



JANESVILLE

401 E CONDE STREET
JANESVILLE, WI 53546

Baehr Inc.

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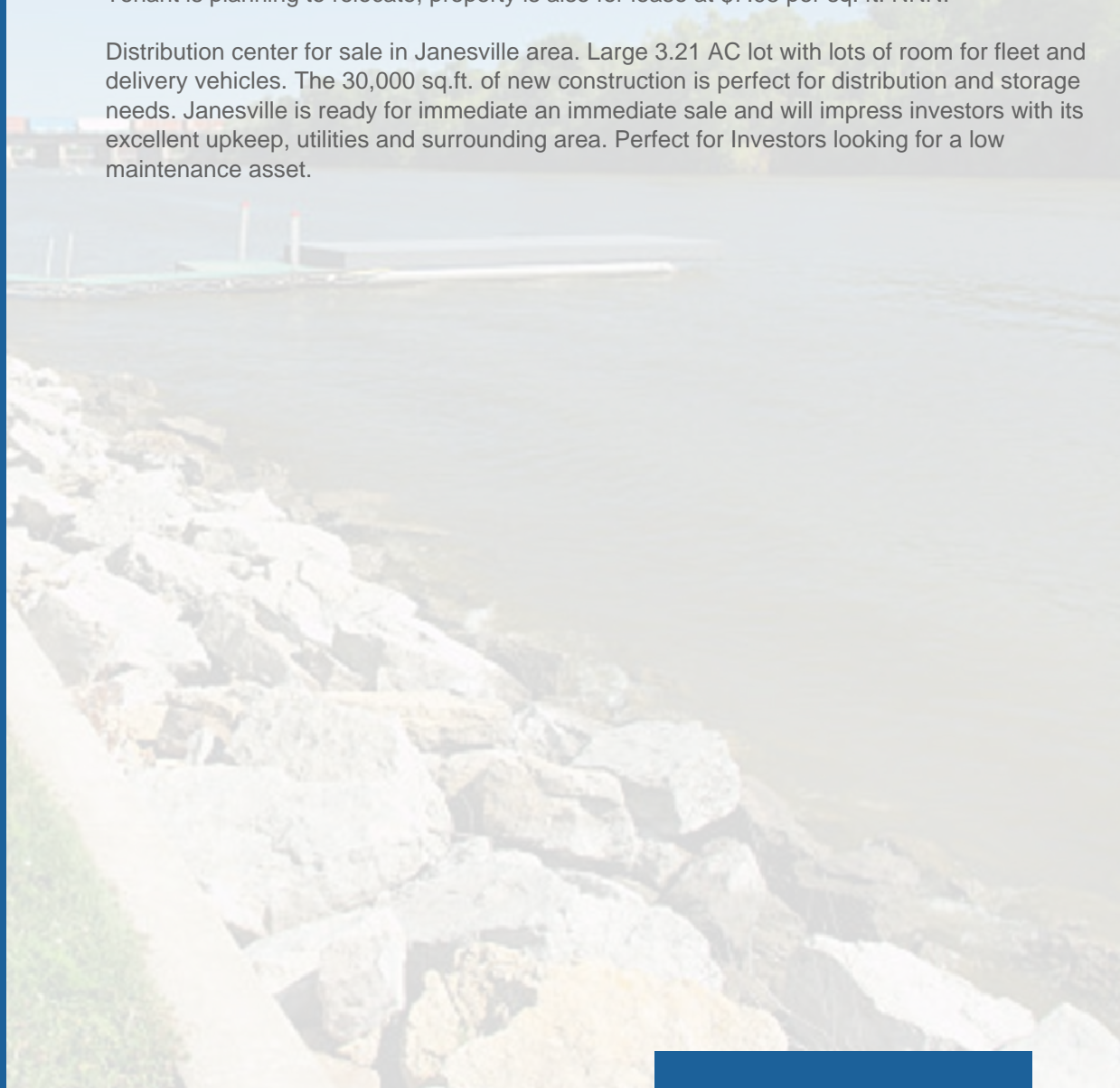
PROPERTY SUMMARY

Offering Price	\$2,400,000.00
Building SqFt	30,000 SqFt
Year Built	1990
Lot Size (SF)	139,828.00 SqFt
Parcel ID	0307100018
Zoning Type	M2
County	Rock
Frontage	1,000.00 Ft
Coordinates	42.653623,-89.006130

INVESTMENT SUMMARY

Premier 30,000 sq ft industrial building on 3 acres in Janesville's South Side, within a TIF District and an Opportunity Zone, offering potential permanent tax exclusion on new gains. 7,406 sq ft of upscale office/lab space with white rooms, executive office with ensuite, and elite amenities. The 22,594 sq ft warehouse has 20-24 ft ceilings, 2 loading docks, 1 overhead door, suited for storage, manufacturing, or distribution. Features modern design, ample glass, elegant conference room, locker rooms, 6 ft fence with razor wire around the perimeter, automatic gate, and security system. Plans are drawn for a 26,000 sq ft addition. Tenant is planning to relocate, property is also for lease at \$7.95 per sq. ft. NNN.

Distribution center for sale in Janesville area. Large 3.21 AC lot with lots of room for fleet and delivery vehicles. The 30,000 sq.ft. of new construction is perfect for distribution and storage needs. Janesville is ready for immediate an immediate sale and will impress investors with its excellent upkeep, utilities and surrounding area. Perfect for Investors looking for a low maintenance asset.





American Extractions™



LOCATION HIGHLIGHTS

- Smart investment opportunity in Janesville with industrial tenants, low vacancy rates and open inbound / outbound transportation options.
- Centrally located in the Greater Madison area with quick access to Interstate 90/Interstate 39.
- Configurable outdoor space for parking or storage gives growth options to multiple of your medium to long-term tenants. Also provides space for potential building expansion.



POPULATION
32,887



DAYTIME POPULATION
35,781



HOUSEHOLDS
14,077



AVG. HOUSEHOLD INCOME
\$ 81,833

RENT ROLL



1	Projected	30,000	\$6.95	\$208,500.00	NNN	01/01/2025	12/31/2034
	Total Occupied	30000		\$208,500.00			

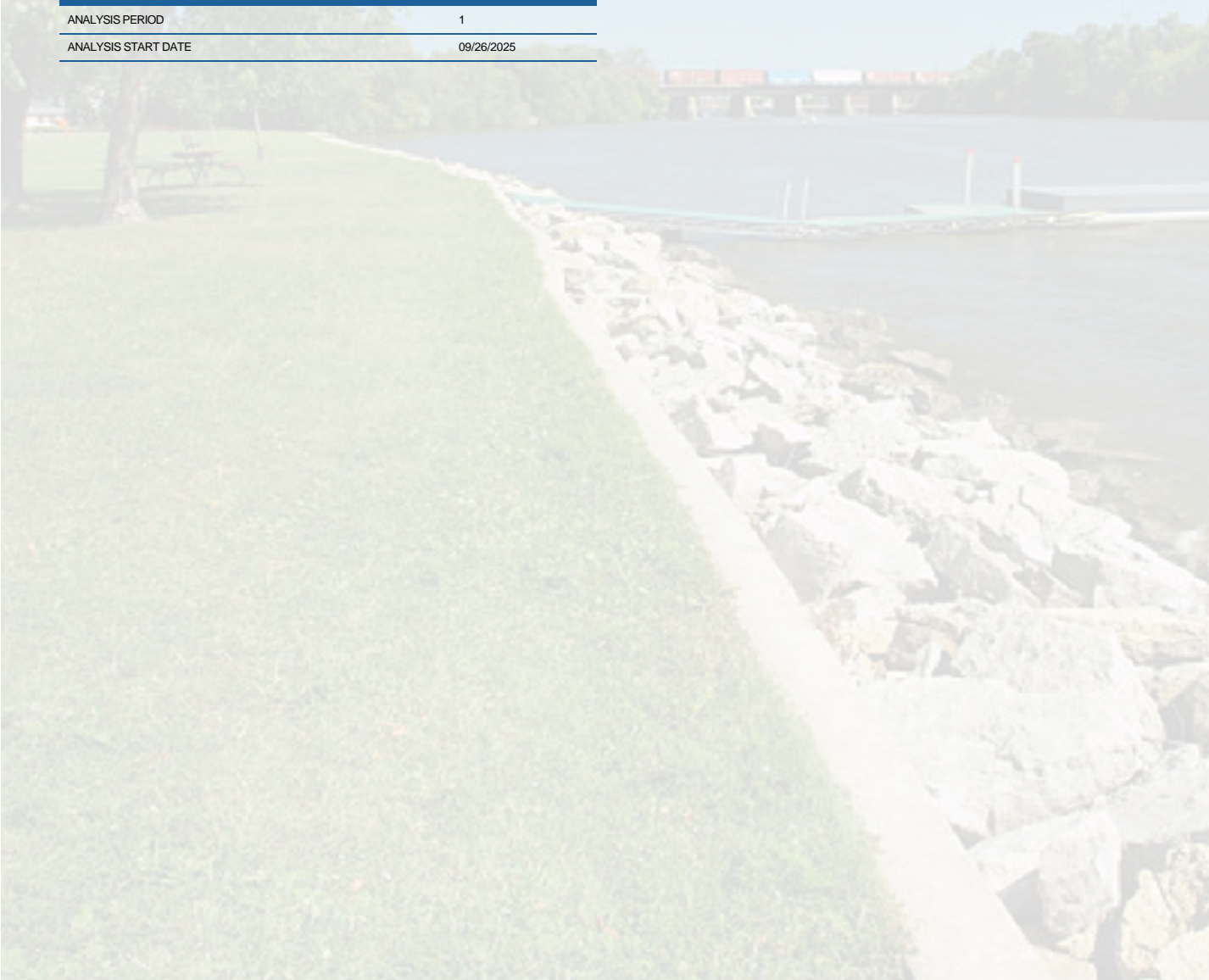
This is a projected rent based off what the market would support, the building is currently owner occupied.



OVERVIEW & ASSUMPTIONS

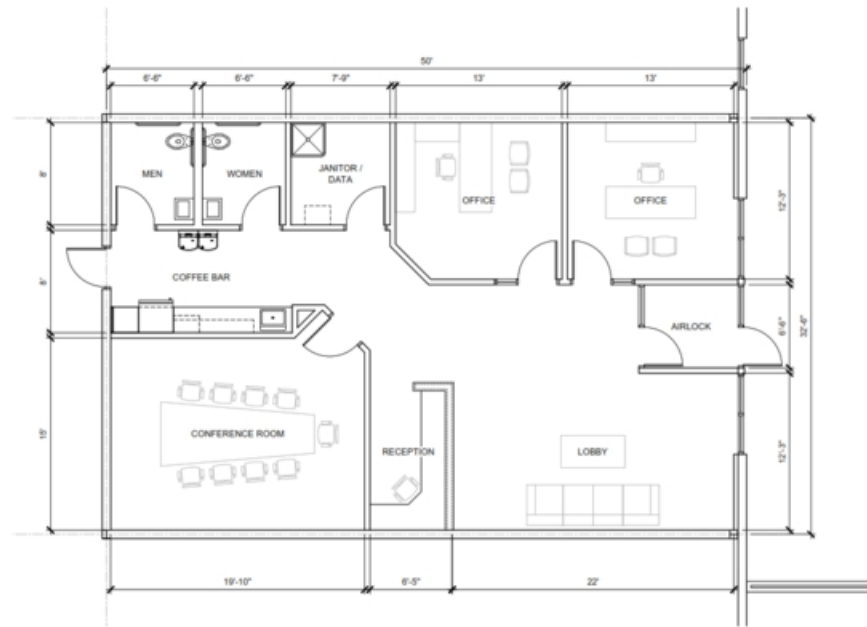
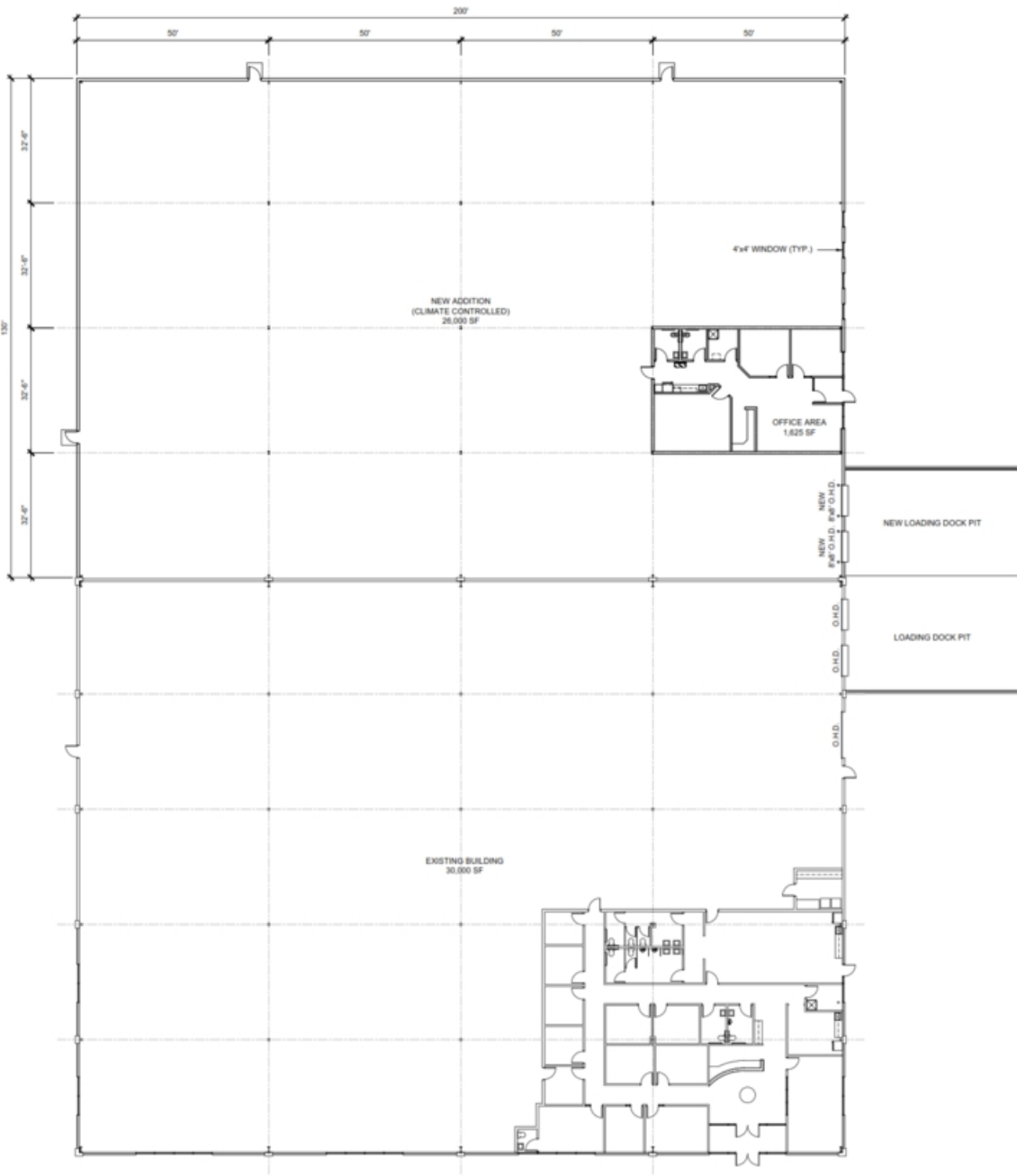
PRICING	\$2,400,000.00
PRICE PSF	\$80.00
IN PLACE NOI	\$180,405.00
IN PLACE CAP RATE	7.52%
YEAR 1 NOI	\$180,405.00
YEAR 1 CAP RATE	7.52%
ANALYSIS PERIOD	1
ANALYSIS START DATE	09/26/2025

PROPERTY TAX	\$28,095.00
TOTAL EXPENSES	\$28,095.00



CASH FLOW PROJECTIONS

POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$208,500.00	\$208,500.00
SCHEDULED BASE RENTAL REVENUE	\$208,500.00	\$208,500.00
TOTAL POTENTIAL GROSS REVENUE	\$208,500.00	\$208,500.00
EFFECTIVE GROSS REVENUE	\$208,500.00	\$208,500.00
OPERATING EXPENSES		
PROPERTY TAX	\$28,095.00	\$28,095.00
TOTAL OPERATING EXPENSES	\$28,095.00	\$28,095.00
NET OPERATING INCOME	\$180,405.00	\$180,405.00
CAP RATE	7.52%	7.52%



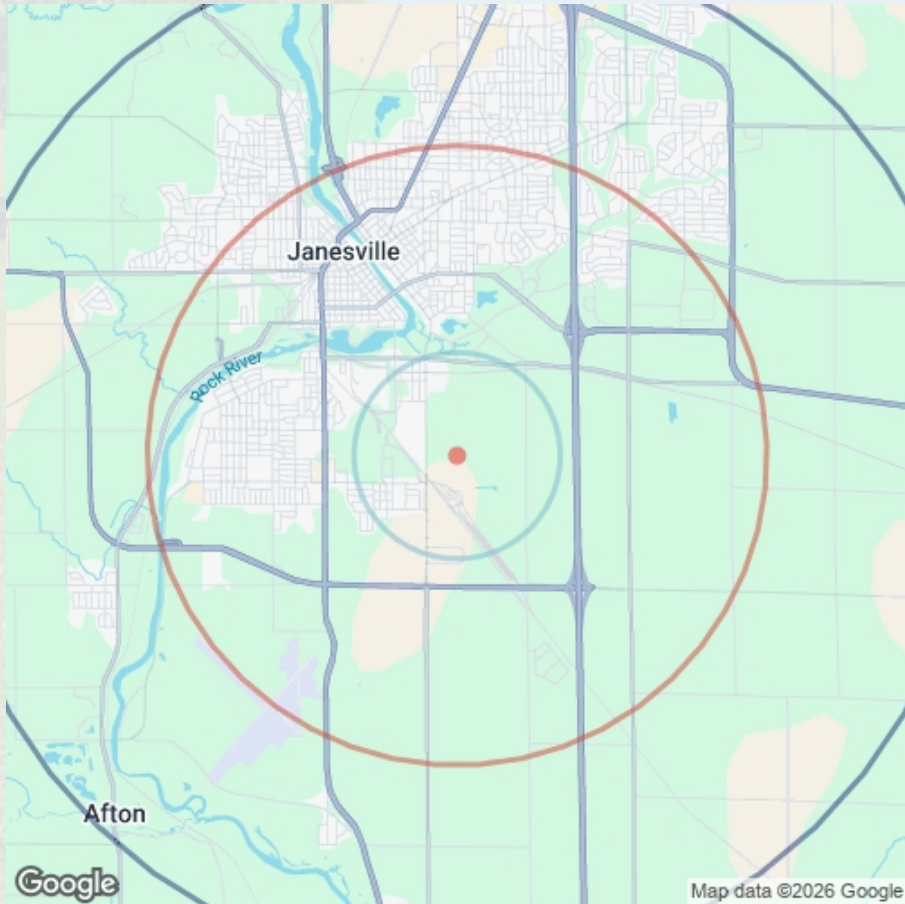
OFFICE PLAN
 Scale: 3/16" = 1'-0"
 0 2' 4"



DEMOGRAPHICS

2000 Population	2,511	33,933	62,204
2010 Population	2,439	32,612	62,609
2025 Population	2,395	32,887	63,208
2030 Population	2,379	32,879	63,164
2025-2030 Growth Rate	-0.13 %	0 %	-0.01 %
2025 Daytime Population	3,660	35,781	66,655

less than \$15000	92	1,217	2,096
\$15000-24999	47	1,027	2,026
\$25000-34999	84	788	1,353
\$35000-49999	155	2,238	3,923
\$50000-74999	208	2,398	5,168
\$75000-99999	155	2,034	4,302
\$100000-149999	156	2,827	5,109
\$150000-199999	74	997	2,125
\$200000 or greater	19	552	1,075
Median HH Income	\$ 56,896	\$ 66,580	\$ 68,853
Average HH Income	\$ 71,807	\$ 81,833	\$ 83,372



2000 Total Households	1,003	13,542	24,818
2010 Total Households	973	13,306	25,594
2025 Total Households	989	14,077	27,178
2030 Total Households	992	14,286	27,553
2025 Average Household Size	2.42	2.31	2.3
2025 Owner Occupied Housing	733	8,852	17,760
2030 Owner Occupied Housing	747	9,172	18,358
2025 Renter Occupied Housing	256	5,225	9,418
2030 Renter Occupied Housing	245	5,115	9,195
2025 Vacant Housing	75	793	1,283
2025 Total Housing	1,064	14,870	28,461



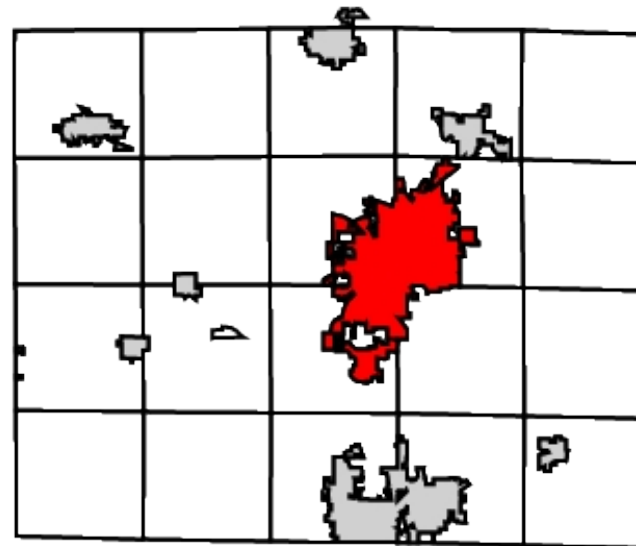
UNIT 306 FLOOR PLAN
1,240 SF

ABOUT JANESVILLE

Janesville is a city and the county seat of Rock County, Wisconsin, United States. As of the 2020 census, the city had a population of 65,615, making it the tenth-most populous city in Wisconsin. It is a principal municipality of the Janesville–Beloit metropolitan statistical area, which consists of all of Rock County and is included in the greater Madison–Janesville–Beloit combined statistical area.



CITY	34.8 SQ MI	POPULATION	65,615
LAND	34.2 SQ MI	RANK	10
WATER	0.6 SQ MI	DENSITY	1,890.37 SQ MI



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BAEHR INC. ADVISOR FOR MORE DETAILS.

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