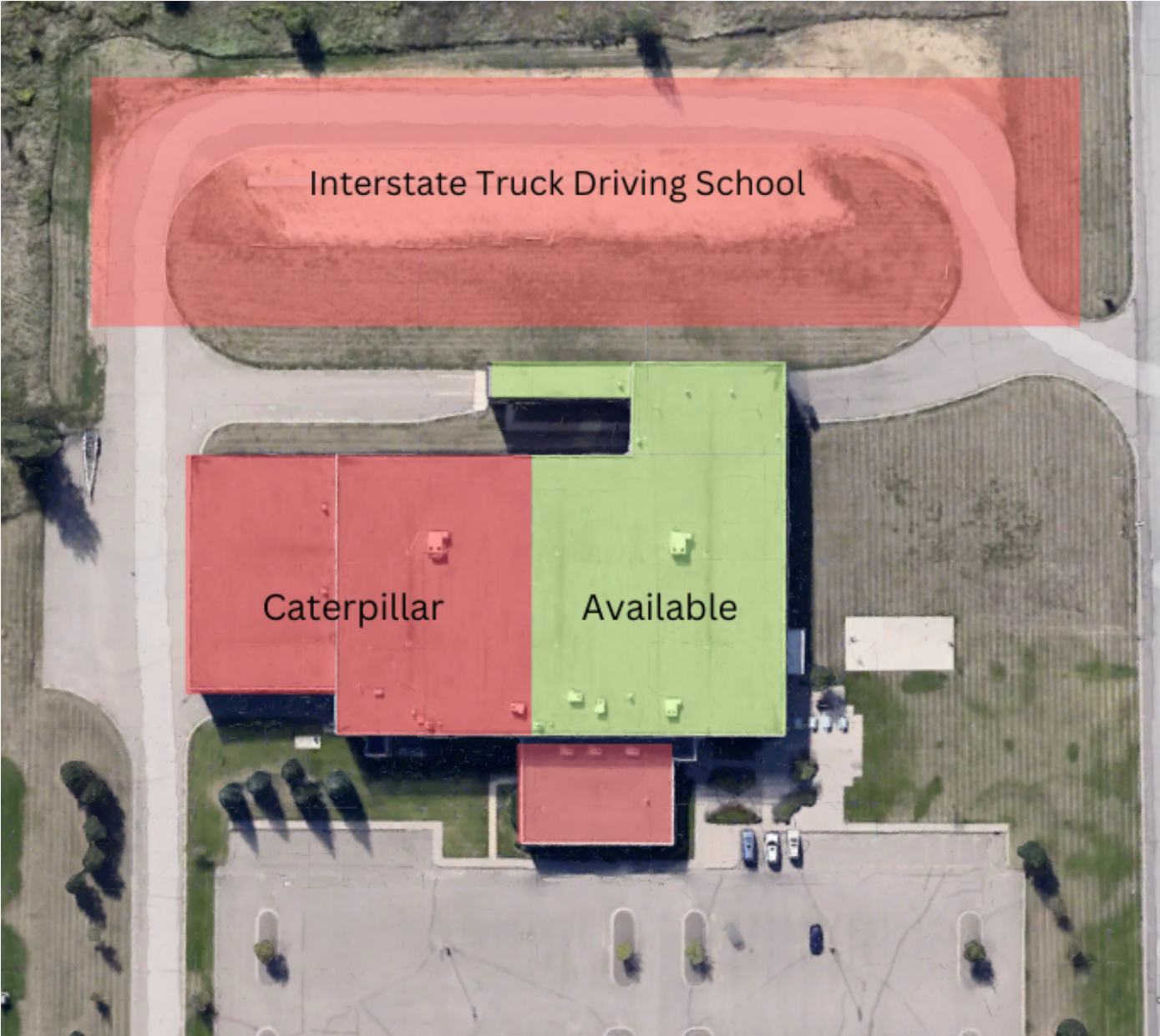


AVAILABILITY LAYOUT

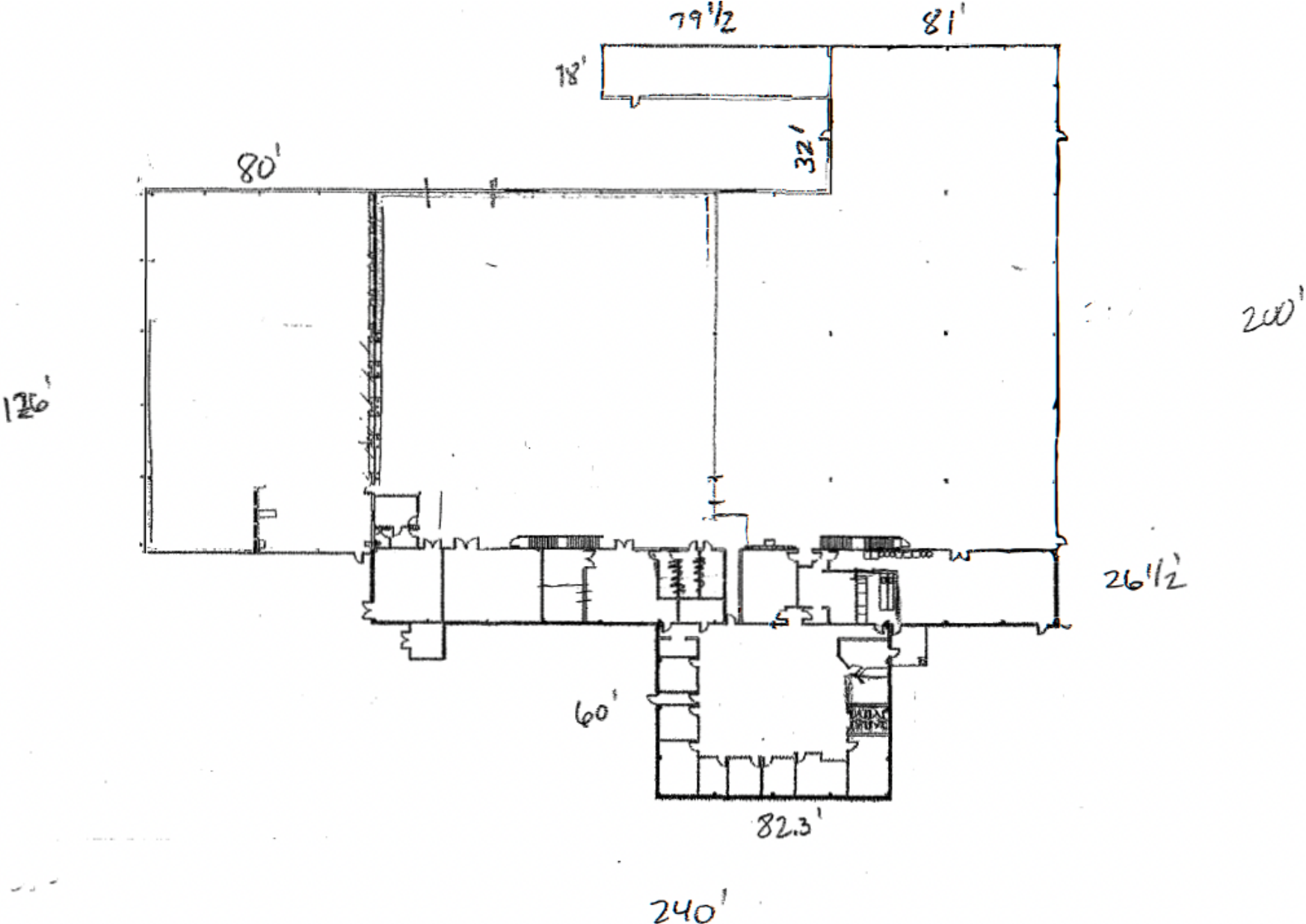


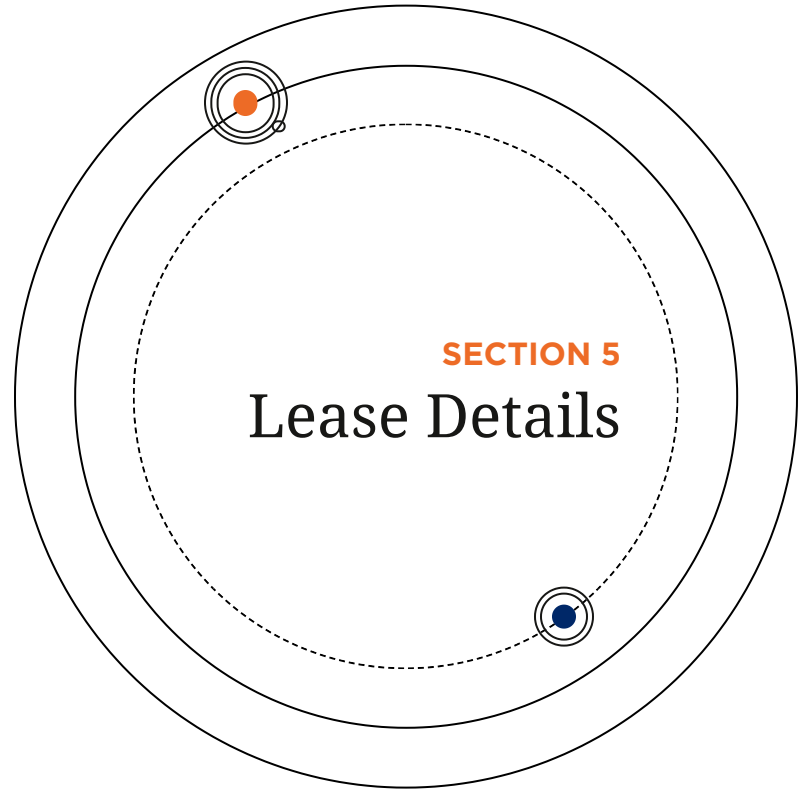


TENANT MIX LAYOUT



FLOORPLAN

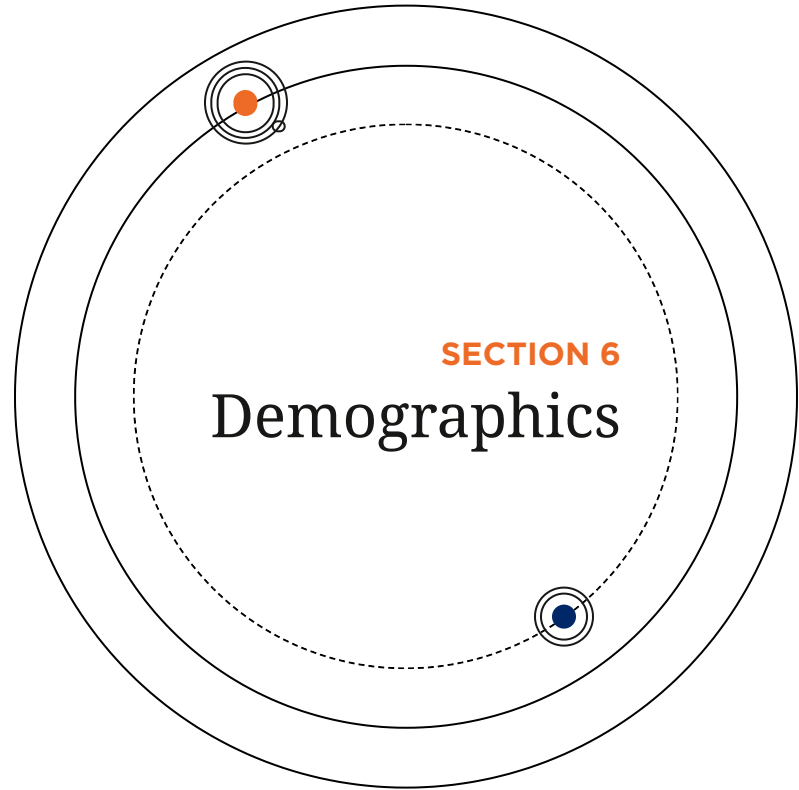




SECTION 5
Lease Details

LEASE DETAILS

| | |
|---------------------------------|---|
| TOTAL SQUARE FEET | 63,311 SF |
| TOTAL LEASED SQUARE FEET | 33,525 SF |
| TOTAL VACANT SQUARE FEET | 28,320 SF |
| TENANT 1 | PROGRESS RAIL A SUBSIDIARY OF CATERPILLAR INC. |
| LEASE EXPIRATION | 11/30/24 |
| LEASE TYPE | NNN |
| ESCALTOR | 2.5% |
| OPTIONS | TWO 5 YEAR OPTIONS |
| RATE | \$6.60 PSF FOR 33,525 SF |
| NOI | \$221,265 |
| TENANT 2 | INTERSTATE TRUCK SCHOOL |
| LEASE TERM | MONTH TO MONTH |
| LEASE TYPE | NNN |
| RATE | \$5,000 PER MONTH |
| NOI | \$60,000 |



DEMOGRAPHICS MAP & REPORT

POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| TOTAL POPULATION | 9 | 247 | 2,407 |
| AVERAGE AGE | 46.1 | 42.5 | 46.0 |
| AVERAGE AGE (MALE) | 52.4 | 48.2 | 48.0 |
| AVERAGE AGE (FEMALE) | 43.4 | 40.1 | 45.4 |

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 5 | 132 | 1,698 |
| # OF PERSONS PER HH | 1.8 | 1.9 | 1.4 |
| AVERAGE HH INCOME | \$54,136 | \$51,803 | \$40,162 |
| AVERAGE HOUSE VALUE | \$166,193 | \$161,445 | \$179,840 |

* Demographic data derived from 2020 ACS - US Census

