

FOR SALE



13,260 SF



OFFICE BUILDING

1301 CHERI BOULEVARD, MARINETTE, WI 53143

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MADISON OFFICE
33 E Main Street
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Madison, WI 53703

Boerke.com

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PROPERTY OVERVIEW

Parcel Number: 251-01423.001
Total Building SF: ± 13,260 Square Feet
Stories: One
Land Area: ± 2.32 acres
Parking: ± 56 stalls (4.22/1,000)
Zoning: I-1 Institutional District

Economy

Sale Price: \$860,000

Features

- Fiber Internet
- 208V Caterpillar D100-6 Diesel Generator on-site
- Excess land allows for future expansion
- Portion of the office furniture to be sold with the property
- Near the University of Wisconsin Green Bay | Marinette Campus
- Close proximity to Fincantieri Marinette Marine
- Within 2 miles of the 335,000 SF Aurora Medical Center - Bay Area Hospital Campus
- Property is currently Tax Exempt



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FLOOR PLAN



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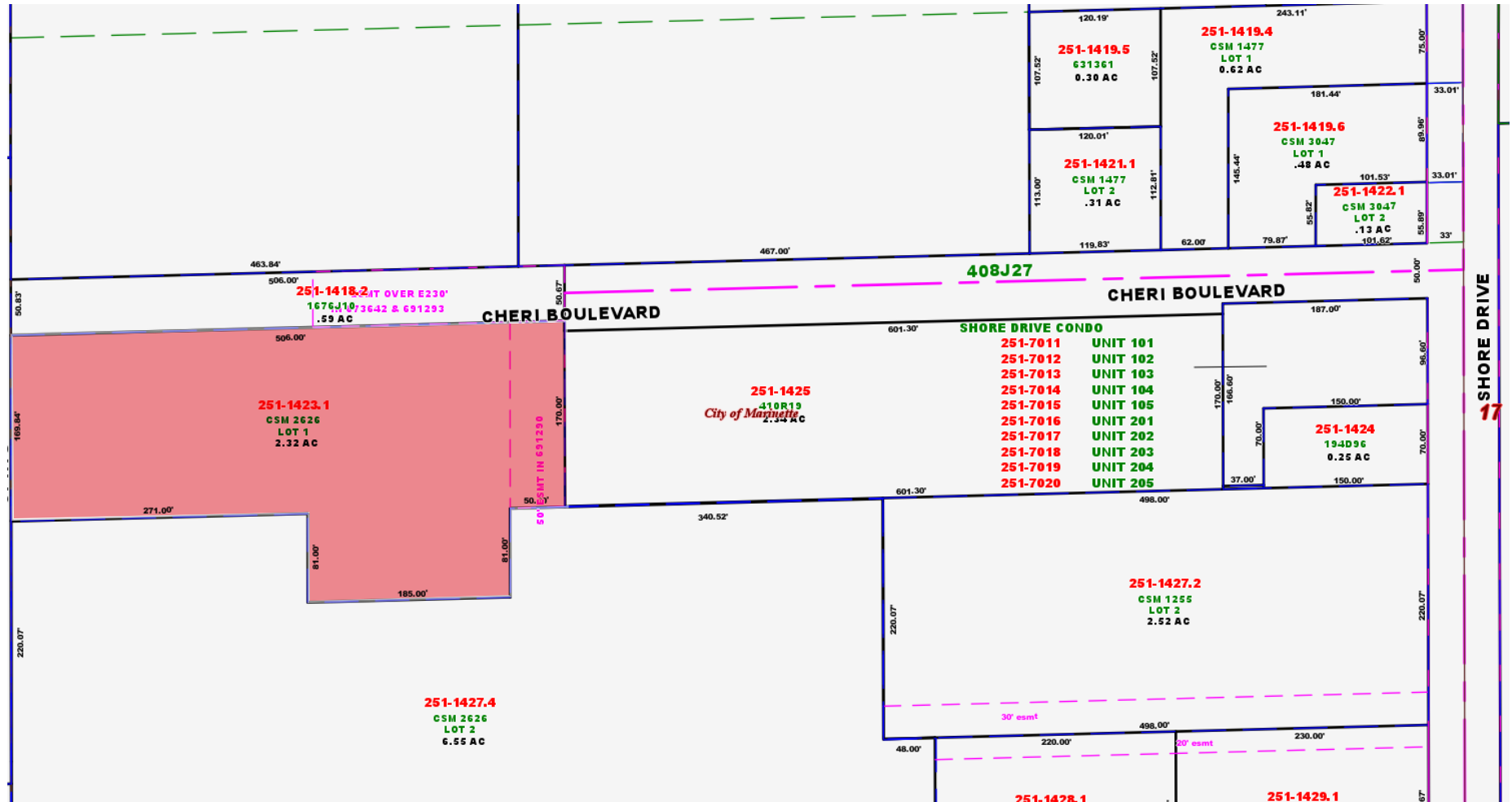
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PLAT MAP



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BOERKE

AERIAL MAP



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PROPERTY PHOTOS



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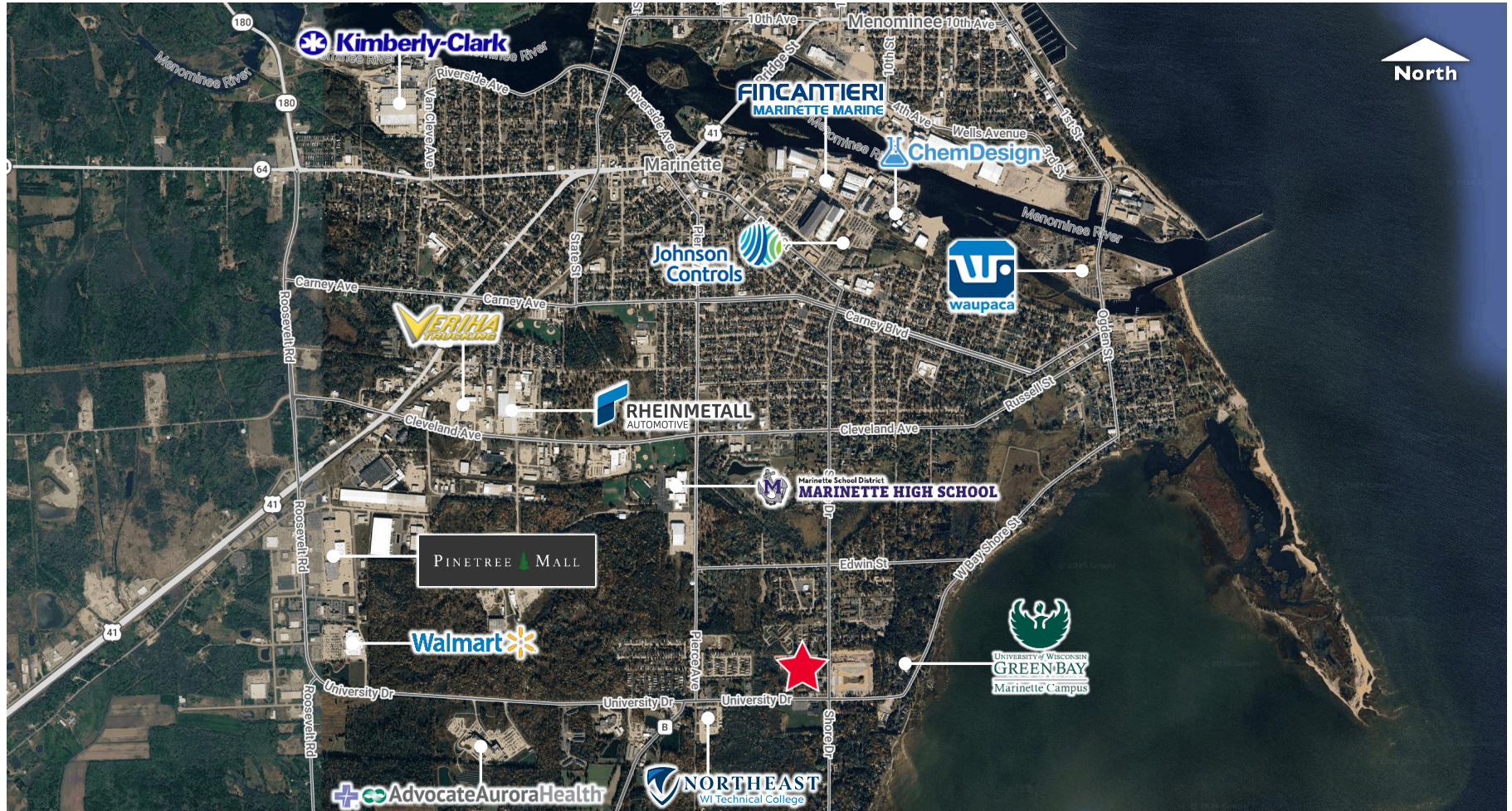
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MARKET AERIAL



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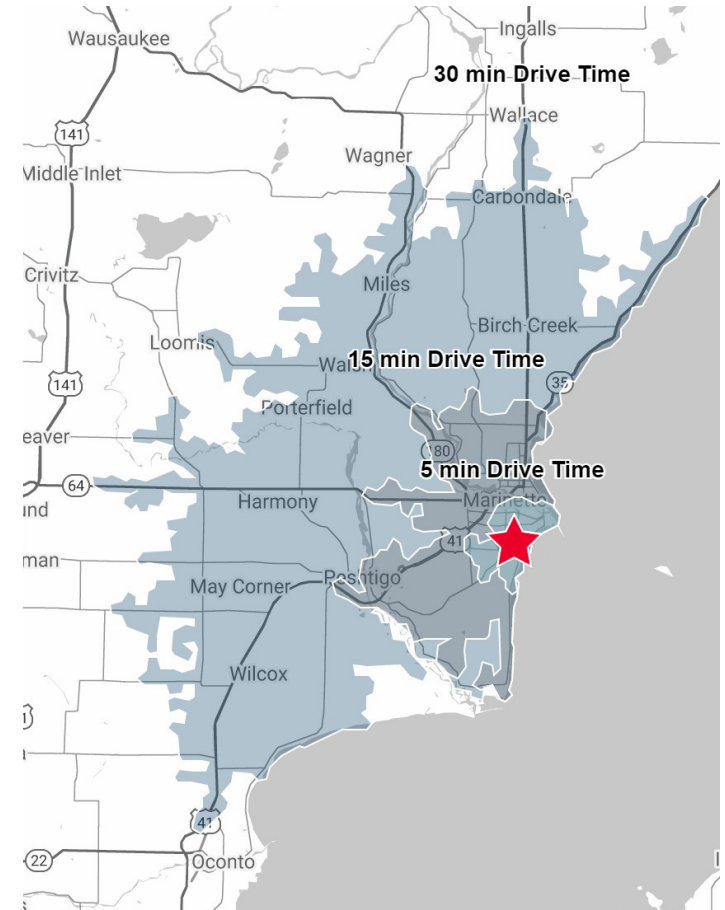
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AREA DEMOGRAPHICS

POPULATION	5 MINUTES	15 MINUTES	30 MINUTES
Estimated Population (2025)	5,660	19,932	28,250
Median Age	41.3	42.5	44.1
Daytime Population	8,047	23,360	27,583

HOUSEHOLDS	5 MINUTES	15 MINUTES	30 MINUTES
Estimated Households (2025)	2,469	9,219	12,961
Estimated Average Household Income	\$94,975	\$83,874	\$87,323



23,360
DAYTIME POPULATION
WITHIN 15-MINUTES



\$83,874
AVERAGE HH INCOME
WITHIN 15-MINUTES

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CONTACT

INFORMATION

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STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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. 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:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. 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 that 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. 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 (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification 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.

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.