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For Sale Offering Memorandum
Single-Tenant Net
Leased Industrial w/IOS
112 N Mainline Dr
Seymour, WI

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The Offering

Colliers is pleased to present the opportunity to acquire the property located at 112 N Mainline Dr, Seymour, WI, occupied by the owner Performance Corp. Sitting on 28 acres, Performance Corp. runs their Pallet and Transportation Operations out of this approximately 105,000 square foot facility. Having recently signed a 13 year triple-net term with 2.5% annual escalations, the tenant plans to continue it's manufacturing and processing from this mission critical location. Currently Performance Corp manufactures over 3 million pallets, crates, and boxes AND process about 300 million pounds of recycled material each year from this site while managing their fleet of 40 trucks and 450 trailers.

Highlights:

- Long term NNN leaseback to Performance Pallet
- Few alternative investment opportunities over 100,000 SF in the region
- Low cost-basis
- Ample outdoor trailer parking with fenced in storage
- Only 17 miles from Green Bay and 20 miles to Appleton
- State of the art facilities and equipment offering additional services such as heat treatment and sanitation



Pricing & Financial Summary



Lease Structure

Lease Type	NNN
Initial Lease Term	13 years (began May 15, 2024)
Remaining Lease Term	11.5 years (Exp. May 31, 2037)
Current Lease Rate	\$4.64/SF NNN
Annual Escalations	2.5%
Renewal Options	Three 5 year options
Net Operating Income	\$486,875
Pricing	Subject to offer



Property Details

Address	112 N Mainline Dr, Seymour, WI
Property Type	Industrial
Building Size	105,000 SF warehouse
Land Area	28 acres – fully asphalt/concrete yard
Year Built	1972
Loading	14 dock doors
Sprinkled	Yes
Clear Height	±20' clear
Parcel #	340109100



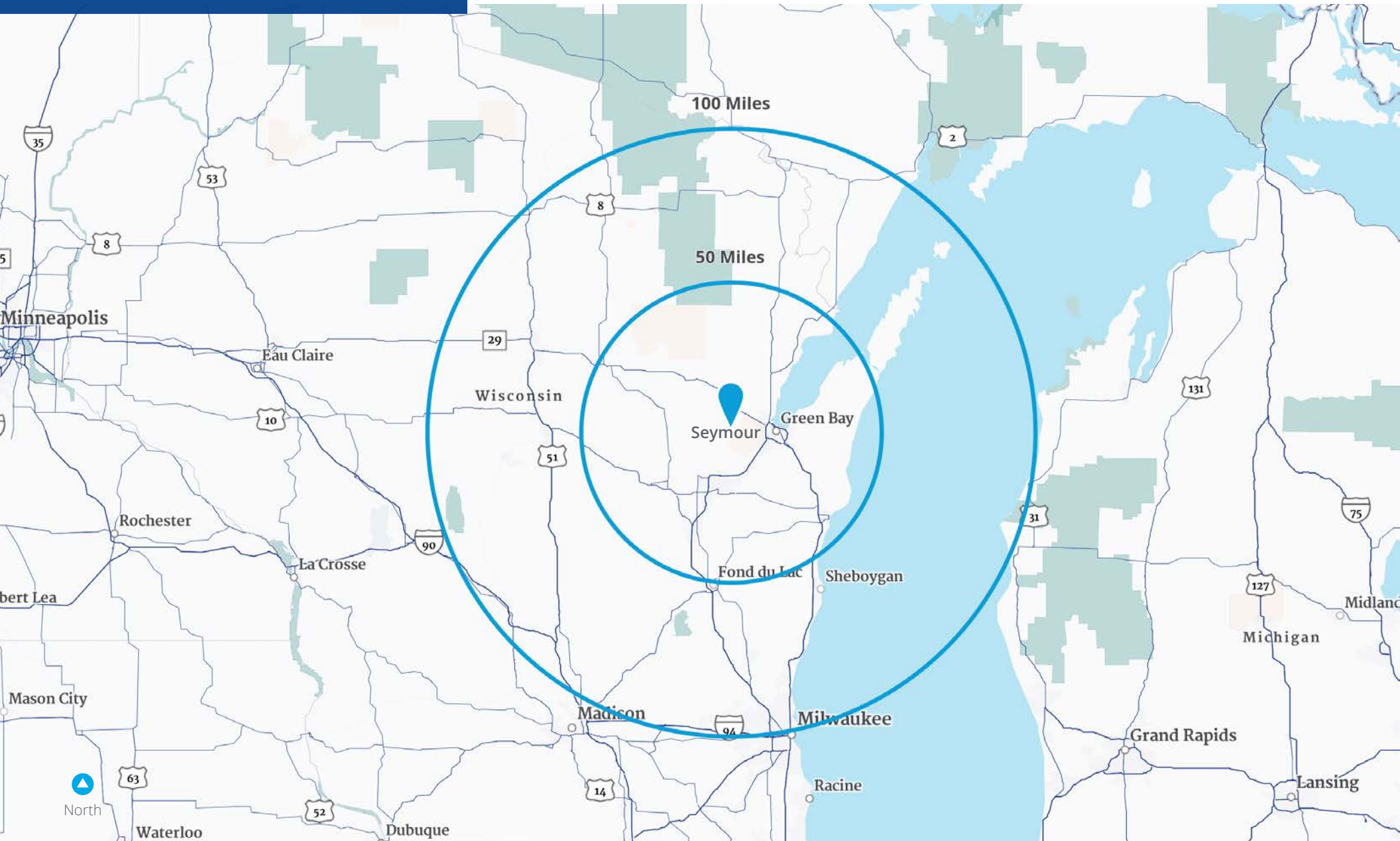
Property Photos



Property Aerial



Area Map



Tenant Profile

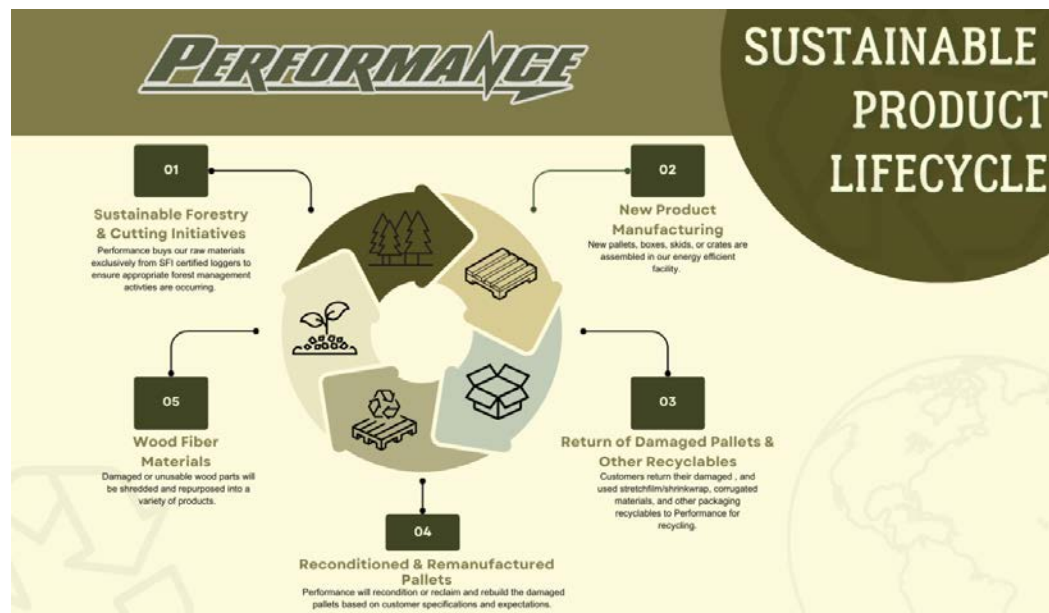


At Performance Corp. we pride ourselves in being a full-service provider to our customers. Despite the fast-paced and cost-competitive nature of our industry, we are committed to the success of our customers and employees. Our business is founded on long-term relationships.

Performance Corp. provides beginning to end packaging services; offering a variety of products and services to suit the needs of our customers. We process logs at our lumber mill in Carney, MI, build wood packaging products (pallets/crates) in Seymour, WI, transport these goods to customers, and return with their unwanted and recyclable products.

Sustainability is a core value of Performance Corp. We strive to enhance the sustainability of our company, our community, and the markets we serve to do our part to protect the environment. We concentrate on products that use recycled packaging and raw materials, which reduces our environmental impact.

Performance is dedicated to reducing the need to harvest trees, cutting harmful emissions, reducing our energy expenditures, and saving valuable, reusable sources of waste wood from landfills.





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