



Colliers International is pleased to present the opportunity to acquire a single tenant net leased industrial investment located at 531 N 8th Street in Medford, Wisconsin. This 72,747 square foot facility sits on 4.8 acres and is fully leased to Intek Plastics, a well-established manufacturing tenant with operations tailored to the building. The current lease extends through August 31, 2030, providing over five years of remaining term and stable cash flow. The tenant has one five-year renewal option, further supporting long-term occupancy.

The property generates a Net Operating Income (NOI) of \$314,732.64 (effective September 1, 2025) and is being offered at a sale price of \$3,790,000 (8.3% cap rate). A key feature of this offering are the generous 4% annual rent escalations, which offer investors strong year-over-year income growth. The lease is structured on a triple-net (NNN) basis, minimizing landlord responsibilities and enhancing the investment's passive nature.

The building has been well maintained, with most of the roof replaced within the last two years, reducing near-term capital expenditure exposure. Located in Medford, WI, this industrial asset is well-positioned in a growing regional manufacturing market with limited supply of quality industrial product. This investment represents an attractive opportunity to acquire a stabilized, incomeproducing asset with built-in rental growth and a committed tenant.

Site Acreage	4.8 acres		
Office Area	6,090 SF		
Loading	8 docks		
Clear Height	Varies throughout		
Parking	45 spaces		
NOI	\$314 732 64 (Fff 9/1/25)		

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Lease Expiration	8/31/2030	
Parawal Ontions	One Five (F) year entire	

Renewal Options	One Five (5) year option

Annual Escalations	49
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Pri	cing	Sum	mary

Remaining Term

Sale Price	\$3,790,000 (8.3% CAP)

Pricing & Financial Summary

Lease Structure

Tenant	Intek Plastics, LLC
Lease Type	NNN
Remaining Lease Term	5 Years (Expires 8/31/2030)
Lease Commencement	9/2/2023
Lease Rate	\$4.33/SF NNN
Net Operating Income	\$314,732.64 (Eff. 9/1/25)
Annual Escalations	4%
Renewal Options	One Five (5) year option
Sale Price	\$3,790,000 (\$52.10/SF)
Cap Rate	8.3%
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Rent Roll

Intek Plastics, LLC

Tenant Name	Square Feet	% of Property	From	То	Annual PSF Rent NNN	Annual Rent	Monthly Rent
Intek Plastics, LLC	72,747	100%	9/2/2023	8/31/2024	\$4.00	\$290,988.00	\$24,249.00
			9/1/2024	8/31/2025	\$4.16	\$302,627.52	\$25,218.96
		Current:	9/1/2025	8/31/2026	\$4.33	\$314,732.64	\$26,227.72
		9/1/2026	8/31/2027	\$4.50	\$327,321.96	\$27,276.83	
		9/1/2027	8/31/2028	\$4.68	\$340,414.80	\$28,367.90	
			9/1/2028	8/31/2029	\$4.87	\$354,031.44	\$29,502.62
			9/1/2029	8/31/2030	\$5.06	\$368,192.64	\$30,682.72

Property Details

Total Building Area	72,747 SF
Office SF	6,090 SF
Warehouse SF	66,657 SF
Parcel ID	251-01828-0009
Acreage	4.8 acres
Zoning	L1 (Light Industrial)
Year Built	1971, 1980, 1995
Construction	Steel, masonry and concrete block. Combination of corrugated metal, brick and block
Roof	Entirely replaced in the last 2 years
Clear Height	East building: 20-3" peak Middle building: 20-3" peak West building: 25' peak
Column Spacing	Varies throughout
Docks	8 dock high doors
Lighting	Primarily fluorescent
Power	3 phase service inside building, 4000-amp, 480-volt along with 2500 kVA transformer outside on concrete pad
HVAC	Varies throughout
Fire Protection	Wet sprinkler system supplied by one riser
Parking	45 spaces
Truck Court	170' North side & 225' South side





Tenant Profile



Intek Plastics was founded in 1961 and is a privately held company specializing in custom thermoplastic extrusions and fabricated sub-assemblies. They are a leading supplier for mediumto-large original equipment manufacturers (OEMs). Intek serves a wide range of industries including construction, fenestration, lighting, refrigeration, agriculture, and transportation, offering tailored solutions that meet demanding performance and durability standards.

With over 200 associates and a strong culture of continuous improvement, Intek emphasizes lean manufacturing, sustainability, and innovation. The company integrates advanced material science—including carbon-neutral and bio-based plastics—to meet evolving environmental goals. Intek's capabilities span extrusion, injection molding, and value-added services, and its strategic location in the U.S. allows it to efficiently serve customers nationwide. Their commitment to servant leadership and employee development has earned them recognition as a forwardthinking and resilient manufacturer.





https://www.intekplastics.com/

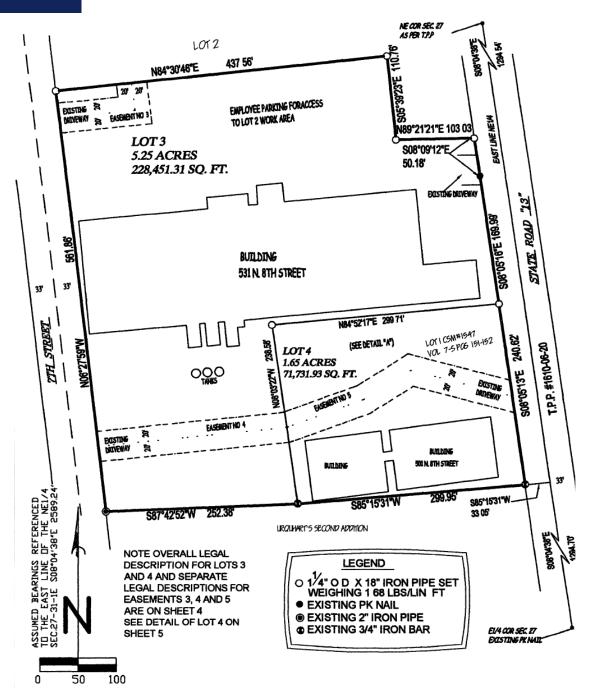








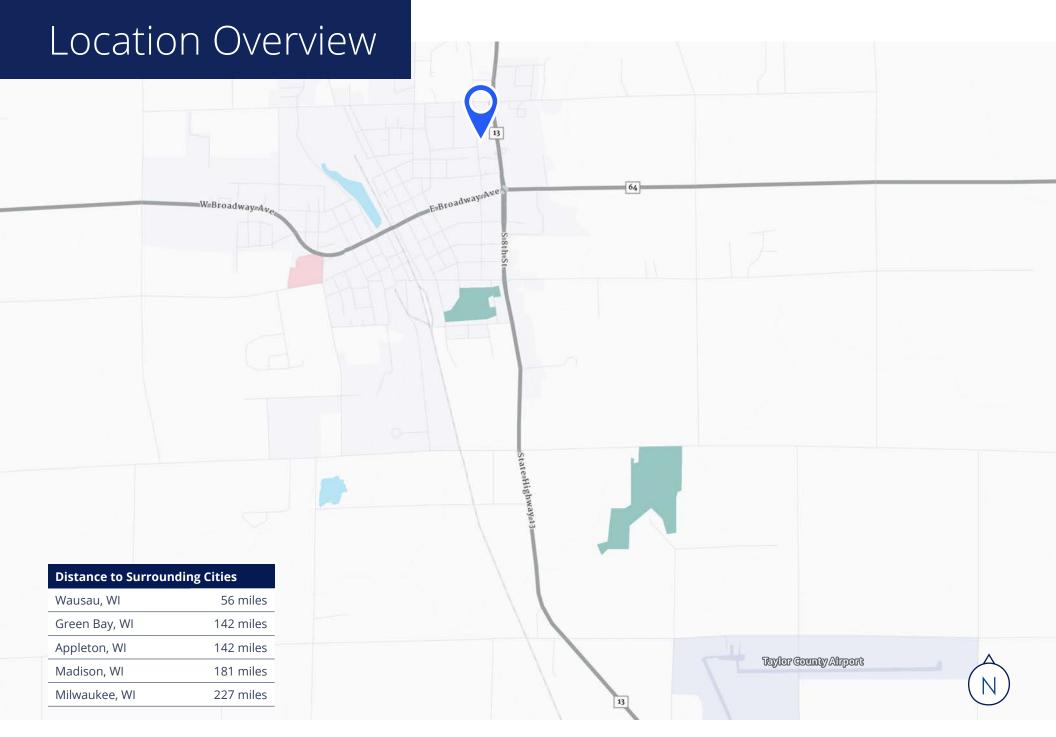
Survey Map





SCALE 1"=100"





STNL Industrial Investment Sale Intek Plastics Manufacturing Facility

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