



# RARE SINGLE TENANT NET LEASE INDUSTRIAL OUTDOOR STORAGE INVESTMENT OPPORTUNITY

» 23,357 SF

277 Industrial Drive,  
Columbus, Wisconsin 53925

JIM LARKIN, SIOR  
PARTNER

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VICE PRESIDENT

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# » OFFERING MEMORANDUM

277 Industrial Dr.  
Columbus, Wisconsin

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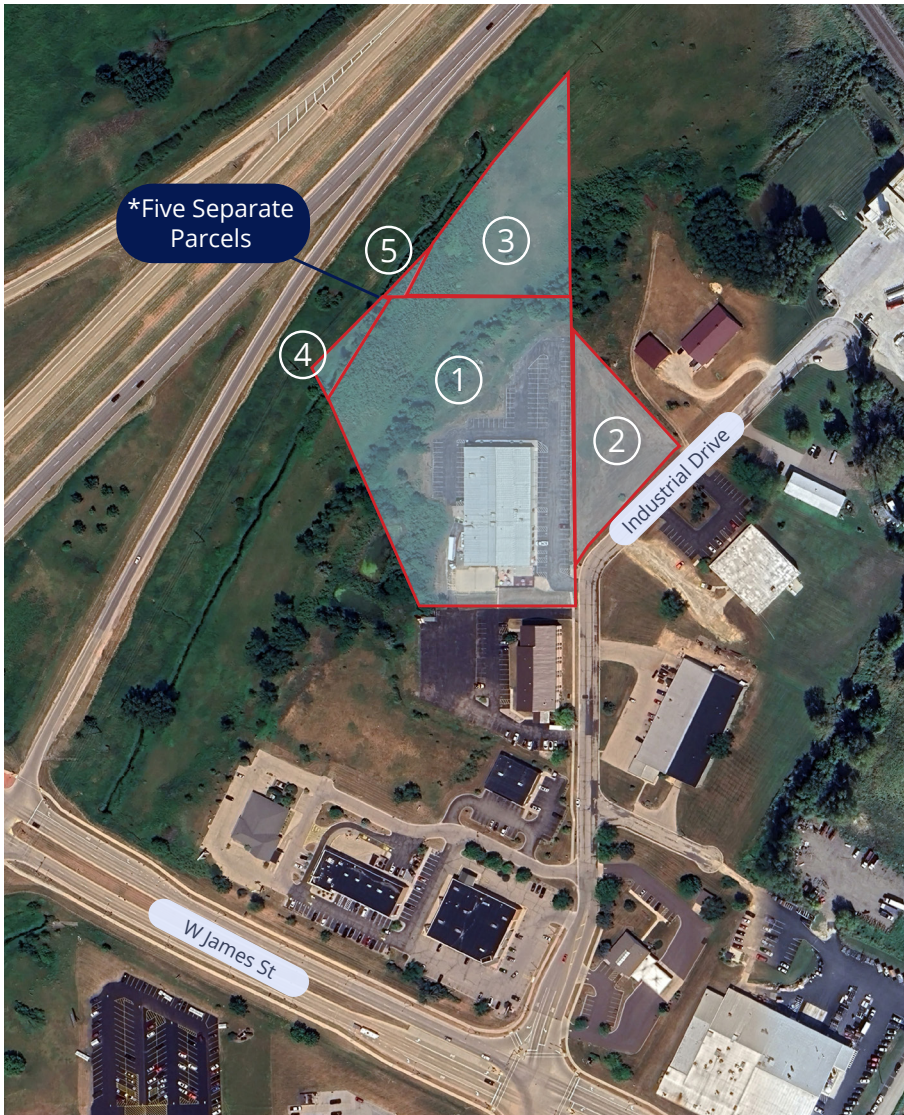
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Acceptance of this Offering Memorandum does not constitute a co-broker relationship with Owner or Colliers. Neither Owner nor Colliers has any obligation to pay a commission to outside brokers unless agreed to per a separate agreement.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

# FINANCIAL INFORMATION



## Financial Information

Address	277 Industrial Dr, Columbus, WI 53925
Total Size	23,357 SF
Total Site Area	9.00 AC
Occupancy	100% Occupied
Zoning	B2 - Highway Commercial
Net Operating Income	\$222,480
Lease In Place	NNN
Lease Term	12/17/2024 - 12/31/2034
Market Rent PSF (NNN)	\$9.53/SF (NNN)
Asking Price	\$3,500,000
CAP Rate	6.35%
Improvements	Core & Main invested over \$1.2million in building improvements in 2025.



# FINANCIAL INFORMATION

## RENT SCHEDULE REMAINING

Period	Monthly Rent	Annual Rent
Lease Year 2 (current period)	\$18,540.00	\$222,480.00
Lease Year 3	\$19,096.20	\$229,154.40
Lease Year 4	\$19,669.09	\$236,029.03
Lease Year 5	\$20,259.16	\$243,109.90
Lease Year 6	\$20,866.93	\$250,403.20
Lease Year 7	\$21,492.94	\$257,915.30
Lease Year 8	\$22,137.73	\$265,652.75
Lease Year 9	\$22,801.86	\$273,622.34
Lease Year 10	\$23,485.92	\$281,831.01
*Option Year 1	\$24,190.49	\$290,285.94
*Option Year 2	\$24,916.12	\$298,994.51
*Option Year 3	\$25,663.69	\$307,964.35
*Option Year 4	\$26,433.60	\$317,203.28
*Option Year 5	\$27,226.61	\$326,719.37

# TENANT OVERVIEW



## **CORE & MAIN, INC.**

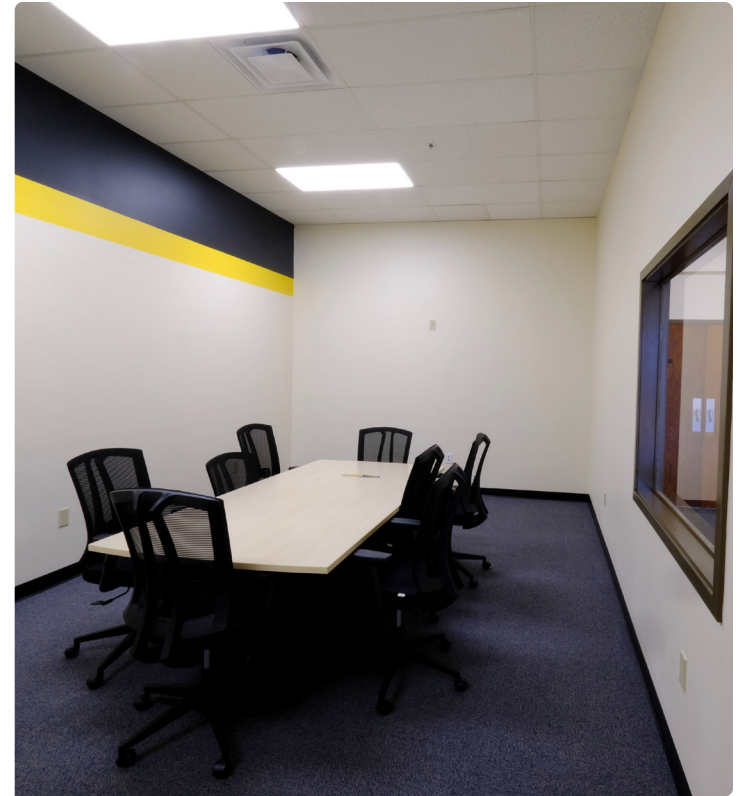
Core & Main, Inc. is one of the largest specialized distributors of infrastructure products in the United States, serving the water, wastewater, storm drainage, and fire protection markets. The company supplies essential materials used in the construction, maintenance, and rehabilitation of municipal and private utility systems. Headquartered in St. Louis, Missouri, Core & Main operates a nationwide network of hundreds of locations and serves municipalities, public utilities, contractors, and commercial and residential developers across the country. The company is publicly traded on the New York Stock Exchange under the ticker CNM, providing financial transparency and access to capital.

Core & Main operates primarily as a distributor, acting as a critical intermediary in the infrastructure supply chain. Its extensive product offering includes pipes, valves, fittings, hydrants, water meters, storm drainage systems, and fire protection components. Through strong supplier relationships, deep inventory, and local market expertise, the company is able to support both large, complex infrastructure projects and recurring maintenance needs. This “one-stop-shop” model allows customers to consolidate purchasing while benefiting from technical knowledge, logistics coordination, and reliable jobsite delivery.

The company’s operating model combines national scale with localized service. Core & Main leverages centralized procurement, distribution, and corporate resources, while individual branches maintain long-standing relationships with municipalities, engineers, and contractors in their respective markets. In addition to product distribution, the company provides value-added services such as project planning support, system design input, and coordinated deliveries, making it an integrated partner throughout the lifecycle of infrastructure development.

Core & Main benefits from durable long-term demand driven by aging U.S. water and sewer systems, regulatory requirements, and continued residential, commercial, and industrial development. A significant portion of revenue is tied to essential public infrastructure and recurring maintenance activity, which tends to be less cyclical than broader construction markets. From a real estate perspective, Core & Main represents a strong industrial tenant profile characterized by operationally essential use, national corporate backing, and long-term customer relationships. Its facilities function as mission-critical distribution hubs, creating operational stickiness and making the company a creditworthy and durable tenant well suited for institutional-quality investments.

# PROPERTY PHOTOS



# PROPERTY DETAILS



## Property Highlights

<b>Address</b>	277 Industrial Drive Columbus, WI 53925
<b>County</b>	Columbia
<b>GLA</b>	23,357 SF
<b>Zoning</b>	B2 - Highway Commercial
<b>Parcel Size</b>	9.00 Acres
<b>Year Built</b>	2006

<b>Loading</b>	TBD
<b>Construction</b>	Steel
<b>Parking Stalls</b>	130 Parking Stalls
<b>2025 Taxes</b>	\$22,720.00
<b>Tax Key</b>	110.10; 1087.01; 197.01; 1110.15; 197.02



# DEMOGRAPHICS



## Population

1 mi:	2,533
3 mi:	7,718
5 mi:	9,518



## Daily Population

1 mi:	2,956
3 mi:	7,941
5 mi:	8,976



## Households

1 mi:	1,017
3 mi:	3,166
5 mi:	3,872



## Household Income

1 mi:	\$71,087
3 mi:	\$80,950
5 mi:	\$82,591



# LOCATION OVERVIEW

## **COLUMBUS, WI**

Columbus, Wisconsin is a vibrant small city strategically located in southeast Columbia County, less than 30 miles from Madison and positioned at the intersection of five major state highways (Highways 151, 73, 89, 16, and 60), providing excellent regional connectivity for commerce and distribution. Served by daily Amtrak passenger rail and intercity bus links, the community combines small-town charm with exceptional access to larger markets across southern Wisconsin, making it attractive for businesses and residents alike. The city's historic downtown, quality of life amenities, and stable labor force contribute to a highly livable environment that supports sustained economic activity.

Columbus has worked proactively to cultivate a business-friendly climate through economic development initiatives, including multiple Tax Incremental Financing (TIF) districts and a portfolio of available commercial sites and industrial parcels positioned for growth. The Columbus Commerce Center and other strategically placed industrial lots offer ready-to-develop land with utility access and highway frontage, appealing to users seeking visibility and logistical efficiency. These factors, combined with a mix of local manufacturers, service providers, and a diversified employment base, reflect the city's commitment to attracting and retaining a broad range of business operations.

The local economy supports a strong industrial presence anchored by manufacturing, distribution, and healthcare sectors. Within the broader planning area, several large employers contribute to workforce stability, while Columbus's proximity to Madison expands access to a larger talent pool and corporate ecosystem. This connectivity and workforce depth enhance the city's appeal for companies evaluating expansion or relocation within the Upper Midwest.

From a real estate perspective, Columbus offers competitive industrial and commercial market dynamics relative to other small-to-mid-sized Midwestern cities. Available sites in established business parks and along major corridors provide flexibility for build-to-suit development, expansions, and new facilities. The city's approach to infrastructure and economic development demonstrates a pragmatic balance of growth and local quality of life, positioning Columbus as an increasingly attractive location for businesses seeking strong regional access, affordability, and a supportive community environment.



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