

BEST IN CLASS FACILITY



W165N5830 RIDGEWOOD DRIVE, MENOMONEE FALLS, WI

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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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OFFERING OVERVIEW

Founders 3 has been exclusively retained to offer the fee simple interest in W165N5830 Ridgewood Drive (the "Property"), a 300,121 square foot ("SF"), single-tenant, bulk light industrial facility located in Menomonee Falls, WI. The Property sits on a 24.97 acre ("AC") site within the Silver Spring corporate park, one of Milwaukee's most active business parks and home to some of Wisconsin's largest companies.

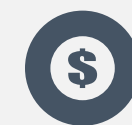
Originally constructed in 1996 and renovated in 2015, the Class A facility sits on 24.97 acres and boasts an impressive 31'-6" clear-height, 1,458 parking spaces (4.86 spaces / 1,000 SF), and is fully air-conditioned.



KEY PROPERTY STATISTICS

ADDRESS	W165N5830 Ridgewood Drive
CITY, STATE	Menomonee Falls, WI
YEAR BUILT / RENOVATED	1996 / 2015
PROPERTY SF	300,121 SF <i>(18,452 SF Office Space = 6.15%)</i> <i>Excludes 66,447 SF of Mezzanine Space</i>
CONSTRUCTION	Pre-Cast Concrete Walls & Structural Steel Roof
HVAC	Fully Air-Conditioned
CEILING HEIGHT	34'
CLEAR HEIGHT	31'-6"
LOADING DOCKS	3 Existing Docks <i>Ability to Accommodate 16+ Additional Docks</i>
POWER	Primary HV 3,000 amp & 2,000 amp 480y/277 volt service 1000KVA Emergency Generator
LAND AREA	24.97 AC
PARKING	4.86 / 1,000 SF <i>(1,458 spaces)</i>
ZONING	I-1 Light Industrial
TAX PARCEL	MNFV-0107-995
2023 ASSESSED VALUE	\$23,267,700
<i>PER SF</i>	<i>\$77.53 PSF</i>
2023 REAL ESTATE TAXES	\$258,360
<i>PER SF</i>	<i>\$0.86 PSF</i>

INVESTMENT HIGHLIGHTS



HIGHLY FUNCTIONAL LIGHT INDUSTRIAL

- Originally constructed as a light-industrial manufacturing facility and re-purposed to open-concept office use in 2015, the property has retained many of its original industrial characteristics
- Three (3) existing loading docks with an additional sixteen (16) prior dock locations where doors had been located and were subsequently filled-in
- Property is 100% air-conditioned - Built up fan systems with three (3) chillers (2 @ 300 tons & 1 @ 200 tons)
- Existing parking consists of approximately 1,458 spaces, or 4.86 / 1,000 SF, with additional capacity



DISCOUNT TO REPLACEMENT COST & ABILITY TO EXPAND

- Cost effective solution for industrial users facing limited market inventory
- State of the art facility with no development risk
- New industrial construction costs are estimated to be in the range of \$125 to \$150 per square foot
- Property sits on 24.97 acres with the ability to expand the building -- zoning permits up to 70% building coverage & requires a minimum 15% green space



SILVER SPRING CORPORATE PARK

- Over 1.3 million square feet of industrial manufacturing, warehouse, distribution and corporate office space with current vacancy rate at 0.42%
- Home to a myriad of users such as Kohl's Corporate and Frito Lay as well as a variety of industrial manufacturers & suppliers
- Three (3) miles from Interstate 41/45 providing easy access to nearby retail, executive housing, downtown Milwaukee, General Mitchell International Airport, Madison, and Chicago



ROBUST MARKET FUNDAMENTALS

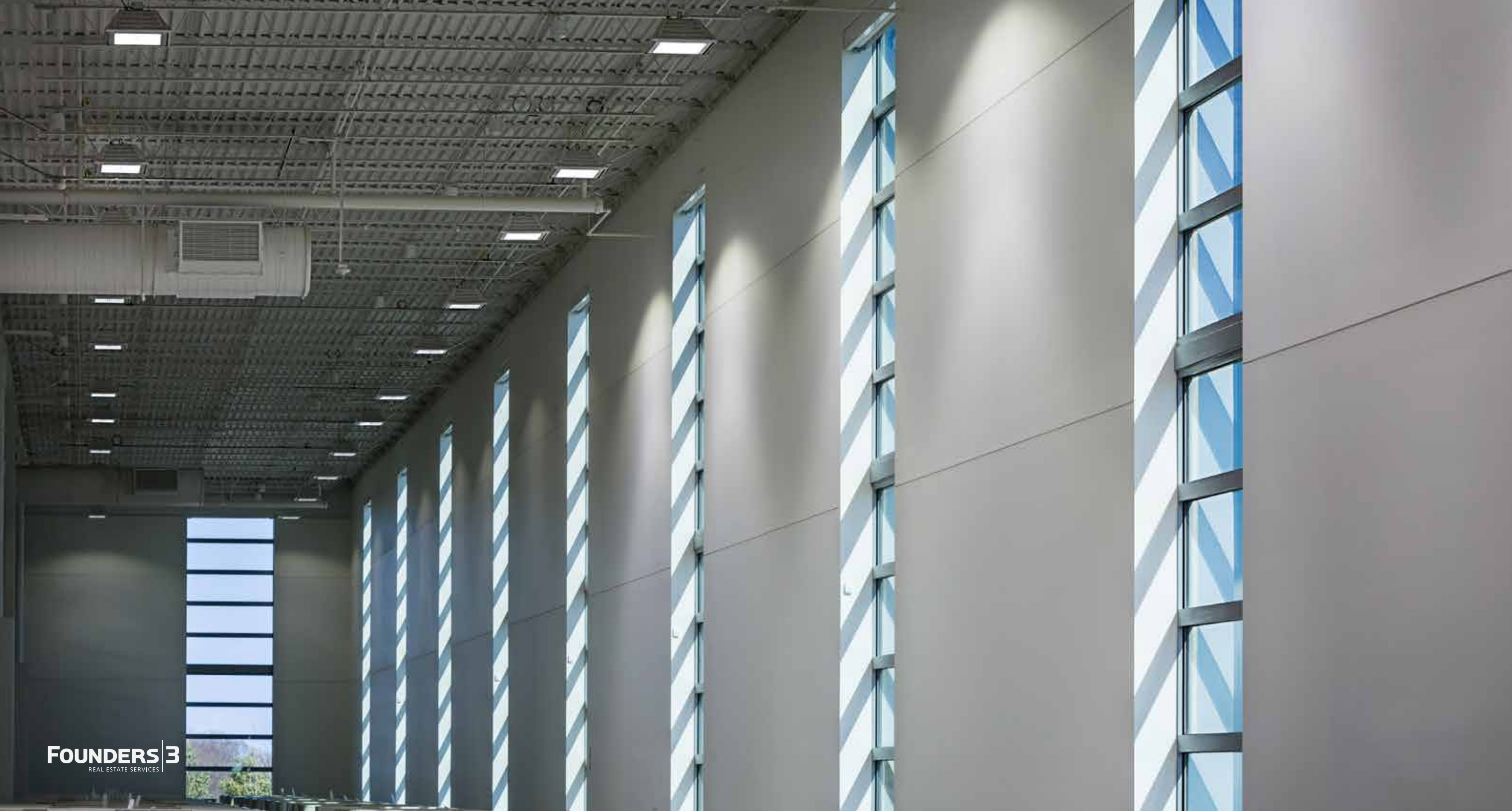
Northeast Menomonee Falls Industrial Submarket

- 12-month absorption: 244,000 SF
- 1.0% vacancy rate
- 12-month asking rent growth: 6.3%

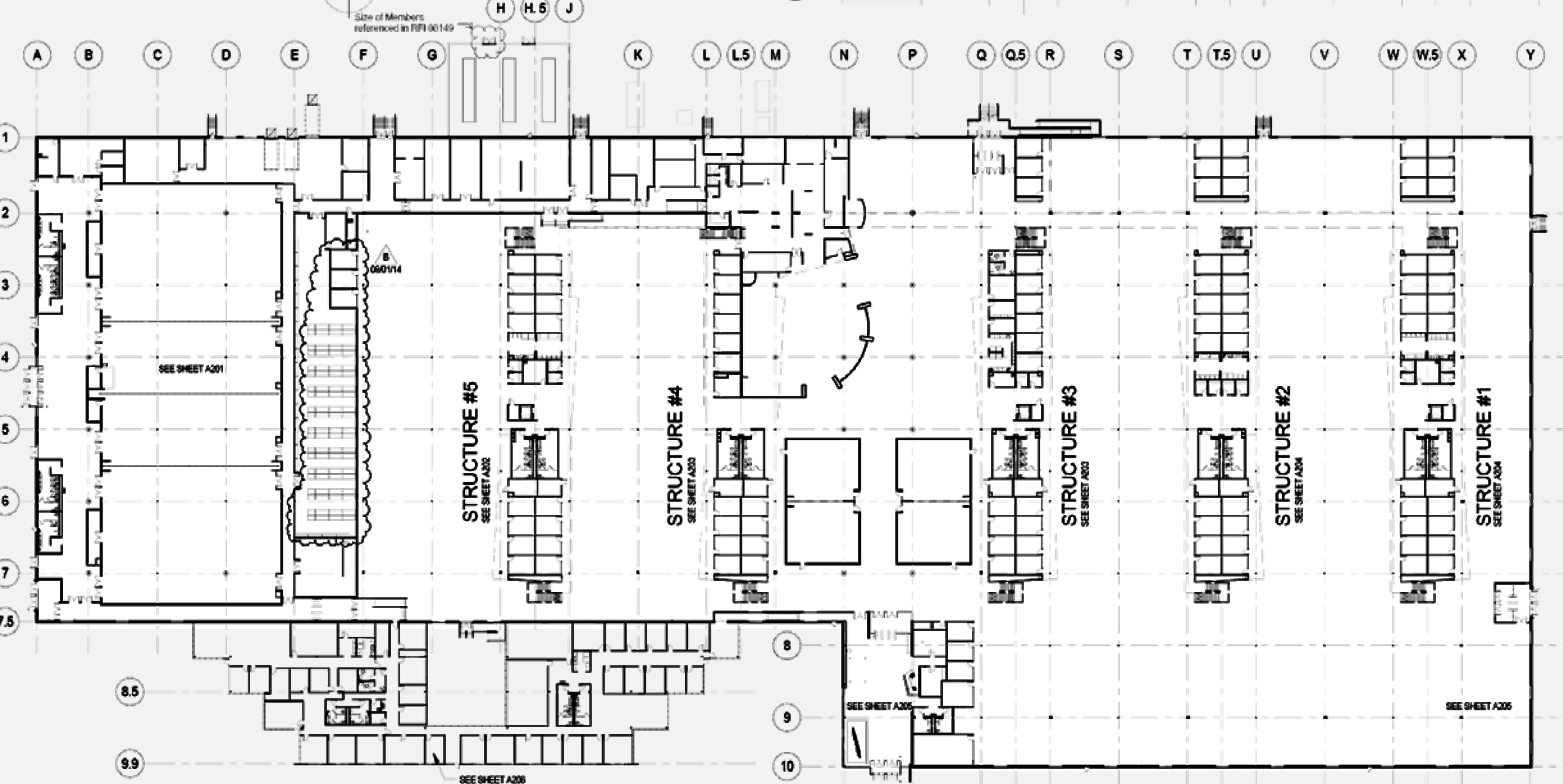
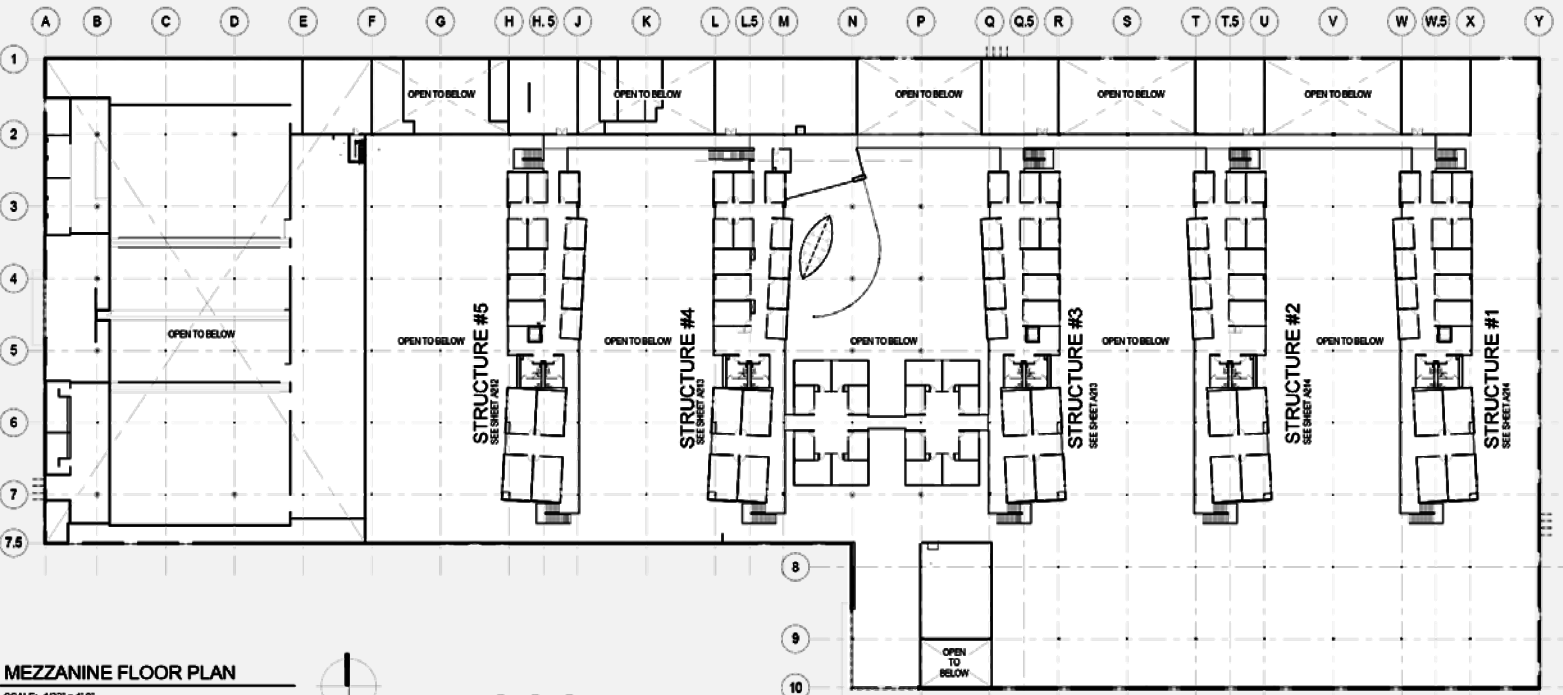
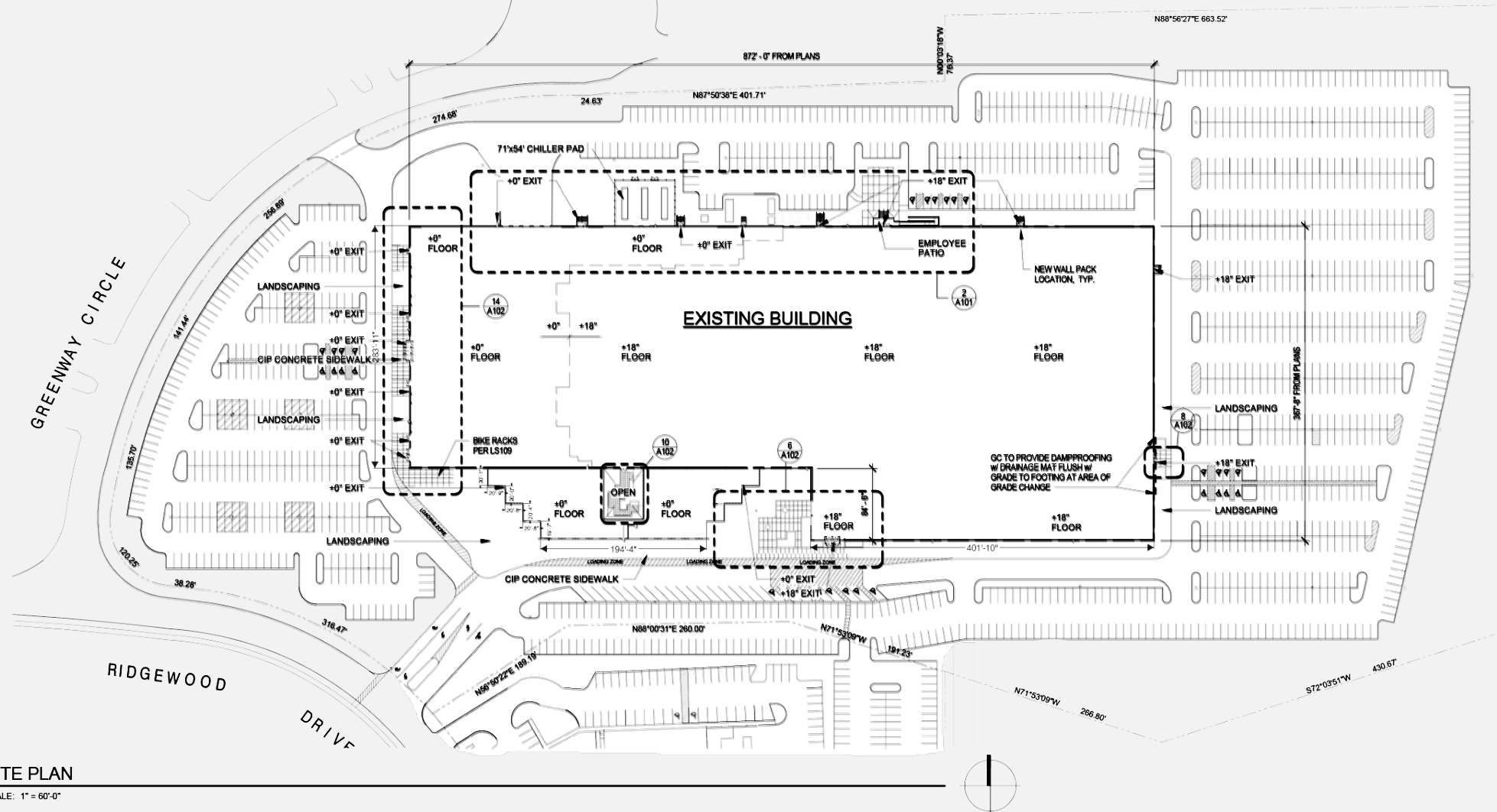
Milwaukee Industrial Market

- 12-month absorption: 633,000 SF
- 3.1% vacancy rate
- 12-month asking rent growth: 6.4%






SITE PLAN & FLOOR PLANS



NORTHEAST MENOMONEE FALLS INDUSTRIAL SUBMARKET

 18,278,187 SF
CURRENT INVENTORY

 244,000 SF
DEMAND ABSORBED PAST 12-MONTHS

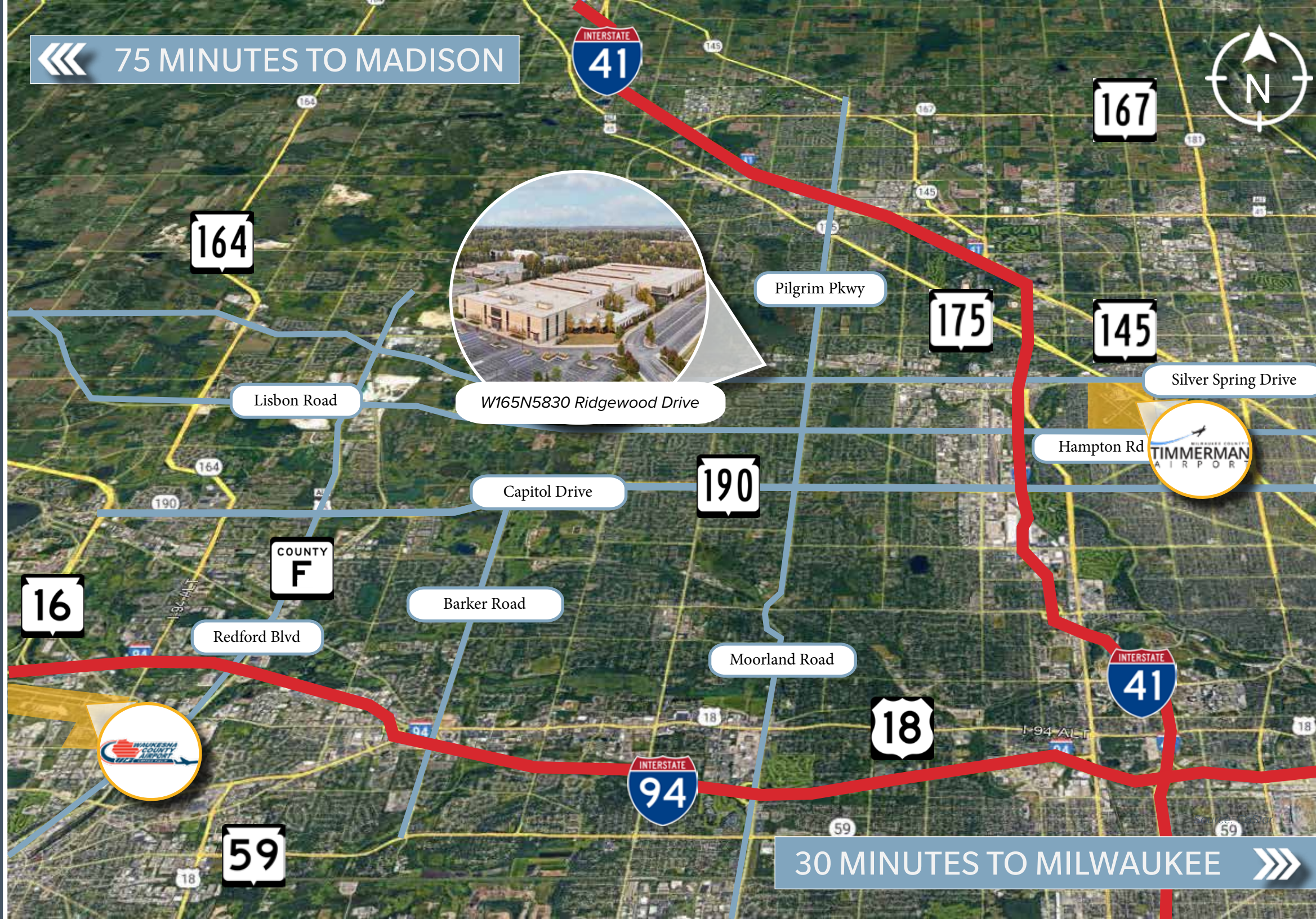
 100,000 SF
UNDER CONSTRUCTION

 1.0%
VACANCY RATE

 265,000 SF
SUPPLY DELIVERED PAST 12-MONTHS

 6.3%
CURRENT ANNUAL RENT GROWTH

Source: CoStar



MILWAUKEE INDUSTRIAL MARKET

 265,089,613 SF
CURRENT INVENTORY

 633,000 SF
DEMAND ABSORBED PAST 12-MONTHS

 1,177,692 SF
UNDER CONSTRUCTION

 3.1%
VACANCY RATE

 2,500,000 SF
SUPPLY DELIVERED PAST 12-MONTHS

 6.4%
CURRENT ANNUAL RENT GROWTH

Source: CoStar

EXCELLENT ACCESS & LOCATION

GREEN BAY PACKAGING
270,000 SF Build-To-Suit
Under Construction



W165N5830 Ridgewood Drive

