

STNL Industrial Investment - Miller Electric

9.6 CAP | Value-Add | 100,000 SF Rail-Served Facility

311 N Linwood Ave, Appleton, WI 54914

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The Offering

Colliers is pleased to present the opportunity to acquire 311 N Linwood Avenue, a 100,000-square-foot industrial facility in Appleton, Wisconsin, leased to Miller Electric. Founded in Appleton in 1929, Miller is a leading global manufacturer of welding and cutting equipment and operates as part of Illinois Tool Works (NYSE: ITW), a Fortune 500 global industrial company. The offering provides investors an opportunity to acquire a functional industrial asset at an attractive basis with contractual rent growth and significant long-term upside.

Highlights:

- 3% escalations and 4% Property Management Fee
- Single tenant net lease
- Strong industrial market with only 2.7% vacancy rates
- Active Rail serviced by CN
- Motion sensor LED lighting throughout
- Miller Electric has been headquartered in Appleton, Wisconsin since its founding in 1929, demonstrating nearly a century of commitment to the market



Financial Summary & Lease Structure

Lease Structure

Tenant	Miller Electric	NOI	\$624,999
Structure	NNN	Annual Escalations	3%
Current SF	100,000	Renewal Options	One 6-month renewal option with 60-days notice
Lease Term	18 month term, 9/15/26 move in date	CAP Rate	9.6%
Lease Rate	\$6.25/SF	Asking Price	\$6,500,000 (\$65 PSF)

Rent Roll

Tenant Name	Square Feet	Period	Annual Rate/SF (NNN)	Monthly Rent	Annual Rent
Miller Electric	100,000	9/15/2026 - 9/14/2027	\$6.25	\$52,083.33	\$624,999.96
		9/15/2027 - 3/15/2028	\$6.44	\$53,666.67	\$644,000.04
6 Month Renewal Option		3/16/2028 - 9/14/2028	\$6.63	\$55,250	\$663,000

Property Details

Property Address 311 N Linwood Ave, Appleton, WI 54914

PID 31-5-1735-00

Property Type Industrial/Warehouse

Building Size (SF) 100,000 SF
(divisible to 50,000 SF)

Site Size 6.86 acres

Year Built 1978

Loading 6 Dock Doors
7 Rail Doors

Clear Height 19' eave, 21' peak

Columns 25 x 50

Lighting Motion sensor LED lights

Sprinklers Dry System
(throughout the entire building)

Construction Metal

Rail Canadian National



* Listing broker has an ownership interest in the property



Tenant Profile



Miller Electric is a leading Wisconsin-based manufacturer of welding and cutting equipment, recognized worldwide for its innovation, quality, and reliability. Founded in 1929 and headquartered in Appleton, Wisconsin, Miller serves customers across manufacturing, construction, fabrication, automotive, and other industrial markets. Today, Miller operates as part of Illinois Tool Works (ITW), a Fortune 500 global industrial company, providing the strength and resources of a major multinational organization while maintaining deep roots in Wisconsin.

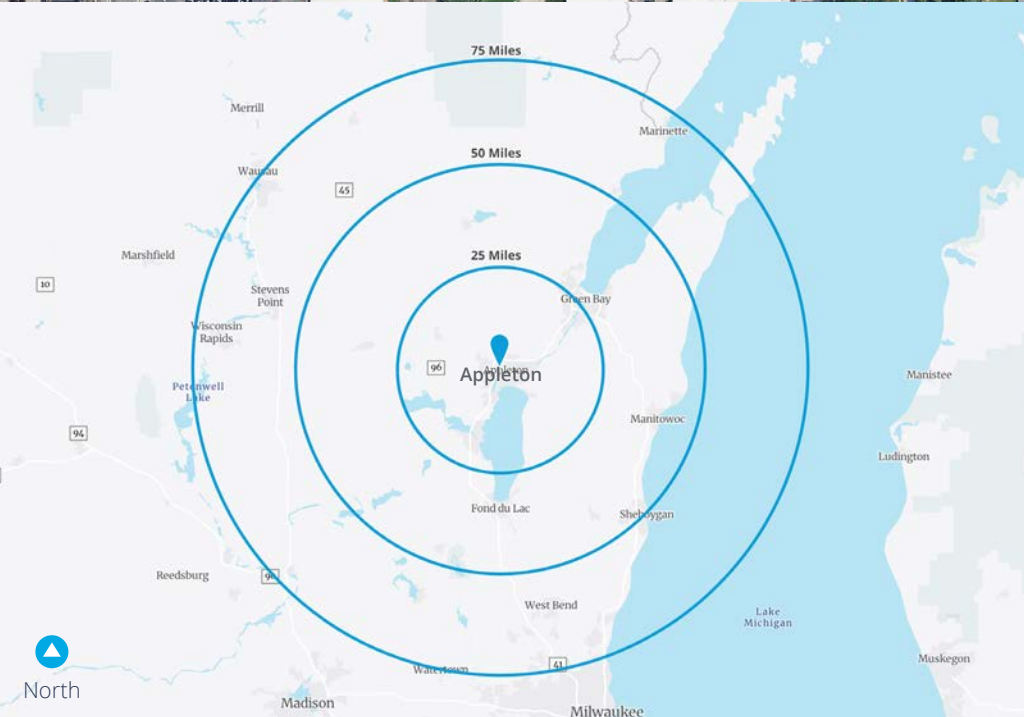
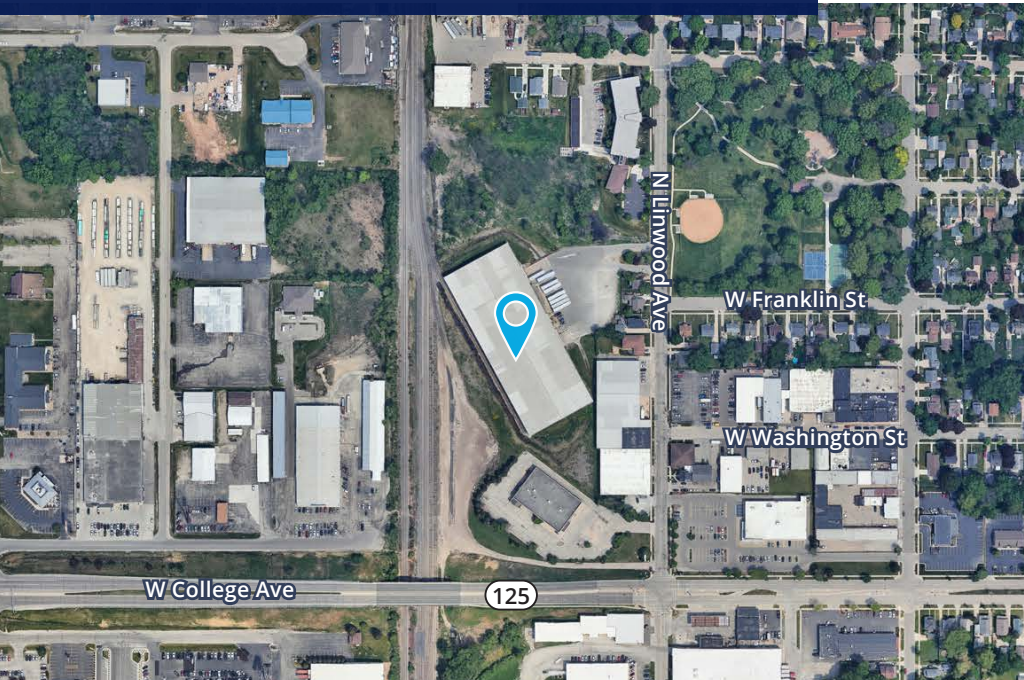
[VIEW WEBSITE](#)



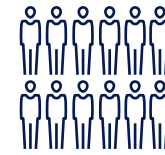
Interior Photos



Location Overview



Outagamie County



Current
Population

194,851



Current Average
Household Income

\$113,202



Current Daytime
Work Population

112,607



Households

79,742



Businesses

7,406

Web Links

[Appleton](#)

[Outagamie County](#)



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