

FOR SALE



INDUSTRIAL INVESTMENT PORTFOLIO



SALE DETAILS

SALE PRICE	Contact Agent
TOTAL BUILDING SF	+/- 115,630 SF
TOTAL (NOI)	+/- \$522,458
TOTAL ACREAGE	+/- 9.33 AC

FEATURES & AMENITIES

- Three (3) locations - Appleton, Neenah and Iron Mountain, MI
- 100% occupied
- All triple-net leases
- All well located assets
- Seller prefers not to divide
- Contact Agent for detailed financials

This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.

LOCAL KNOWLEDGE
MAXIMUM EXPOSURE
POWERFUL ADVANTAGE

3101 E. Enterprise Ave., Suite A | Appleton, WI 54913
926 Willard Dr., Suite 114 | Green Bay, WI 54304
Phone: 920.428.8884 | www.jrossassoc.com

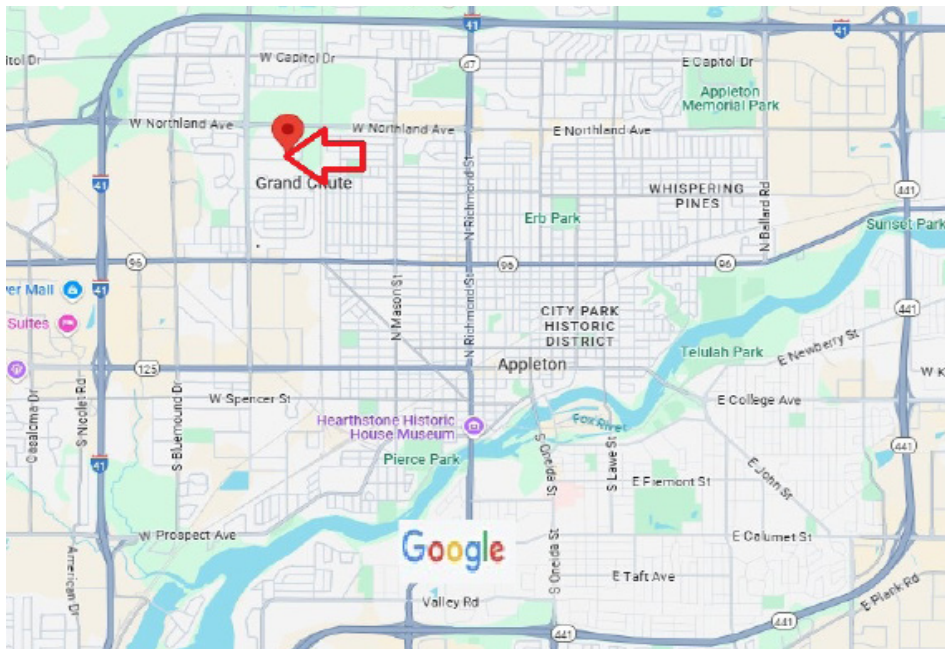
BROKER INFORMATION

TJ Lamers
920.903.5526
tlamers@jrossassoc.com

FOR SALE

INDUSTRIAL

2140-2146 W PERSHING ST
APPLETON, WI



SALE DETAILS

BUILDING SIZE	+/- 33,770 SF
PARCEL SIZE	+/- 2.692 AC
TAX ID	102290200
TAXES	\$23,596 (2024)
NET OPERATING INCOME (NOI)	\$187,506

FEATURES & AMENITIES

- 6,000 SF of modern office space
- 27,770 SF of shop/warehouse space
- Loading dock
- Strong, long-term tenant: Faith Technologies
- Excellent location with convenient access to major highways
- Multiple driveway access points, including semi-truck drive-through capability

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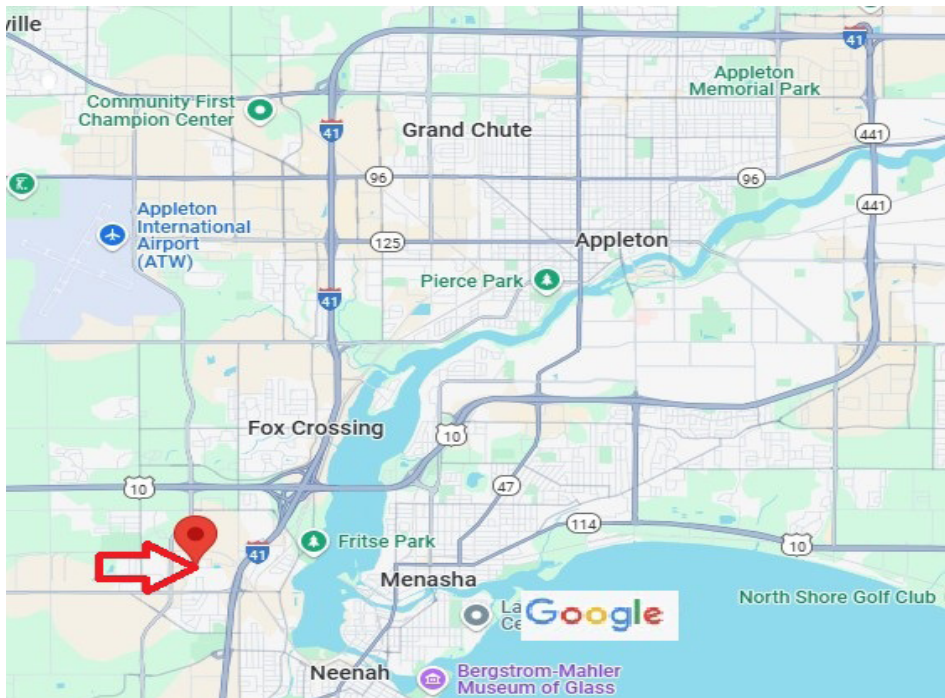
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FOR SALE

INDUSTRIAL

1377 KIMBERLY DR
NEENAH, WI



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SALE DETAILS

BUILDING SIZE	+/- 70,000 SF
PARCEL SIZE	+/- 5.15 AC
TAX ID	12105370204
TAXES	\$31,333 (2024)
NET OPERATING INCOME (NOI)	\$267,421

FEATURES & AMENITIES

- 10,000 SF of office space
- 60,000 SF of shop/warehouse space
- Prime location with access from both Constitution Dr. and Kimberly Dr.
- Three (3) loading docks for efficient shipping and receiving
- Building is fully sprinklered
- Includes a 2.15 acre vacant lot providing future expansion potential or development opportunity

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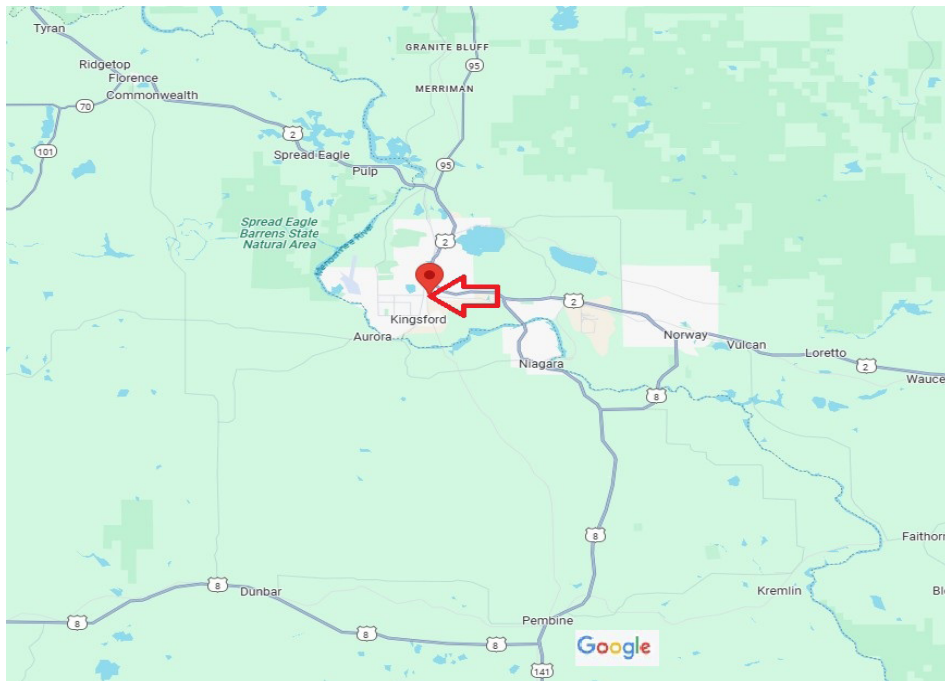
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FOR SALE

INDUSTRIAL

1400 CEDAR AVE
IRON MOUNTAIN, MI



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SALE DETAILS

BUILDING SIZE	+/- 11,860 SF
PARCEL SIZE	+/- 1.49 AC
TAX ID	05100022501
TAXES	\$12,085 (2024)
NET OPERATING INCOME (NOI)	\$67,531

FEATURES & AMENITIES

- 2,500 SF of office space
- 9,360 SF of shop/warehouse space
- Excellent transportation access with proximity to U.S. Highway 2
- Well-suited for industrial, service, or distribution operations
- Strong tenant

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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 _____

37 _____

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

39 _____

40 _____

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**

53 You may obtain information about the sex offender registry and persons

54

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.

Drafted by Attorney Debra Peterson Conrad

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