

BND

COMMERCIAL

INVESTMENT PROPERTY FOR SALE EAST TROY, WISCONSIN



OVERVIEW : 2030 Young Street East Troy, WI

Sale Price: \$2,750,000

Cap Rate: 8% Increasing to 9.2%

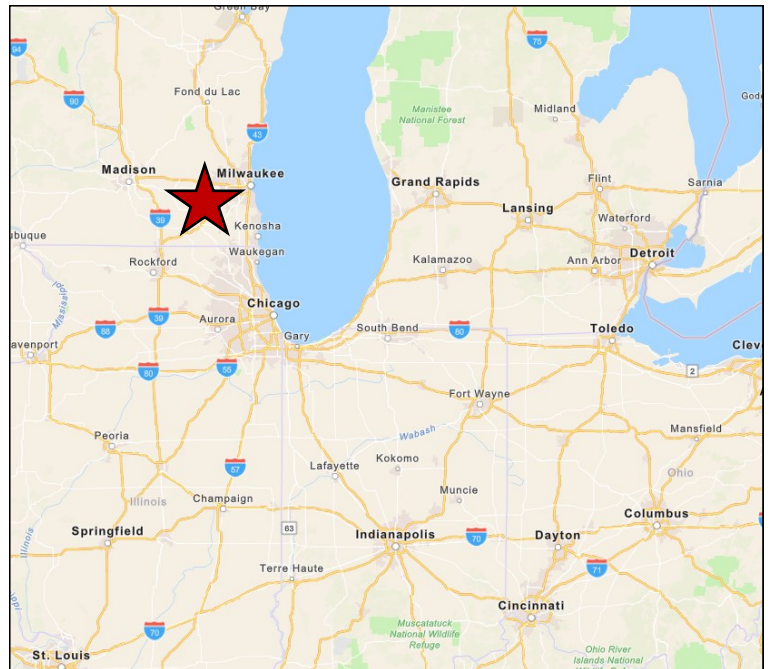
Property Info: 34,226 SF

Single Tenant Industrial Investment

Tenant has all maintenance and repair responsibility.

New 10 year renewal - Occupant since 2009

Tenant - Thistle Molded Group
<https://www.thistle-group.com/>



O. Karl Behrens, CCIM, SIOR

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Brett Garceau

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1021 S. Calhoun Street | Suite One
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Highlights

- Fully leased single tenant building
- High-tech manufacturing building with climate-controlled and clean room space
- New 10 year renewal
- Occupant since 2009
- Tenant has responsibility for all repair and maintenance
- Since 1950, Moxness, a Thistle Group Company, has been a valued partner to leading global businesses in the design and manufacturing of custom, high-quality Liquid Silicone Rubber (LSR) parts.
- Moxness serves an array of industries, including but not limited to automotive, aerospace, healthcare, industrial, food and beverage, computer, military/ government, and consumer products.
- East Troy, Wisconsin is located in the southeast corner of the state, 36 miles southwest of Milwaukee and 63 miles southeast of Madison.
- Less than one mile from I-43; less than 25 miles from I-94 and less than 32 miles from General Mitchell International Airport in Milwaukee.
- Approximate Distance To:

Milwaukee, WI	36 miles
Madison, WI	63 miles
Chicago, IL	94 miles
Green Bay, WI	154 miles
Davenport, IA	183 miles
Fort Wayne, IN	262 miles
Indianapolis, IN	280 miles
Minneapolis, MN	325 miles
Des Moines, IA	340 miles
St. Louis, MO	347 miles
Detroit, MI	385 miles



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Property Highlights

Address	2030 Young Street
City/State/Zip	East Troy / Wisconsin / 53120
Sale Price	\$2,750,000
Tenant	Thistle Molded Group, LLC - d/b/a Moxness

Building Information

Total Building Size	34,226 SF - Total 27,833 SF - Manufacturing area 6,393 SF - Office area
Land Area	5.0 Acres
Construction Type	Concrete / steel
Construction Year	1973 / 1998 addition
Number of Floors	One
Roof	Manufacturing area - pitched metal roof Office area - flat with built-up composition
Foundation	Reinforced concrete
Heating/Air System	Gas forced air / 100% air conditioned with roof mounted units
Electric	Heavy Power - 800 amps / 240 volts / 3 phase
Ceiling Height	Main Area - 14' to 16' Back Area - 13' to 17'
Lighting	Fluorescent and sodium lighting type-fixtures
Loading Docks/Doors	One ramped drive-in, one 12' overhead door, three docks
Sprinkler System	100% sprinklered
Zoning	M2 / General Manufacturing District
Parking	85+/- spaces

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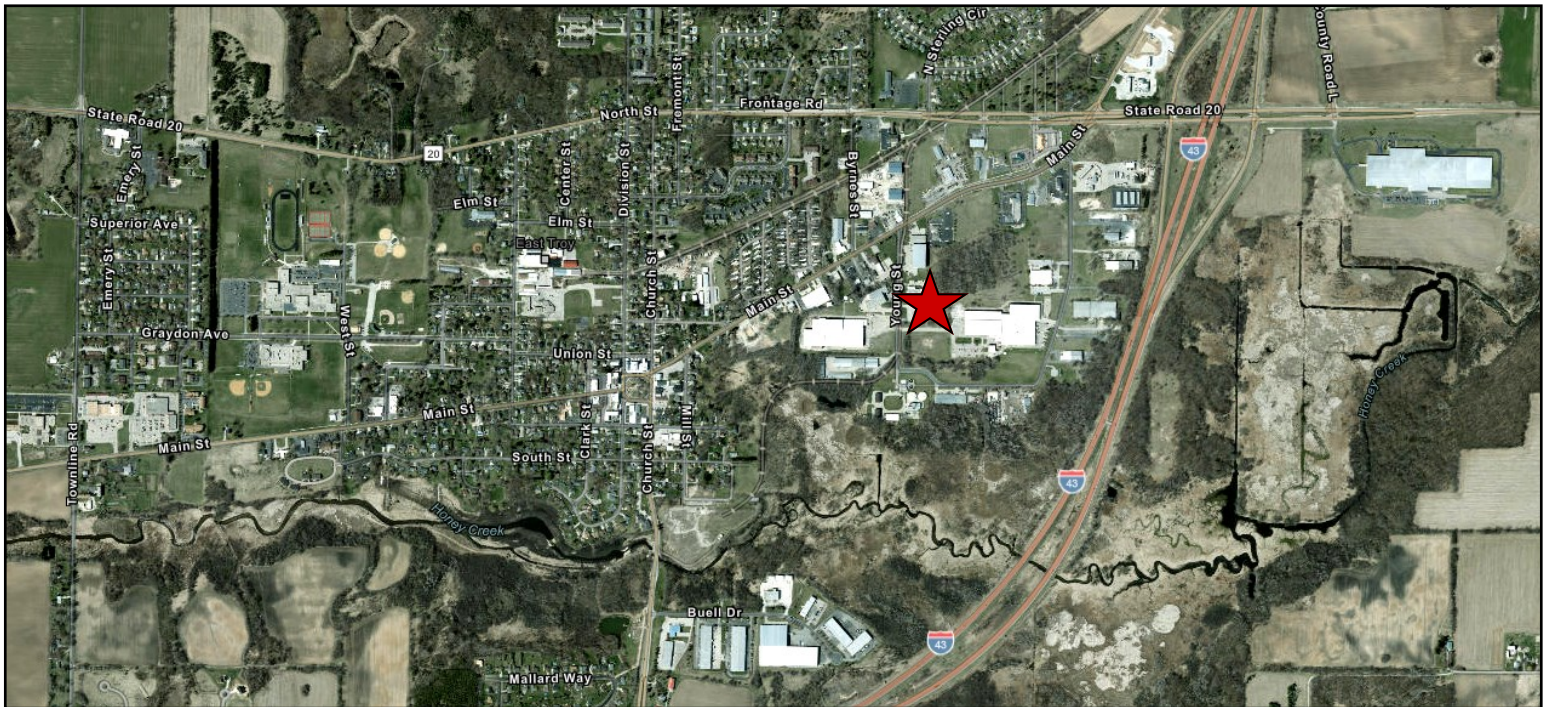
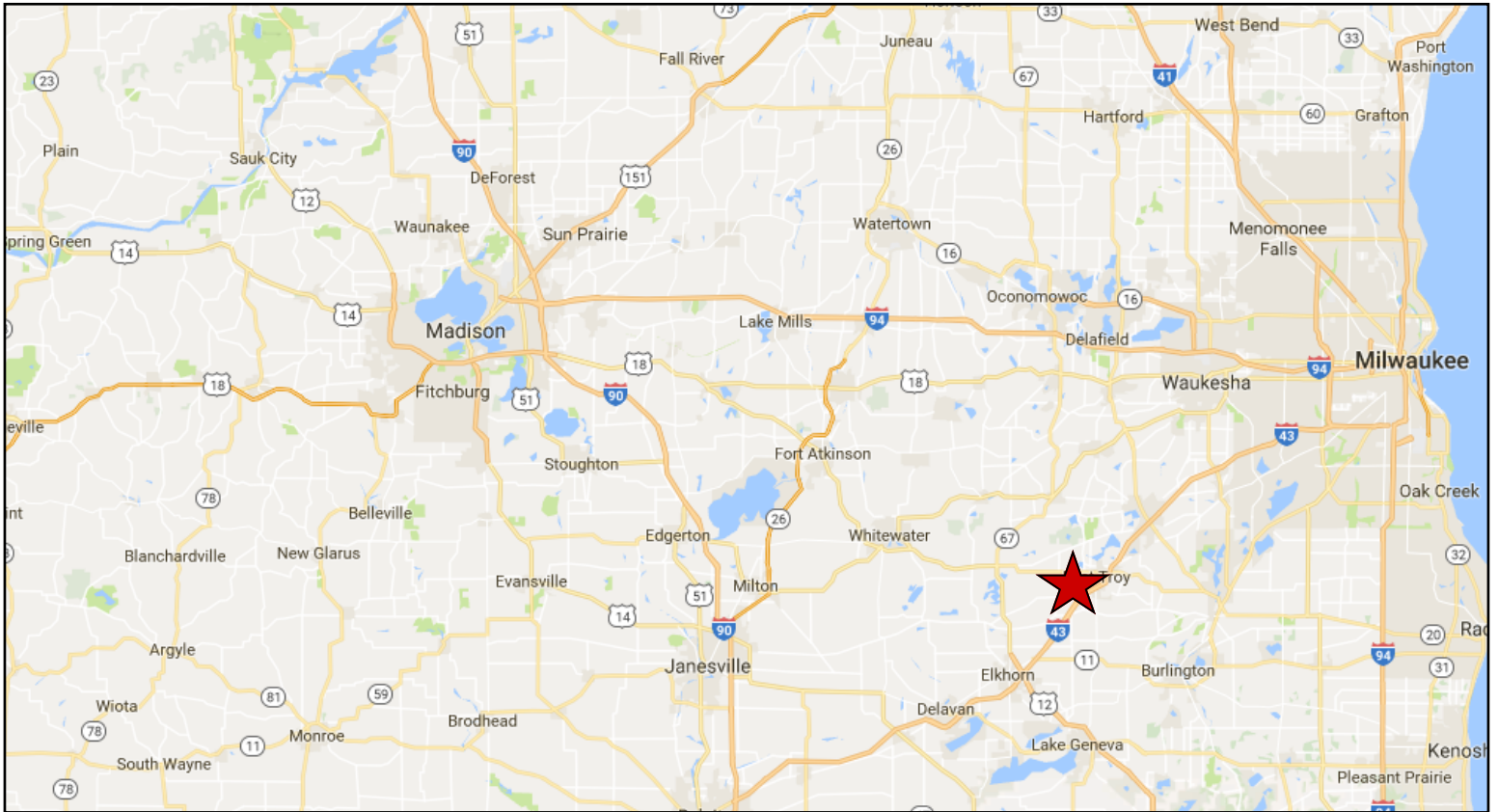
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