

# SINGLE TENANT NNN

2845 WINGATE ST, WEST BEND, WI 53095





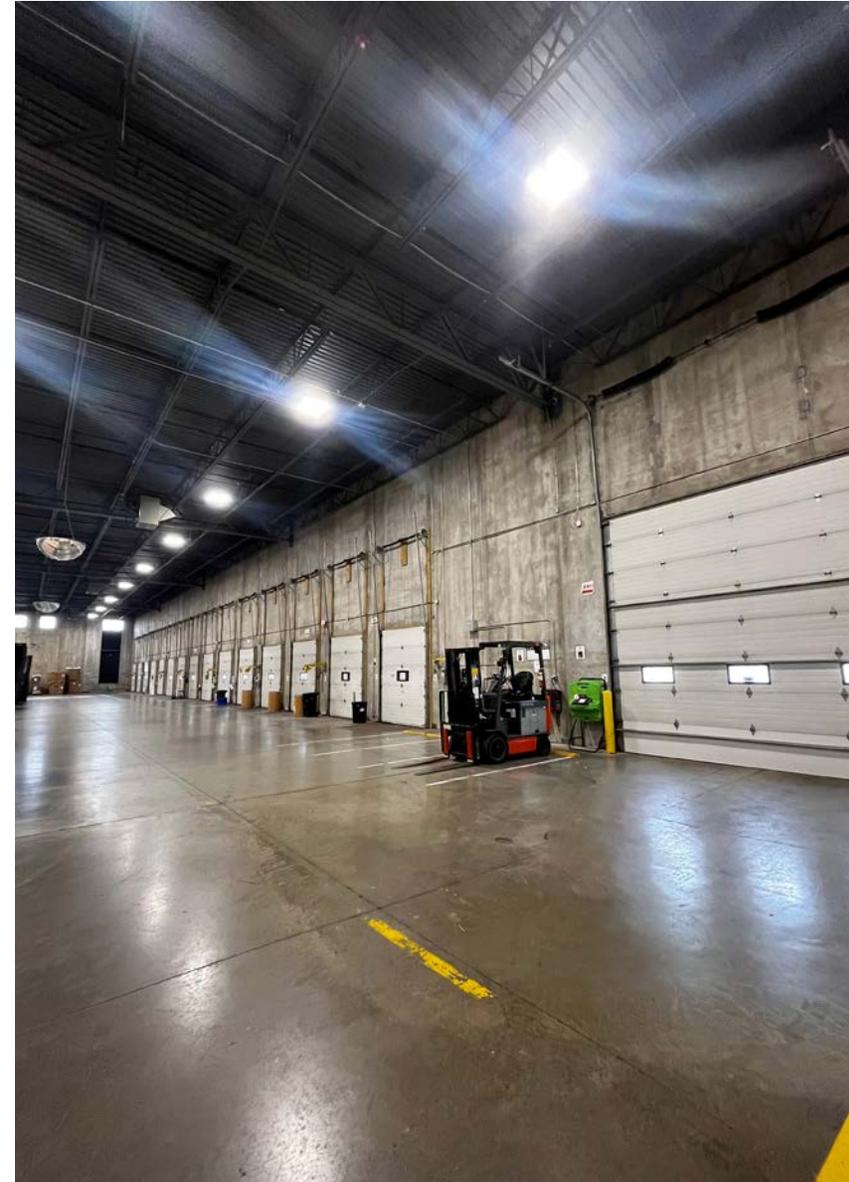
# INVESTMENT SUMMARY

Colliers | Wisconsin is pleased to present the opportunity to acquire a single tenant NNN leased Class A Industrial/Manufacturing asset in West Bend, WI. Comar has operated in this facility since 2020 and has approximately five (5) years remaining on its lease term with two (2) five (5) year options to renew. Full financial summary and lease documents are available with a signed confidentiality agreement.

This asset is located within West Bend's Wingate Creek Business Center with a submarket vacancy rate of 1.31%. This location is a hub for national, regional as well as local manufacturers, distributors and service companies serving the Washington County submarket and greater Metro Milwaukee area. Nearby prominent occupiers include Milwaukee Tool, Americraft Cookware, Culligan, Serigraph, Frito Lay, Agility Retail Group, WB Warehousing, Midwest AWD, Metalcraft and much more.

Comar, which is Headquartered in Voorhees, NJ has partnered with clients for over 75 years to launch high-impact packaging and medical solutions. Comar has 13 strategically located manufacturing and distribution locations nationally and abroad with this West Bend location being ISO 9001:2015 and SQF 9 certified for the manufacturing of plastic molded products for personnel care, household, food and beverage as well as industrial markets. [More Information](#)

- > Class A Industrial/Manufacturing facility built in 2004
- > Significant investment by tenant in manufacturing infrastructure
- > +/- 27.5' Clear Height with 15 Loading Docks and 1 Drive In-Door
- > Submarket vacancy rate of 1.31%
- > Located adjacent to West Bend's Municipal Airport





# OVERVIEW

Additional lease details available with signed confidentiality agreement (enclosed).



2845 WINGATE ST | WEST BEND, WI 53149

PRICE  
**CONTACT BROKER**

TENANT  
**COMAR**

TENANT OCCUPANCY SINCE  
**2020 (5 YEARS)**

BUILDING SIZE  
**+/- 160,000 SF**

LAND AREA  
**+/- 12.71 AC**

BASE RENT PSF  
**\$4.34/SF NNN**

YEAR 1 NOI  
**\$693,600**

LEASE TYPE  
**NNN**

EXTENSION OPTIONS  
**TWO (2) - FIVE (5) YEAR OPTIONS**

*\* Broker makes no representation or warranty as to the accuracy of the information provided nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire.*



## TENANT OVERVIEW

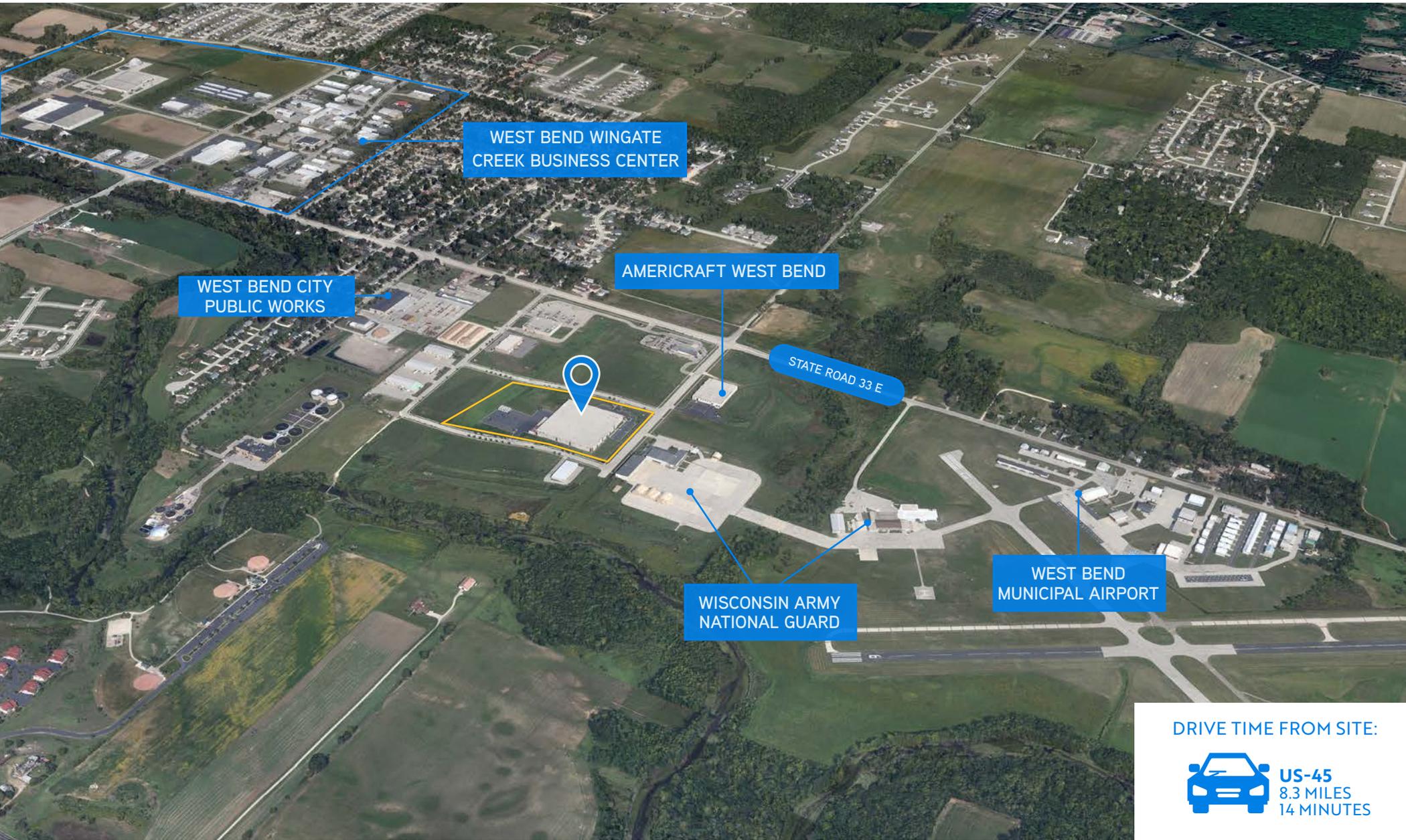


Comar, headquartered in Voorhees, NJ, has 13 strategic manufacturing and distribution locations and employs a host of plastic molding technologies, including injection molding, injection blow molding, injection stretch blow molding, and extrusion blow molding, which are complemented by a full suite of value-added service offerings. For over 75 years, Comar has partnered with clients to launch high-impact packaging and medical solutions—transforming them from concept to reality, where they can positively impact the world around us. [More Information](#)

<b>TYPE</b>	Manufacturing
<b>HEADQUARTERS</b>	Voorhees, NJ
<b>FOUNDED</b>	1949



# PROPERTY LOCATION



DRIVE TIME FROM SITE:



**US-45**  
8.3 MILES  
14 MINUTES



# PROPERTY OVERVIEW

## BUILDING ADDRESS

2845 WINGATE STREET  
WEST BEND, WI 53095

## BUILDING SIZE

+/- 160,000 SF  
+/- 12,840 SF OFFICE  
+/- 147,160 SF WAREHOUSE

## LAND SIZE

+/- 12.71 ACRES

## YEAR BUILT

2004

## CLEAR HEIGHT

27.5'

## COLUMN SPACING

50' x 50'

## POWER

1200 Amp 480/3Phase (TBV)

## LOADING

15 DOCKS | 1 DRIVE-IN (12' x 16')

## SPRINKLER

ESFR

## LIGHTING

T8

## TAXES (2024)

\$94,963.07

## TAX KEY

1120-181-0011

## ZONING

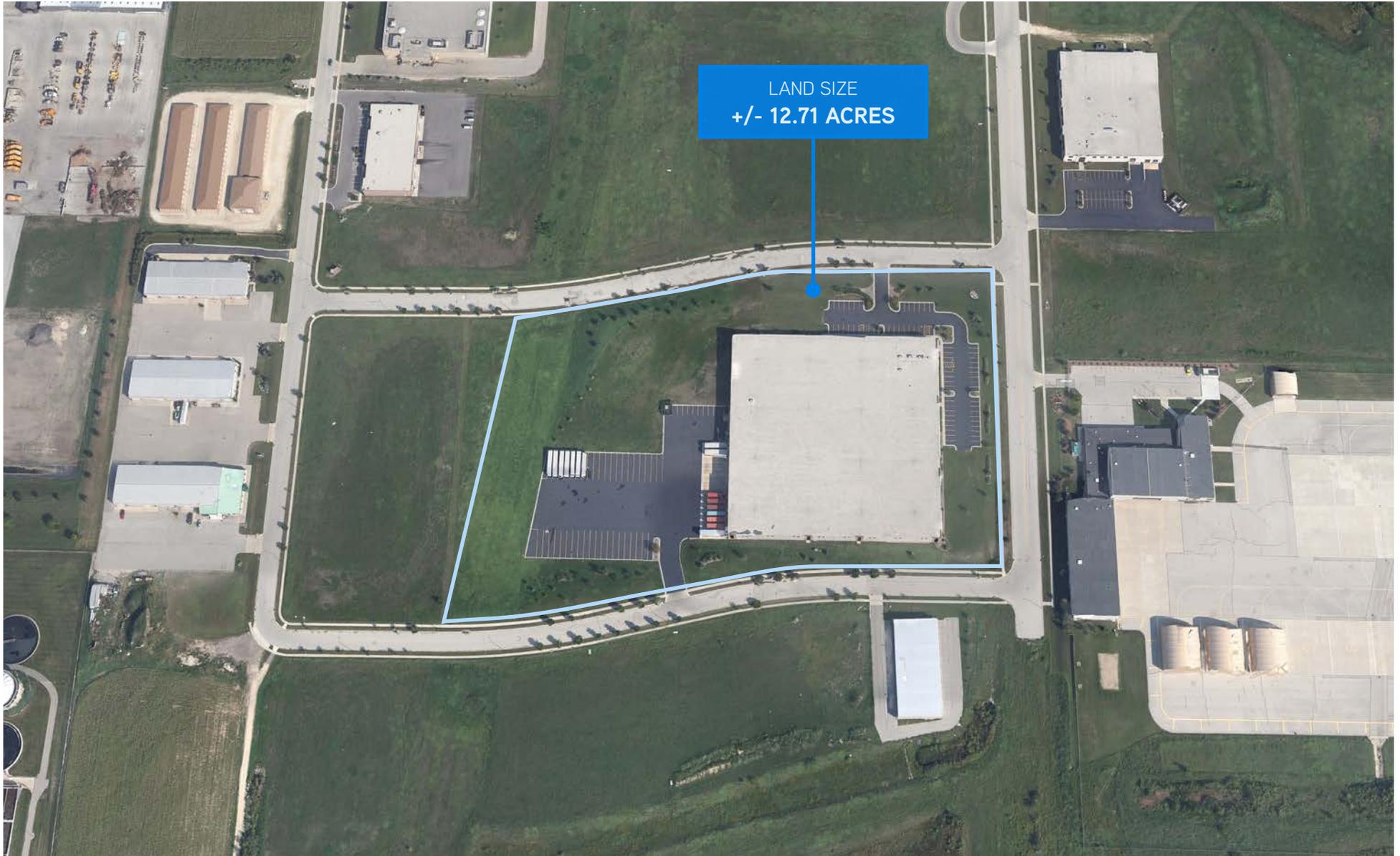
M-2 HEAVY INDUSTRIAL



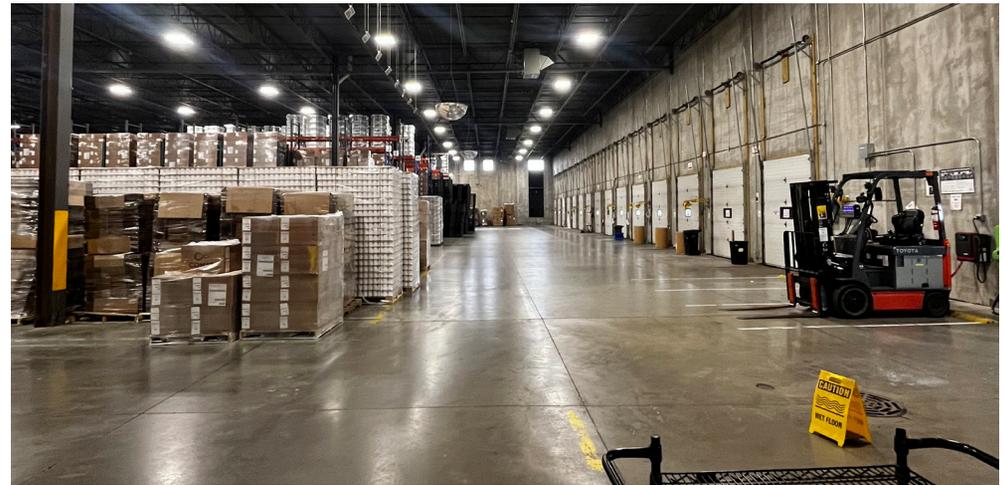
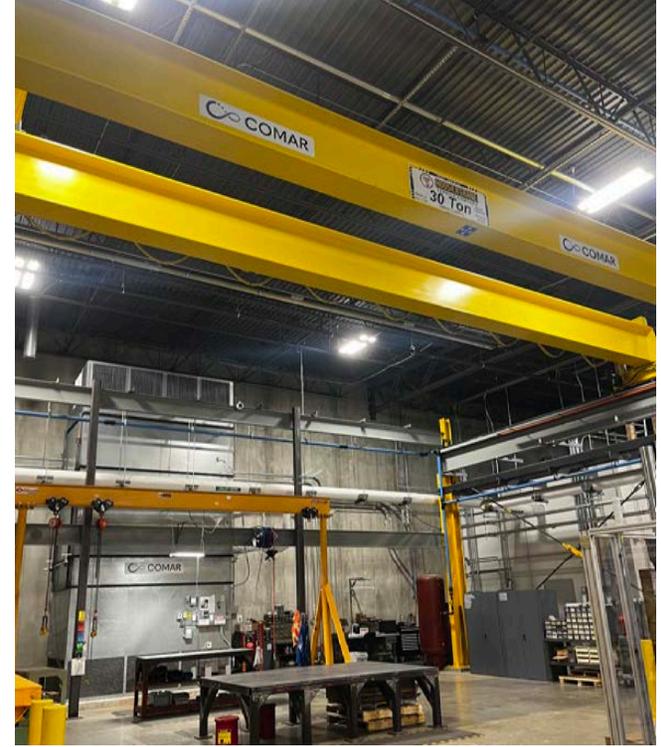
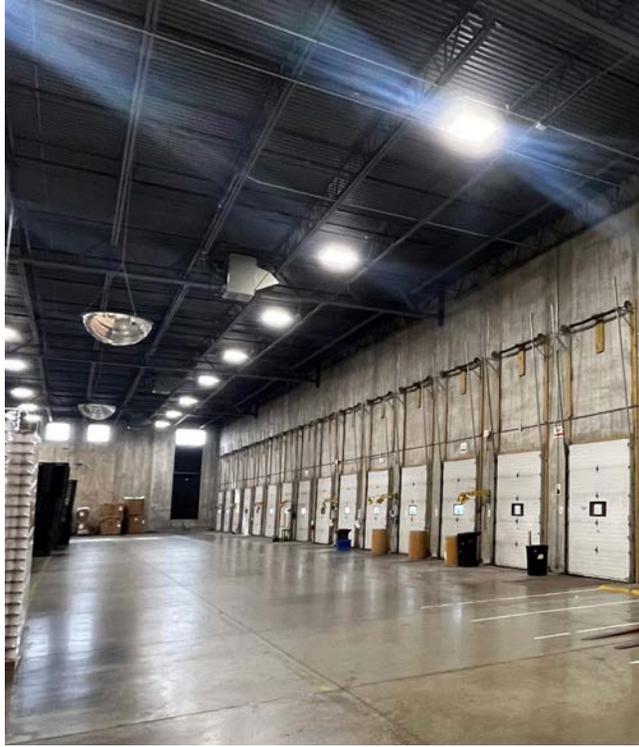




# AERIAL VIEW

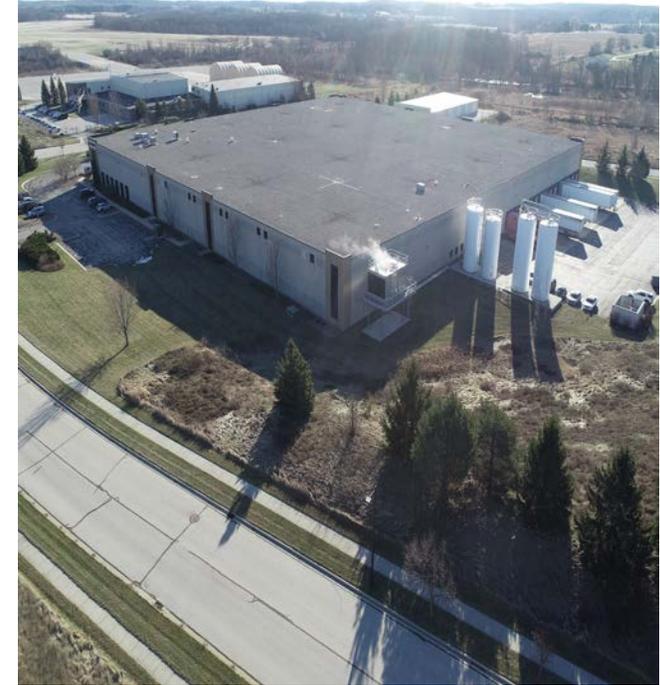


# INTERIOR PHOTOS





# EXTERIOR PHOTOS





# CONFIDENTIALITY AGREEMENT

2845 WINGATE STREET, WEST BEND, WI

By submitting the form below, you agree to the terms and conditions of this listing's Confidentiality Agreement.

Colliers International has prepared this Offering memorandum, which contains select information pertaining to the business and financial operation of the Property. This Offering Memorandum does not purport to be all-inclusive or to contain all the information that may be required by a prospective purchaser. Neither the Owner, Colliers International, nor Owner's or Colliers International's respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. You will only be able to rely upon those representations and warranties contained in any final agreement entered into between you and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Offering Memorandum, you hereby agree:

- 1) The Offering Memorandum and its contents, and all other information (including but not limited to building, Owner and tenant financials) supplied to you, in any manner, by Owner and/or Colliers International (collectively the "information") are confidential;
- 2) You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;
- 3) Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
- 4) Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Colliers International all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
- 5) You and your agents are not entering into a co-broke agreement with Colliers International; and
- 6) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Colliers International reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Offering Memorandum or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Offering Memorandum to Colliers International This Offering Memorandum shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Offering Memorandum was prepared.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Company: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Address: \_\_\_\_\_

Email: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

[CLICK HERE TO FILL OUT CA ELECTRONICALLY](#)



# SINGLE TENANT NNN

2845 WINGATE ST, WEST BEND, WI 53095



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Non-Residential Customers

Wisconsin law requires all real estate licensees 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:

## ***Broker Disclosure to Customers***

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

## ***Confidentiality Notice to Customers***

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

## ***Consent to Telephone Solicitation***

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

## ***Sex Offender Registry***

Notice: 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://offender.doc.state.wi.us/public/>

## ***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 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.