

# Industrial Offering

Single-Tenant Net Leased Industrial Offering

617 8th Ave, Clayton, WI 54004



Accelerating success.



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# The Offering

Colliers is pleased to present an opportunity to acquire a high-performance, single-tenant industrial investment backed by one of the regions storied companies—Ardisam, Inc. Headquartered in Cumberland, Wisconsin and operating for more than 60 years, Ardisam is a nationally recognized leader in outdoor power equipment, hunting gear, ice augers, and seasonal consumer products sold across major retailers throughout North America.

Ardisam will occupy the 92,000 SF industrial facility at 617 8th Avenue in Clayton, WI under a brand-new five-year NNN lease, providing investors with a 8.95% capitalization rate. With deep roots in Northwest Wisconsin, strong multi-division product lines, and a long history of operational growth, Ardisam represents a high-quality tenant with a diversified revenue base and significant continued growth across its brands.

## Highlights:

- Fully executed NNN lease to Ardisam, Inc
- Situated on 21.10 acres, the property has ample yard/ parking capacity
- Exceptional 42'+ clear heights
- New roof finished in 2024
- Six Newly installed Dock Doors
- Great infrastructure: 21-inch reinforced concrete floors, heavy power, newly installed spray foam insulation, and large fans for air movement



# Pricing & Financial Summary

## Lease Structure

Tenant	<a href="#">Ardisam, Inc</a>
Lease Type	NNN
Current SF	92,000 SF
Lease Term	Current - 2031
Lease Rate	\$4.00/SF

NOI	\$368,000
Renewal Options	5 year renewal option
Annual Escalations	3%
CAP Rate	8.95%
Sale Price	\$4,100,000 (8.95% CAP Rate)

## Rent Roll

Tenant Name	Square Feet	Year	Annual PSF Rent NNN	Monthly Rent	Annual Rent
Ardisam, Inc	92,000	Year 1	\$4.00	\$30,666.67	\$368,000.00
		Year 2	\$4.12	\$31,586.67	\$379,040.00
		Year 3	\$4.24	\$32,506.67	\$390,080.00
		Year 4	\$4.37	\$33,503.33	\$402,040.00
		Year 5	\$4.50	\$34,500.00	\$414,000.00
5 year renewal option if exercised		Year 6	\$4.64	\$35,573.33	\$426,880.00
		Year 7	\$4.78	\$36,646.67	\$439,760.00
		Year 8	\$4.92	\$37,720.00	\$452,640.00
		Year 9	\$5.07	\$38,870.00	\$466,440.00
		Year 10	\$5.22	\$40,020.00	\$480,240.00



# Property Details

Address:	617 8th Ave, Clayton, WI 54004
PID:	004-3000-08-010
Building SF:	92,000 SF
Year Built:	2015
Site Size:	21.10 acres
Loading:	6 loading docks, 4 drive-ins
Clear Height:	42'+
Parking:	24 Surface Spaces
Lighting:	LED
Construction:	Metal Panel
Roof:	Steel roof- new in 2024
Floor:	21" reinforced concrete
2024 Property Tax:	\$32,572
Sale Price:	\$4,100,000 (8.95% CAP Rate)



# Tenant Profile



Founded in 1960 and headquartered in Cumberland, Wisconsin, Ardisam, Inc. is a diversified outdoor products manufacturer with more than six decades of operational history. The company designs, engineers, and distributes a wide range of outdoor power equipment, hunting gear, ice augers, landscaping tools, and seasonal consumer products.

Backed by a long-tenured leadership team, a loyal workforce, and strong national demand for its product lines, Ardisam continues to expand its manufacturing and distribution footprint throughout the Midwest. The company's new lease at 617 8th Avenue reflects its commitment to long-term growth in Western Wisconsin and its ongoing need for high-clear storage, production, and distribution capacity.

<https://ardisam.com/>



# Interior Photos



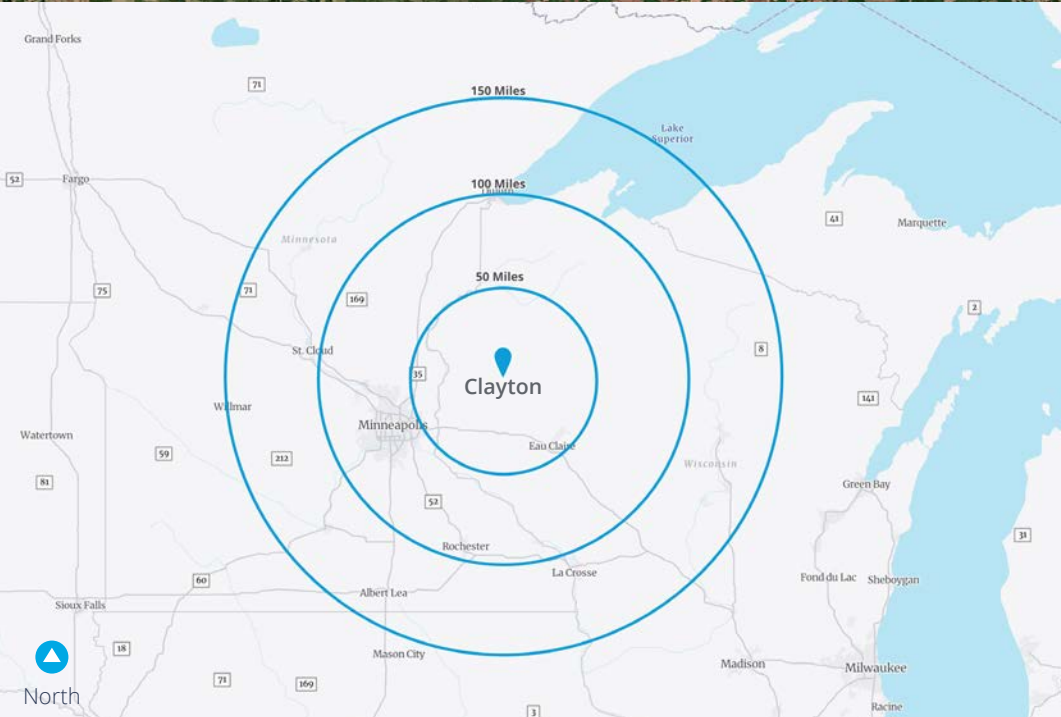
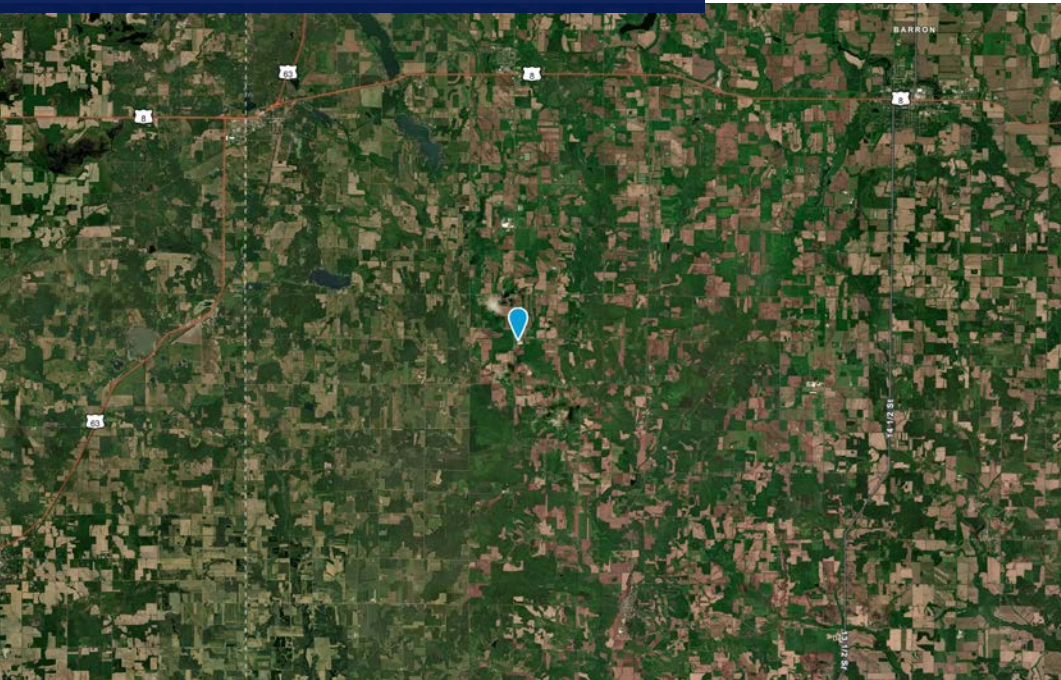


# Property Aerial





# Area Summary



## Polk County



Population

46,347 (2025)



Workforce

68% of population  
between ages 19-75



Median  
Household  
Income

\$80,414 (2025)



Businesses

1,871 (2025)

## Prominent Industries in the Region

- Service Trades
- Retail Trades
- Construction
- Government
- Manufacturing
- Agriculture & Mining
- Transportation
- Education

## Web Links

[Clayton, WI](#)

[Polk County](#)





## Single-Tenant Net Leased Industrial Offering

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