

OFFERING MEMORANDUM



2200 & 2226 CLARK STREET
Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

TABLE OF CONTENTS

SECTION 1 EXECUTIVE SUMMARY	4 - 5
---------------------------------------	--------------

SECTION 2 PROPERTY DESCRIPTION	6 - 9
--	--------------

SECTION 3 GALLERY	10 - 12
-----------------------------	----------------

SECTION 4 FINANCIAL ANALYSIS	13 - 14
--	----------------

SECTION 5 MARKET OVERVIEW	15 - 16
-------------------------------------	----------------



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

A photograph of a large industrial or warehouse interior. The ceiling is high with a complex steel truss structure. Large windows are visible on the left side, letting in natural light. The floor is concrete, and there are various industrial equipment and piping in the background.

2 Property Description

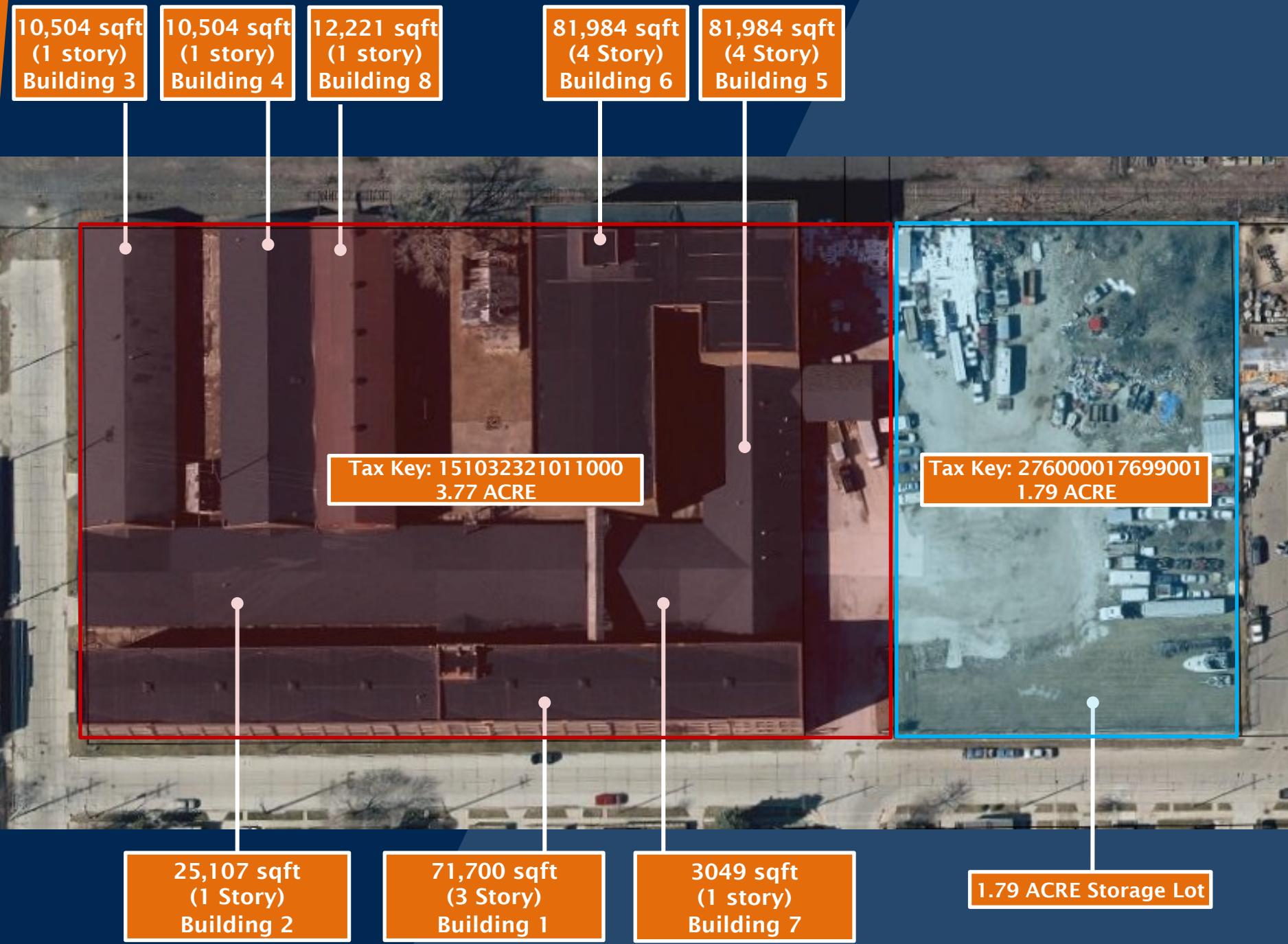
PROPERTY DESCRIPTION



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



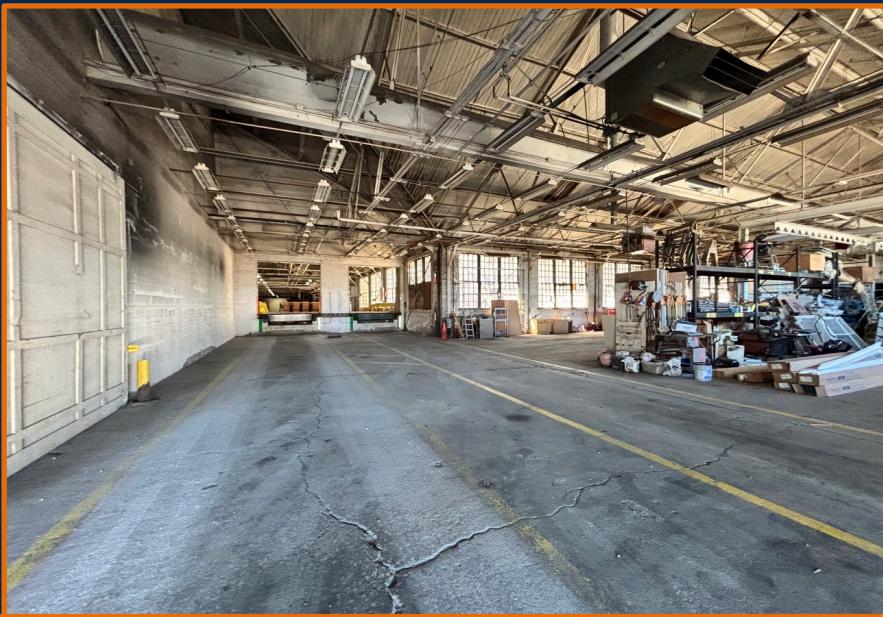
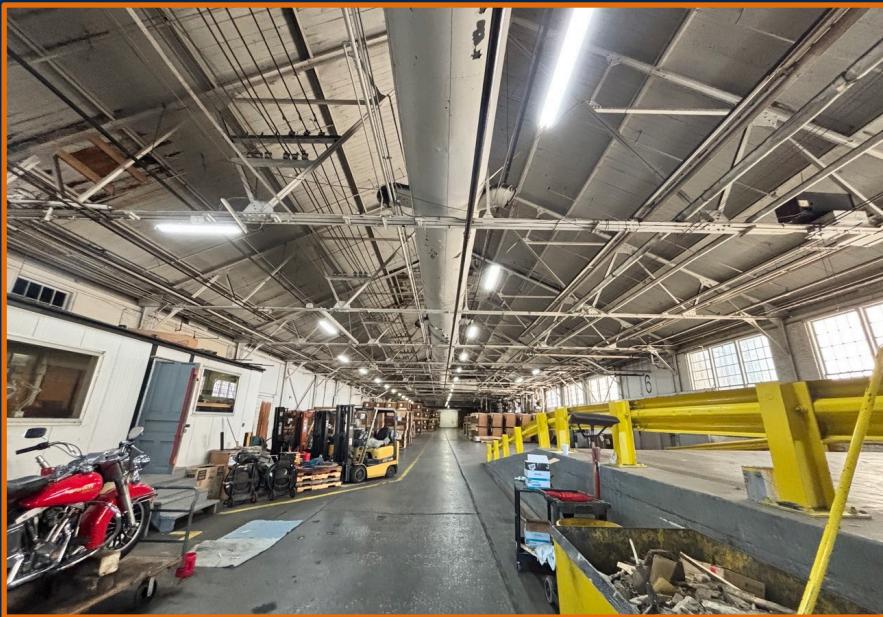


3 Gallery

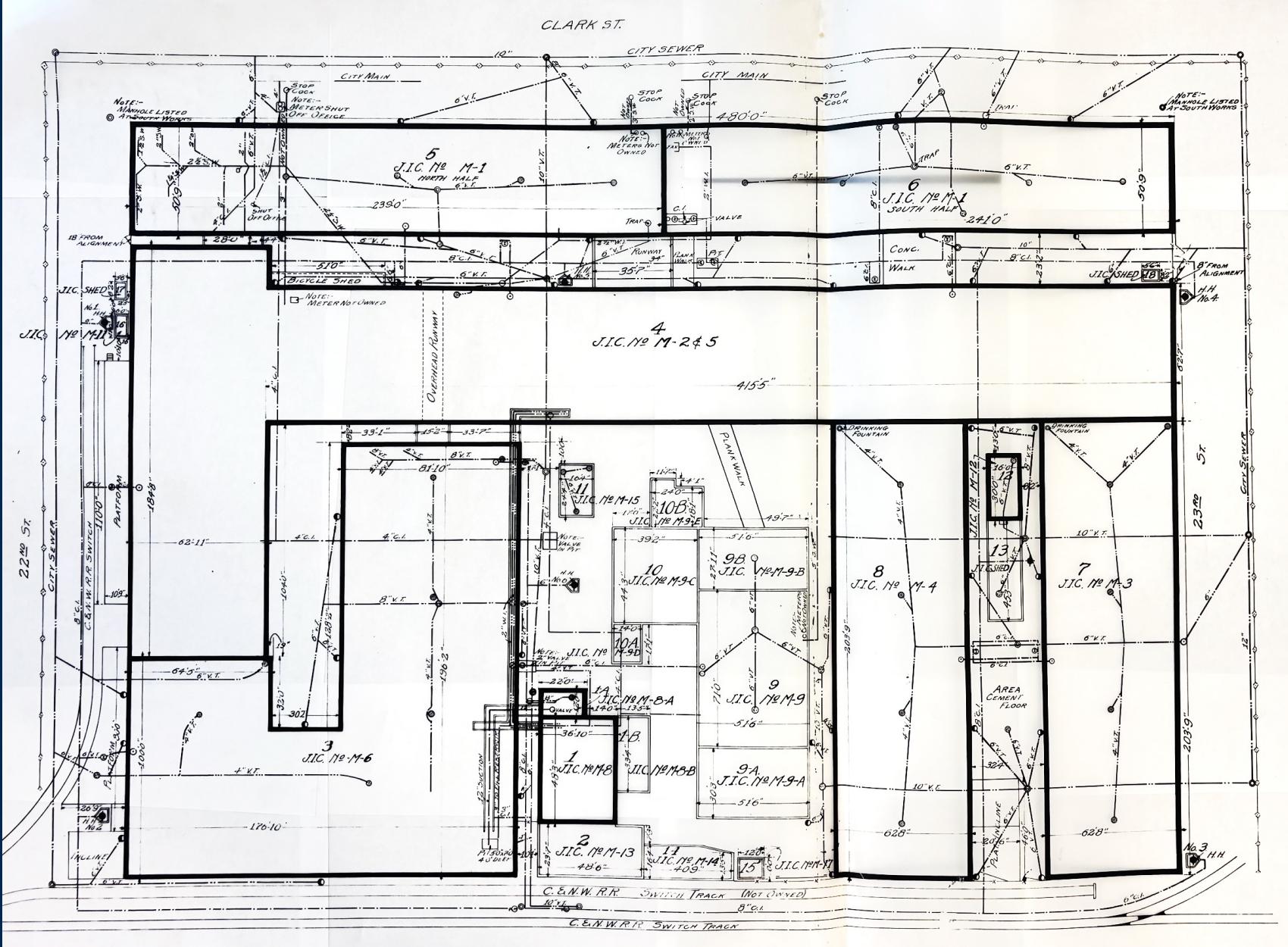
Exterior Photos



Interior Photos



Map of Plant





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>



A photograph of an industrial building with brick walls and metal roofs. The building has several windows and doors. The foreground is a paved area with some debris. A white diagonal line and an orange rectangular box are overlaid on the top left of the image, containing the section title.

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





Todd Lindblom
Broker of Record
13890 Bishops Dr., Ste. 300 Brookfield, WI 53005
P: (262) 364-1964 | Lic #: 56163-90
Todd.Lindblom@marcusmillichap.com

Christian Hlavinka
Director of Investments
13890 Bishops Dr., Ste. 300 Brookfield, WI 53005
C: (414) 699-4326 | Lic #: 58559-90
Christian.Hlavinka@marcusmillichap.com

Keven Bell
Associate
13890 Bishops Dr., Ste. 300 Brookfield, WI 53005
C: (608) 449-8766 | Lic #: 110308-94
Keven.Bell@marcusmillichap.com

Marcus & Millichap