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COMMERCIAL

INVESTMENT PROPERTY FOR SALE SLINGER, WISCONSIN



OVERVIEW : 210 Slinger Road Slinger, WI

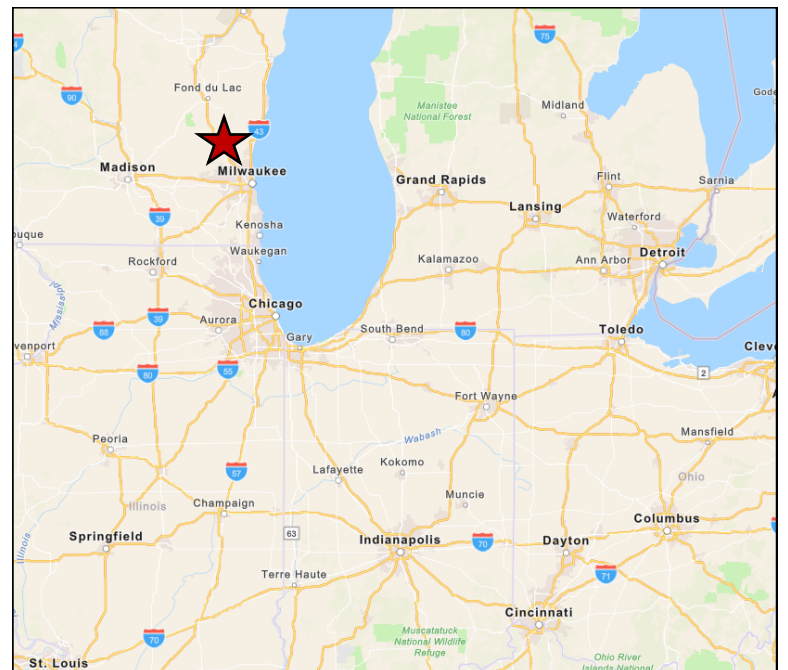
Sale Price: \$1,995,000

Cap Rate: 7.08%

Building Size: 29,230 SF

- Single Tenant Investment
- New 10 Year Lease Starting 06/01/2024
- Annual rent increases based upon CPI Index
- Tenant owned by Walter AG - one of the world's leading metalworking companies

<https://www.walter-tools.com>



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Tenant Highlights

- Founded in 2010, PDQ Workholding, LLC operates from two manufacturing sites, Columbia City, Indiana and Slinger, Wisconsin, and has 107 employees. Workholding is used to hold the workpiece in place when cutting metal and the company focuses on custom stationary, hydraulic, and automated fixtures, alongside indexable tool bodies and carbide round tools.
- PDQ Workholding, LLC has a strong customer base, with 80% of sales in the United States, and the remainder split between Mexico, Canada, Argentina, Switzerland, Thailand and South Africa
- PDQ Workholding, LLC was acquired by Walter AG, a division within Sandvik AB, in June 2024.
- Walter AG is one of the world's leading metal-working companies. As provider of specialized machining solutions, Walter offers a wide range of precision tools for milling, turning, drilling and threading applications. As an innovative partner capable of creating digital process solutions for optimal efficiency, Walter is pioneering Industry 4.0 throughout the machining industry. With about 3,800 employees worldwide, together with its numerous subsidiaries and sales partners, Walter AG serves customers in over 80 different countries.
- Sandvik AB has its head office in Stockholm and is the Parent Company of the Sandvik Group, with subsidiaries in about 70 countries. The Group has around 41,000 employees and revenues in about 170 countries. Sandvik AB is a public company with its shares listed on Nasdaq Stockholm.

Location Highlights

- Slinger, Wisconsin, is an attractive place for business due to its strategic location near major highways, including I-41 and I-45, providing excellent access to Milwaukee and the surrounding regions. Its business-friendly environment, coupled with a growing population, supports local commerce and offers a skilled workforce. With a population of around 5,800 people, Slinger also boasts a high quality of life, making it an attractive place for employees to live and work.
- Located 2 miles from I-41 and 5 miles from I-45
- Approximate Distance to:

Milwaukee	34 Miles
Madison, WI	70 Miles
Green Bay, WI	106 Miles
Chicago, IL	122 Miles
Davenport, IA	236 Miles
Fort Wayne, IN	292 Miles
Indianapolis, IN	309 Miles

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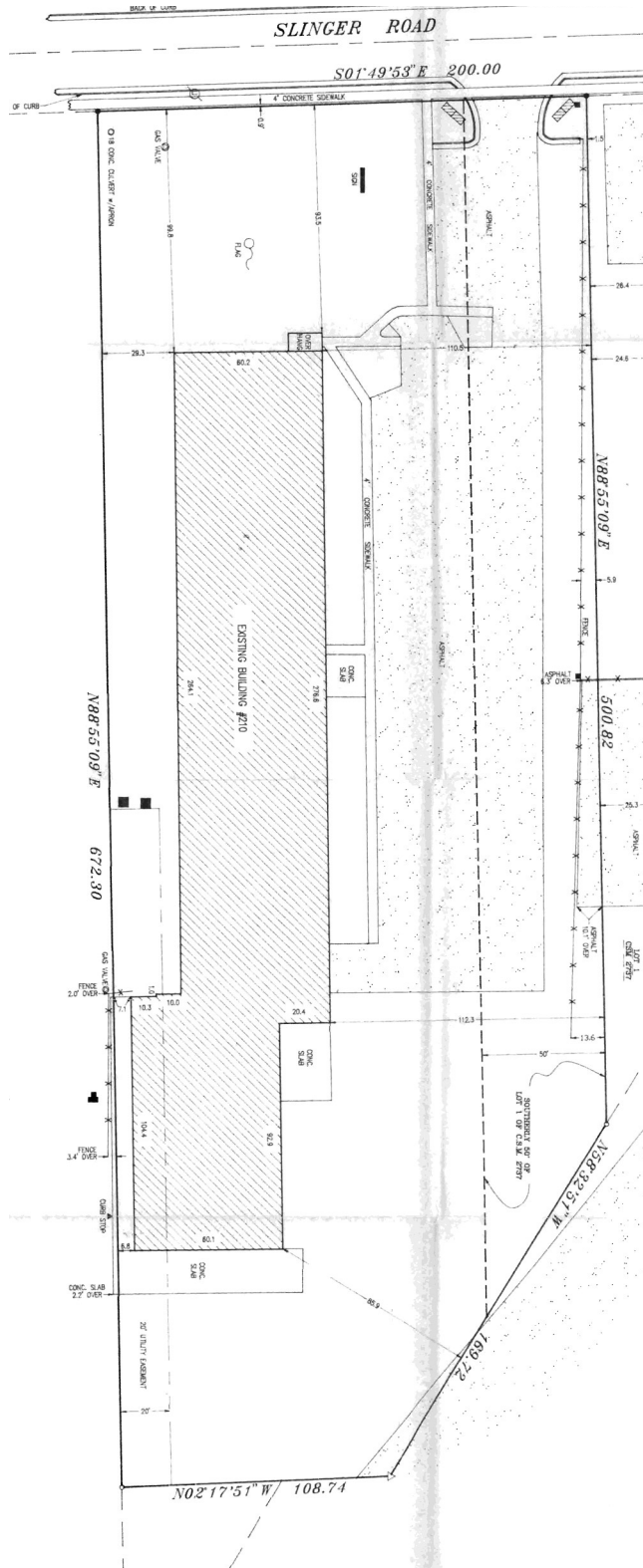
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Site Plan

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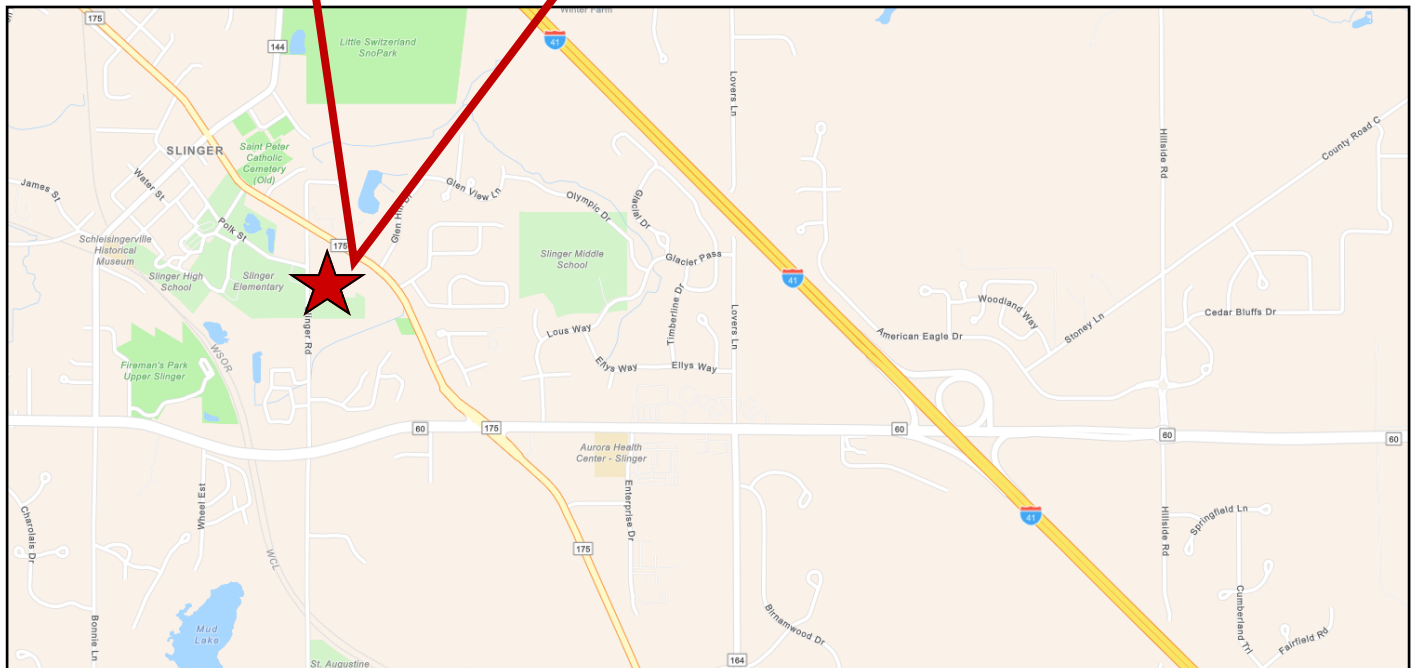
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Property Highlights

Address	210 Slinger Road
City/State/Zip	Slinger / WI / 53086
Sale Price	\$1,995,000
Tenant	PDQ Workholding, LLC

Building Information

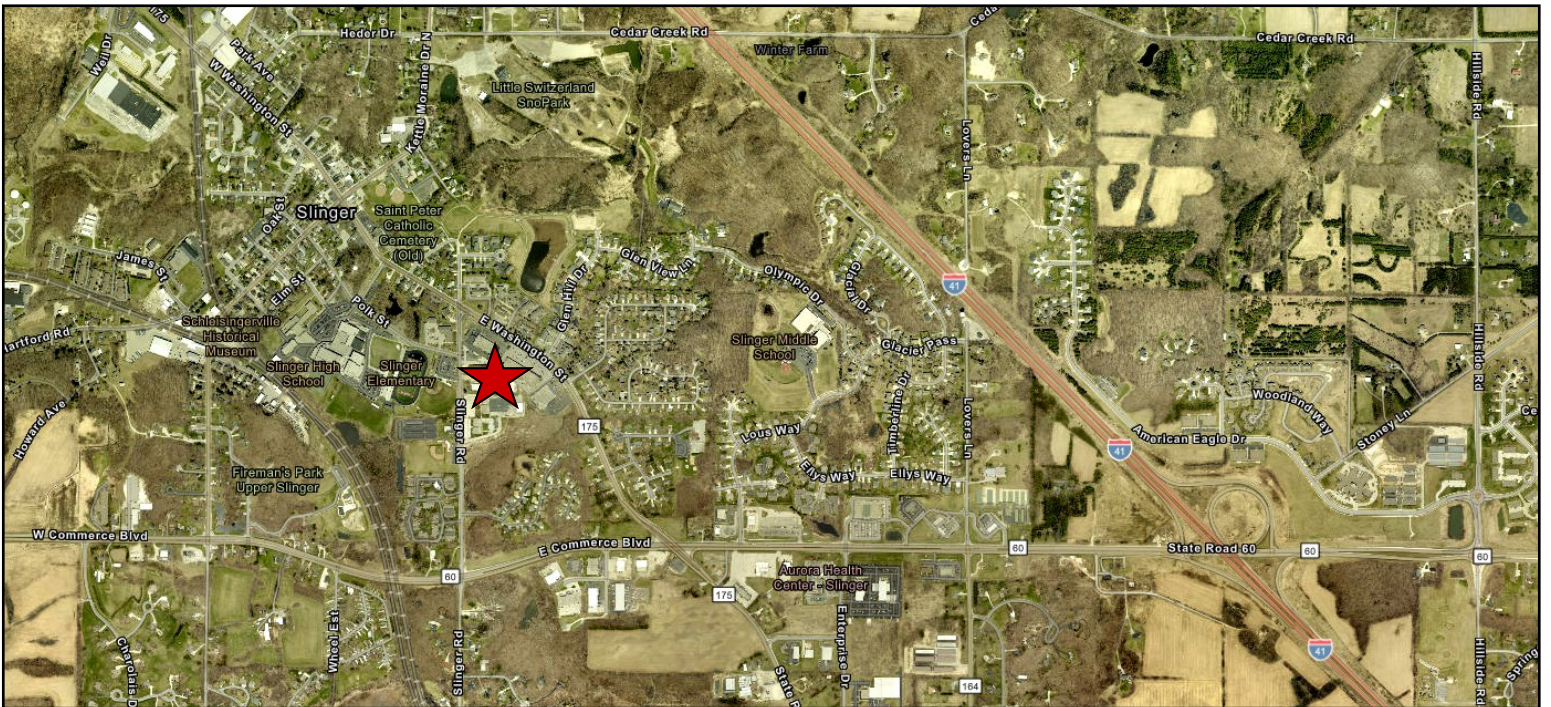
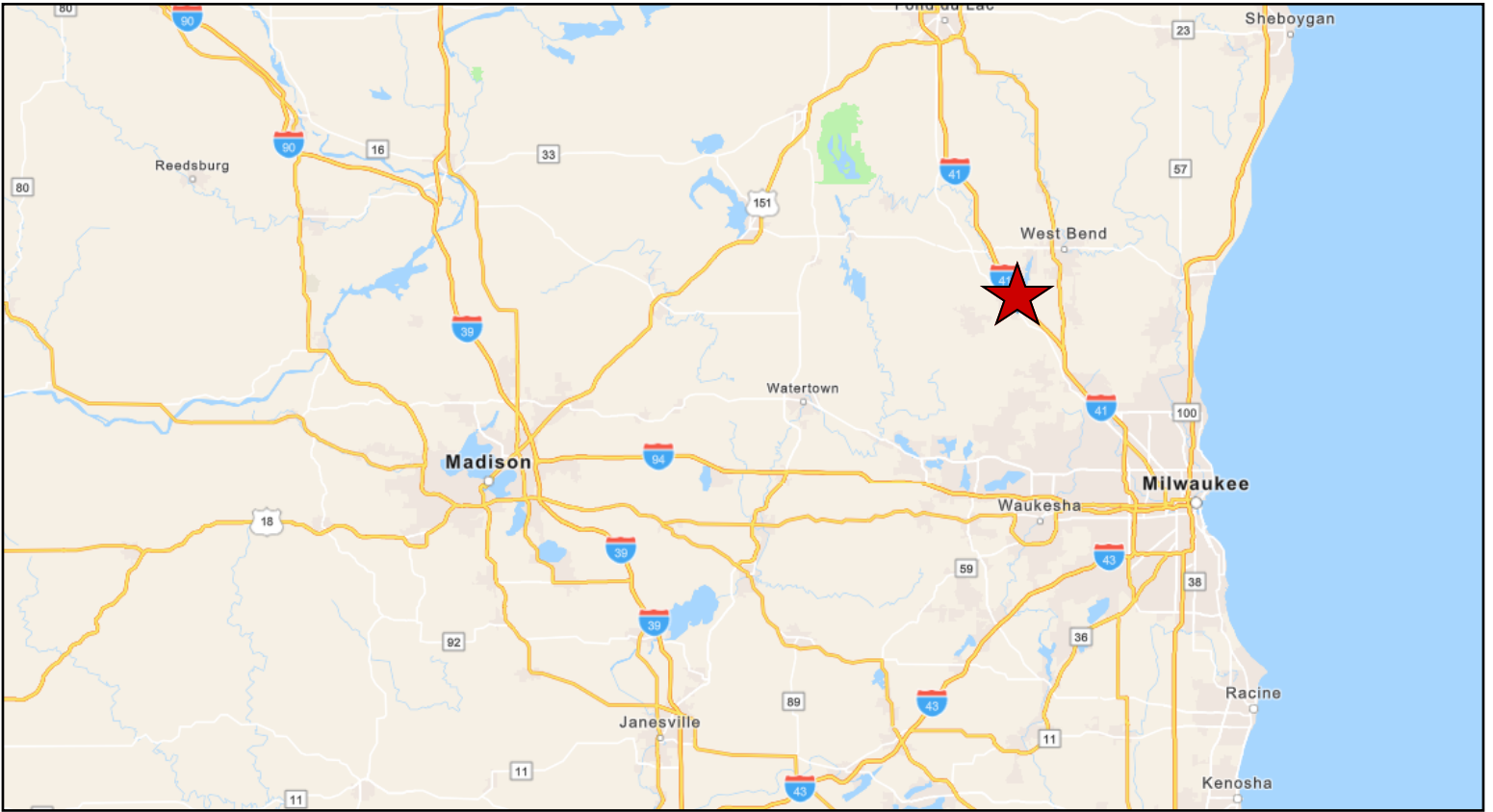
Total Building Size	29,230 SF
Land Area	2.42 Acres
Construction Type	Metal
Construction Year	1986
Number of Floors	1
Roof	Metal
Heating/Air System	100 % Air Conditioned Throughout
Electric	480v & 240v 3 Phase
Ceiling Height	10' to 24'
Lighting	LED
Loading Docks/Doors	4 Drive-in Doors 1 (12'x14'), 2 (14'x14'), 1 (16'x16')
Sprinkler System	None
Zoning	M1 - Limited Manufacturing
Parking	± 40 Paved Parking Spaces

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