

OFFERING MEMORANDUM



2200 & 2226 CLARK STREET
Marcus & Millichap

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1 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Marcus & Millichap, as an exclusive advisor, is pleased to present the opportunity to acquire 2200 Clark Street, a +/- 226,345 SF freestanding multi-level industrial facility fully sprinklered in Mount Pleasant, Wisconsin. In addition, this sale also includes an adjacent +/- 1.79 acre industrial lot that is secured to the north located at 2226 Clark Street for a total land acquisition of 5.56 acres. The additional lot provides valuable outdoor storage opportunity in the County of Racine.

2200 Clark Street is a class C property that offers a rare large-block industrial opportunity with exceptional flexibility for manufacturing, warehousing, or repositioning. The facility offers two freight elevators rated at 10,000 lbs. each. With its substantial footprint, heavy power, and versatile loading capabilities, 2200 Clark Street presents an ideal opportunity for owner users or investors seeking a scalable industrial asset in a strategic Southeast Wisconsin location.

Constructed in 1900 with durable masonry construction, the building has been well maintained and utilized for light manufacturing and storage for the past 30 years, preserving its functionality and structural integrity. This site includes numerous separate buildings that have been constructed throughout the years to offer a new owner availability for a unique multi-tenant situation (referenced on page 8).

The adjacent parcel is a secured lot ideal for equipment, trailer, or material storage, this lot enhances the functional utility of the main facility and offers additional income or operational flexibility for owner-users or tenants.

INVESTMENT HIGHLIGHTS



OFFERING PRICE:

2,400,000



PRICE PER SF:

\$10.60



PRO FORMA CAP RATE:

+/- 12.15%



TOTAL SQUARE FEET:

+/- 226,345



LAND AREA:

+/- 5.56 AC

The background is a photograph of a large industrial warehouse interior, featuring a complex steel truss roof structure and large windows on the left. A semi-transparent blue overlay covers the entire image. A white rectangular box with an orange border is positioned in the upper left quadrant, containing the section title. Two white diagonal lines extend from the corners of this box across the slide. A solid orange horizontal line runs across the bottom of the slide.

2 Property Description

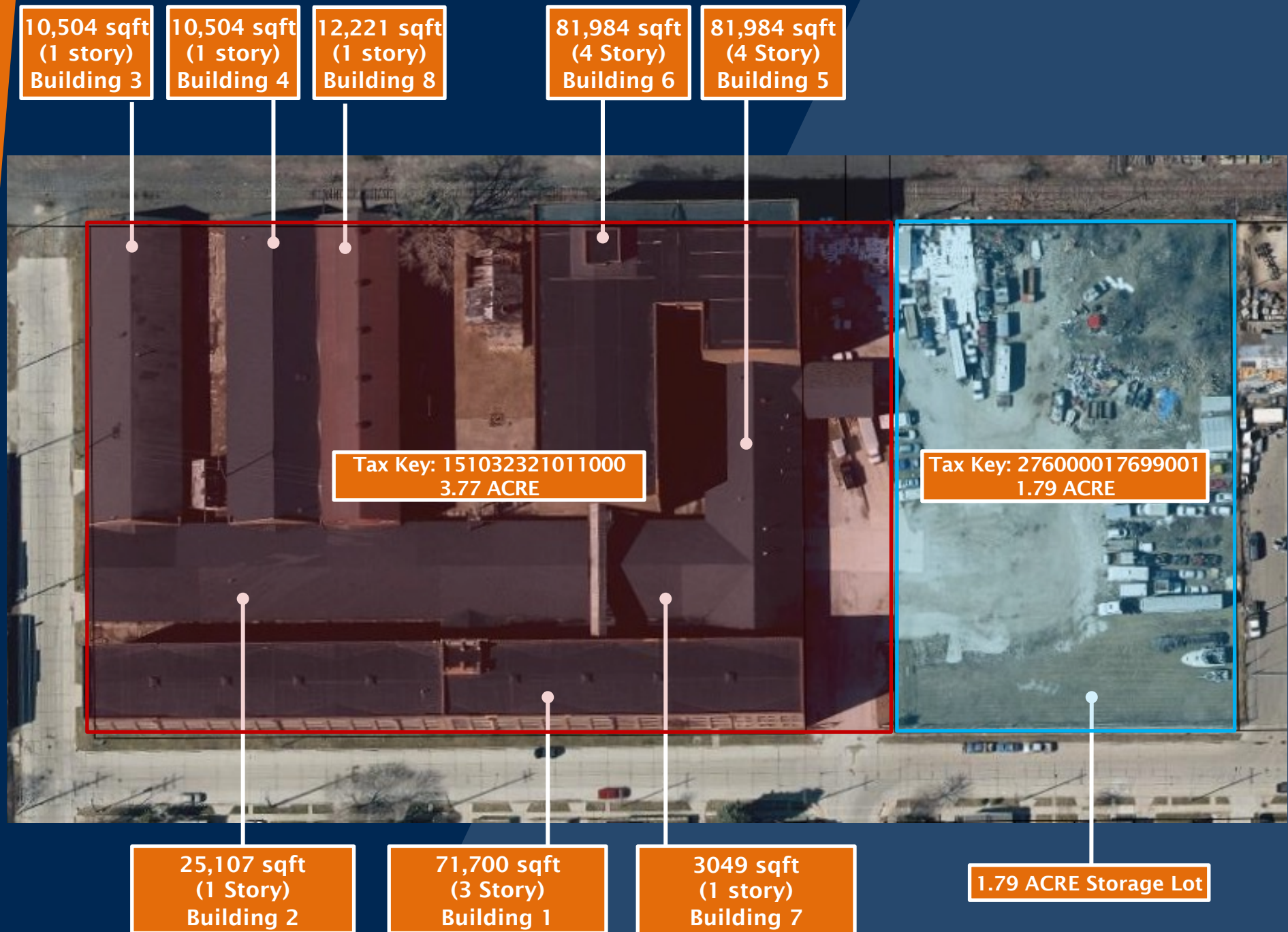
PROPERTY DESCRIPTION



2200 & 2226 CLARK STREET

Total Square Feet	254,250 SF
Rentable Square Feet	226,345 SF
Tax key	151032321011000
Tax key for adjacent lot	276000017699001
Year Built	1900
Floors	4
Class	C
Docks	4
Drive-Ins	5
Drive-Ins Height	10' w x 14' h
Construction	Masonry
Building Height	38'
Roof	Rubber/Shingled/Pitched
Ceiling Height	14'-24'
Elevators	2
Floor Thickness	6"
Sprinklers	Yes (Dry)
Cranes	1 Crane not operable
Power	3p Heavy

SITE DESCRIPTION





3 Gallery

Exterior Photos



Interior Photos



CLARK ST.





4 Financial Analysis

FINANCIAL ANALYSIS (Pro Forma)

CATEGORY	DETAILS	MONTHLY	ANNUAL
Building Rent Income	226,345 Sq Ft	\$31,122	\$373,470
Lot Rent Income	1.79 Acres	\$1,800.00	\$21,600
<u>Total Gross Income</u>			<u>\$395,070</u>
Property Taxes	In place		(\$27,500)
Insurance	Projected		(\$13,212)
Utilities	In Place		(\$14,000)
Reserves (4%)	Based on Gross Income		(\$19,753)
Capital Contingency	For unforeseen expenses		(\$29,000)
<u>Net Operating Income</u>			<u>\$291,605</u>



5 Market Overview



HIGHLIGHTS



Strategic Location

The subject property is strategically located near one of the Midwest's most transformative tech investments—Microsoft's multi-billion-dollar data center campus in Mount Pleasant, WI. The resulting economic activity and job creation are expected to elevate surrounding property values, increase demand for commercial services, and improve infrastructure—creating a compelling investment opportunity.



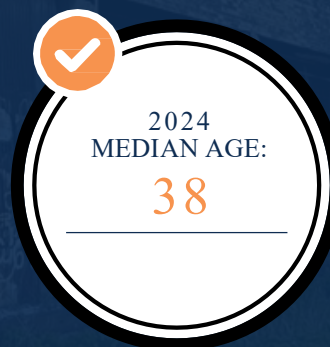
ECONOMY



Strong Labor Force

A hub for global and family-owned firms, innovative industry leaders and start-up companies, manufacturers and logistics businesses, Racine County offers a welcoming and robust business community. Businesses in Racine County enjoy the advantages of proximity to Chicago and Milwaukee, and access to the more than 1 million workers within the Chicago-Milwaukee corridor, without the high cost of doing business there.

DEMOGRAPHICS – 10 MILE RADIUS





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