

# FRANKLIN COMMERCE CENTER

A PREMIER TWO-TENANT INDUSTRIAL BUILDING



BD

Carmex

## Executive Summary

Colliers International | Wisconsin ("Colliers") has been exclusively retained to offer qualified investors the opportunity to acquire **Franklin Commerce Center** (the "Property"), an 80,150 square foot industrial building located in the premier Franklin Business Park. Built in 1997, the building offers 24' clear heights, ample loading, an ESFR sprinkler system and air conditioning throughout. The property is home to two tenants - BD Medical (NASDAQ: BDX) and Carma Laboratories (Carmex brand) - with a weighted average term remaining of 4.75 years. Each tenant utilizes a portion of their premises as laboratory/innovation space. Both tenants also recently extended their leases.

## Key Features/Highlights

- › Institutional-grade industrial building constructed by Opus with premier location within the Franklin Business Park
- › Strong anchor tenant (BD Medical) with \$12.5 Billion in 2016 revenues and ratings of Baa2 (Moody's) and BBB+ (S&P)
- › Laboratory/innovation space in both tenant suites
- › Both tenants extended their leases in 2017
- › Close proximity and easy access to Interstates 94/41, providing direct access to Milwaukee and Chicago
- › Less than 10 miles to General Mitchell International Airport and Amtrak Hiawatha passenger rail line
- › Recent capital improvements including fresh exterior paint



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## Property Description

Address:	9630 S 54th Street, Franklin, Wisconsin 53132
Business Park:	Franklin Business Park
Rentable Area:	80,150 SF
Site Area:	6.022 Acres
Year Built:	1997
Parking:	Approx. 98 surface stalls (1.2/1,000 SF)
Clear Height:	24'
Docks/Drive-Ins:	Six (6) Docks / One (1) Drive-In
Construction:	Tilt-up concrete panels
Sprinkler:	ESFR wet sprinkler throughout
HVAC:	Gas fired forced warm air furnaces and central air conditioning throughout
Tenants:	Becton, Dickinson & Co (BD Medical) - 61,550 SF Carma Laboratories - 18,600 SF
Occupancy:	100%
Wtd. Avg Term Remaining:	4.75 Years
NOI (as of 1/1/18):	\$398,785 (Y1 Projection)

## Tenant Summaries

### BD Medical

www.bd.com

Holdings: Public (NASDAQ: BDX)

Ratings: Baa2 (Moody's), BBB+ (S&P)

Headquarters: Franklin Lakes, NJ

Employees: 40,000 across 50 countries

2016 Revenue: \$12.5 Billion



BD Medical, a business segment of BD, is a producer of medical technologies and devices for use in improving healthcare delivery. BD Medical primarily serves hospitals, clinics, pharmacies, health agencies and more. BD Medical consists of four business units including diabetes care, medication & procedural solutions, medication management solutions and pharmaceutical systems. In 2016, \$8.7 Billion of the total \$12.5 Billion revenue of BD was generated by BD Medical or approximately 70% of total revenue. BD Medical has been a tenant at Franklin Commerce Center since 1998.

### Carma Labs, Inc.

www.mycarmex.com

Holdings: Private

Headquarters: Franklin, WI

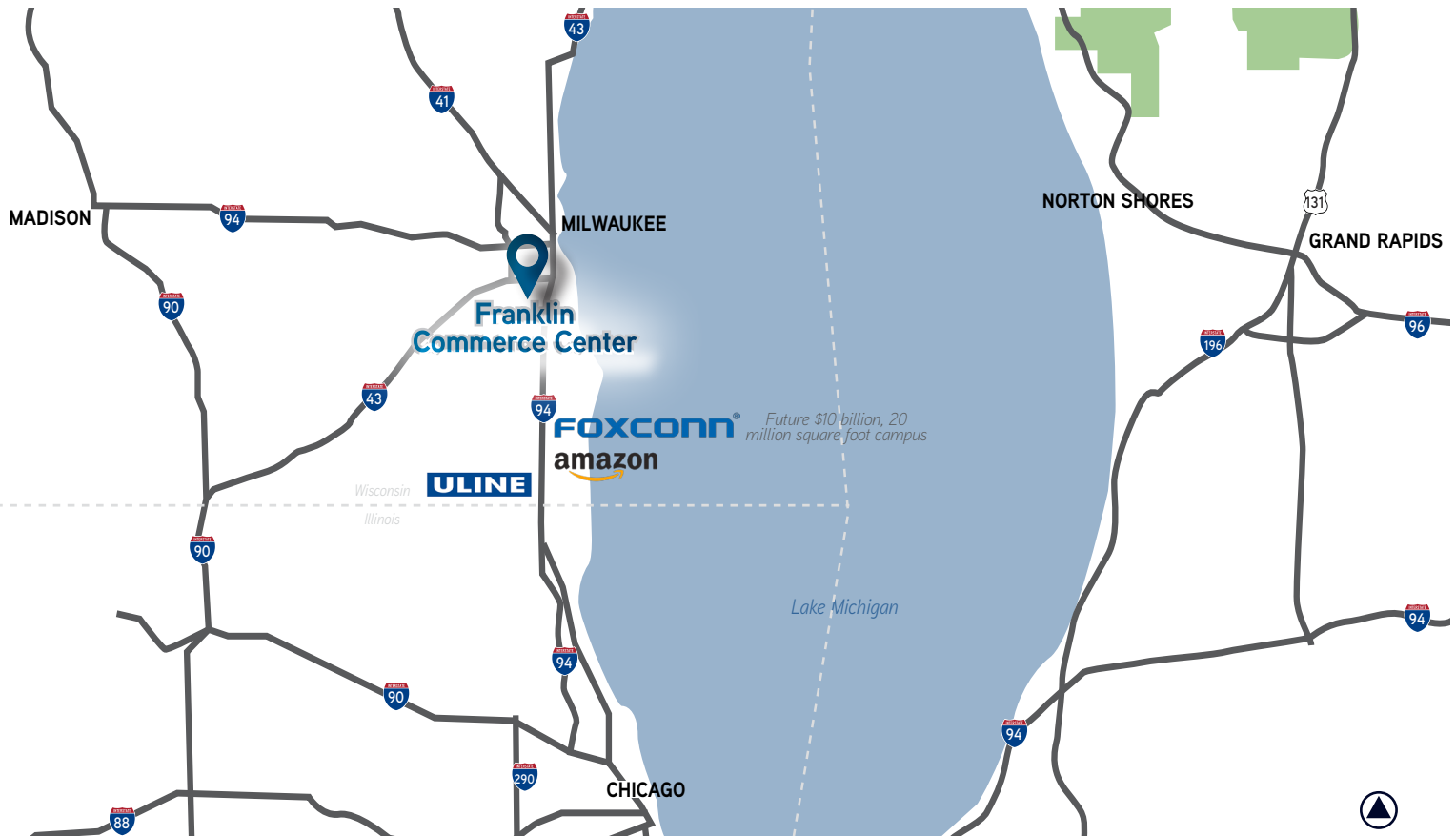
Employees: 160



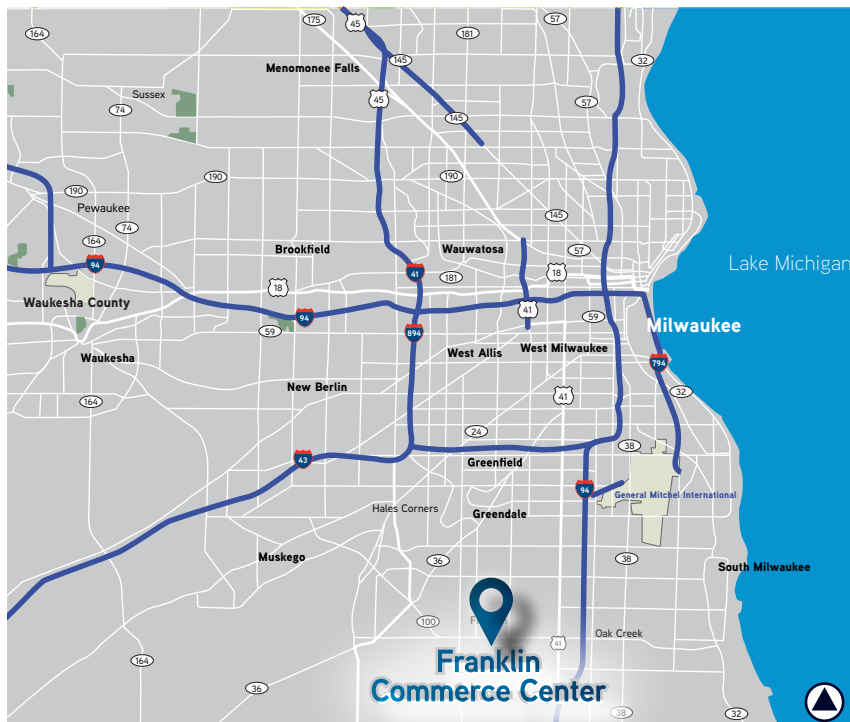
Carma Labs is the producer of leading lip balm Carmex. Carmex was first produced in 1937. By 1957, the brand moved to a larger location in Wauwatosa and in 1970, after outgrowing their Wauwatosa facility, relocated their headquarters to Franklin (half a mile away from Franklin Commerce Center). Today, Carma Labs produces 80 million units of Carmex annually and sold in 36 countries worldwide. Carma Labs utilizes their space at Franklin Commerce Center as a test/innovation lab and storage.



## Regional Map



## Metro Map



## Offering Memorandum

To obtain a copy of the offering memorandum, please complete the Confidentiality Agreement ([click here](#)).

## Contact Us

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1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

**BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

**CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

**CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

**SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

**DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.