

OFFERING BROCHURE

PARK VIEW I & II

VALUE-ADD INDUSTRIAL INVESTMENT OR OWNER/USER OPPORTUNITY



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CONTACT INFORMATION

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Executive Summary

INVESTMENT SUMMARY

Colliers International | Wisconsin is pleased to present the opportunity to acquire **Park View I & II**, a multi-tenant industrial/flex building located in the Falls Business Park in Menomonee Falls, WI. The 33,345 square foot building is approximately 46% occupied by Macromatic, a manufacturer of industrial relays. The remaining 18,045 SF have recently become available, creating an excellent opportunity for a user to capture the existing rental income while occupying the available space within the building.

- › **Value-add industrial opportunity** for either an investor or user
- › **Existing in-place rental income** from strong tenant through February 2021
- › **Well located** building within the Falls Business Park in Menomonee Falls
- › Easy accessible with location **nearby I-41**
- › Strong area demographics with **population of nearly 180,000** within a five mile radius

FINANCIAL HIGHLIGHTS

SIZE	33,345 SF
YEAR BUILT	1986 SF
# TENANTS	1 Tenant
AVAILABLE SPACE	18,045 SF
ASKING PRICE	\$2,150,000
PRICE PER SF	\$64.48
PRO FORMA NOI	\$225,816*

**Y3 projected stabilized net operating income. Please contact broker for tenant lease information and assumptions on costs of tenant improvements and leasing commissions.*



ASKING PRICE

\$2,150,000

TERMS	The property is being sold on an as-is, where-is basis, without structural, economic or environmental representations or warranties.
CAPITAL STRUCTURE	Buyer should be prepared to discuss capital sources and structure.
SALE COSTS	Real estate taxes and other closing costs will be prorated in accordance with customary practice for real estate transfers in Waukesha County.
DEBT SERVICE	The property is being offered free and clear of mortgage financing.

CONTACT INFORMATION

The sale of this value-add industrial opportunity is being exclusively handled by Colliers International. We encourage you to consider this opportunity to acquire this stabilized, cash flowing asset in Madison. All inquiries and tours requests should be directed to the individuals below.



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Property Description



PHYSICAL DESCRIPTION

Building Address

W134 N5345 Campbell Dr
Menomonee Falls, WI

Rentable Building Area

33,345 SF

Building Type

Industrial

Year Built

1986

Site Area

1.18 Acres

Floors

One (1) floor

Occupancy

45.88% (18,045 SF vacant - existing tenant(s) vacating)

Parking

71 stalls total including two handicap stalls (2 per 1,000 SF). Rear asphalt parking lot was replaced in August 2017. The balance of the lot was seal coated and striped in 2017.

Signage

Pylon signage available along Campbell Drive

Zoning

I-2 Heavy Industrial

Clear Hight

+/- 18' clear standard

Loading

Five (5) docks and three (3) drive-in doors

Roof

45 mil EPDM, stone ballasted

Tax Key

MNFV-0142-999-008

2016 Assessment

\$1,817,600



SURVEY

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS W134 N535.5° W134 N535.5 CAMPBELL DRIVE, IN THE VILLAGE OF MENOMONEE FALLS,
WAUKESHA COUNTY, WISCONSIN.

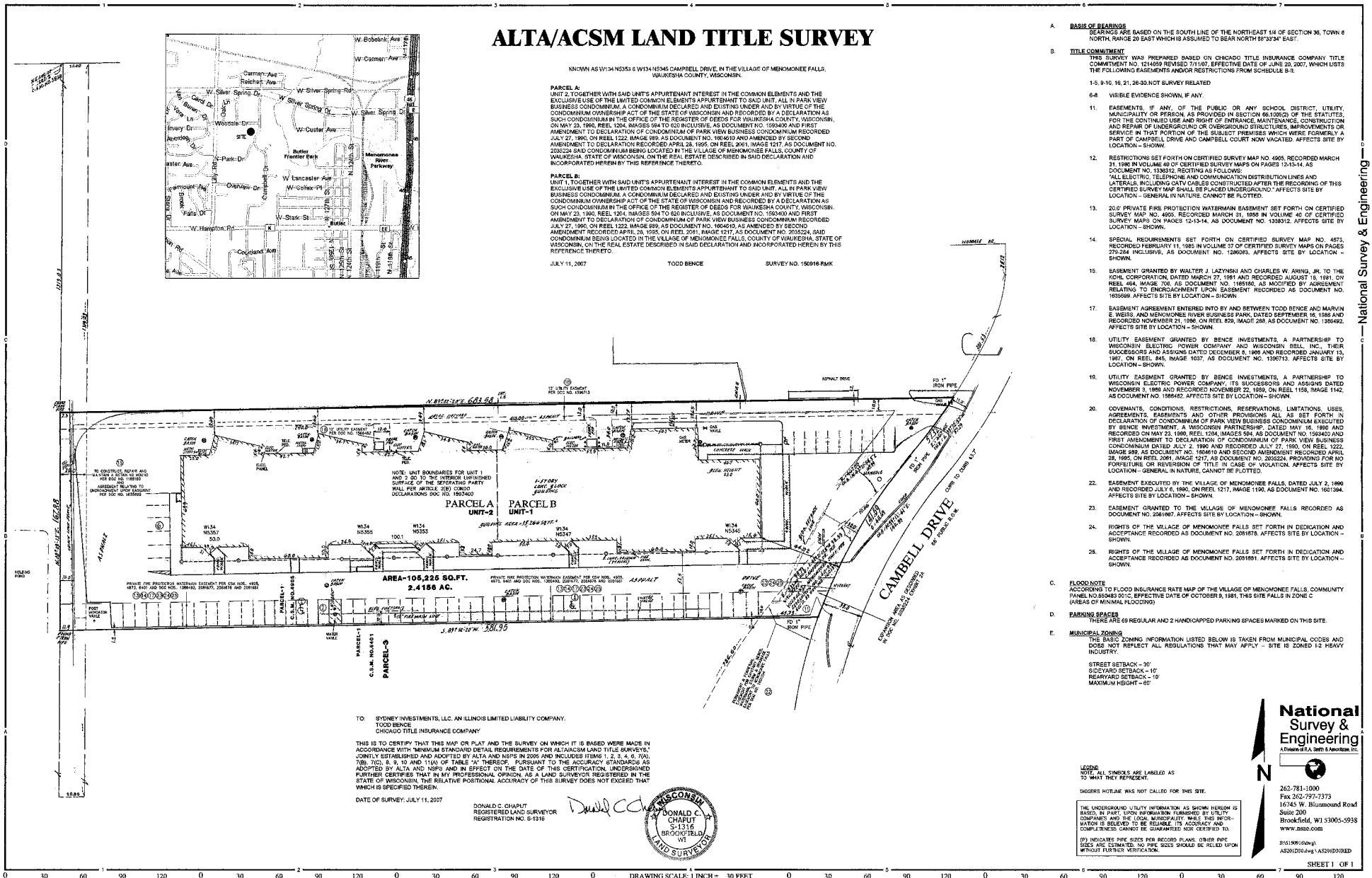
PARCEL A:
UNIT 2, TOGETHER WITH SAID UNIT'S APPURTENANT INTEREST IN THE COMMON ELEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT, ALL IN PARK VIEW BUSINESS CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, ON MAY 23, 1990, REEL 1204, IMAGE 594 TO 600 INCLUSIVE, AS DOCUMENT NO. 159440 AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF PARK VIEW BUSINESS CONDOMINIUM RECORDED JULY 27, 1990, ON REEL 1222, IMAGE 989, AS DOCUMENT NO. 159440 AND AMENDED BY SECOND AMENDMENT TO DECLARATION RECORDED APRIL 28, 1995, ON REEL 2041, IMAGE 1217, AS DOCUMENT NO. 203524, SAID CONDOMINIUM BEING LOCATED IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION AND INCORPORATED HEREIN BY THIS REFERENCE THERETO.

PARCEL B:
UNIT 1, TOGETHER WITH SAID UNIT'S APPURTENANT INTEREST IN THE COMMON ELEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT, ALL IN PARK VIEW BUSINESS CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, ON MAY 23, 1990, REEL 1204, IMAGE 594 TO 600 INCLUSIVE, AS DOCUMENT NO. 159440 AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF PARK VIEW BUSINESS CONDOMINIUM RECORDED JULY 27, 1990, ON REEL 1222, IMAGE 989, AS DOCUMENT NO. 159440 AND AMENDED BY SECOND AMENDMENT RECORDED APRIL 28, 1995, ON REEL 2041, IMAGE 1217, AS DOCUMENT NO. 203524, SAID CONDOMINIUM BEING LOCATED IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION AND INCORPORATED HEREIN BY THIS REFERENCE THERETO.

JULY 11, 2007

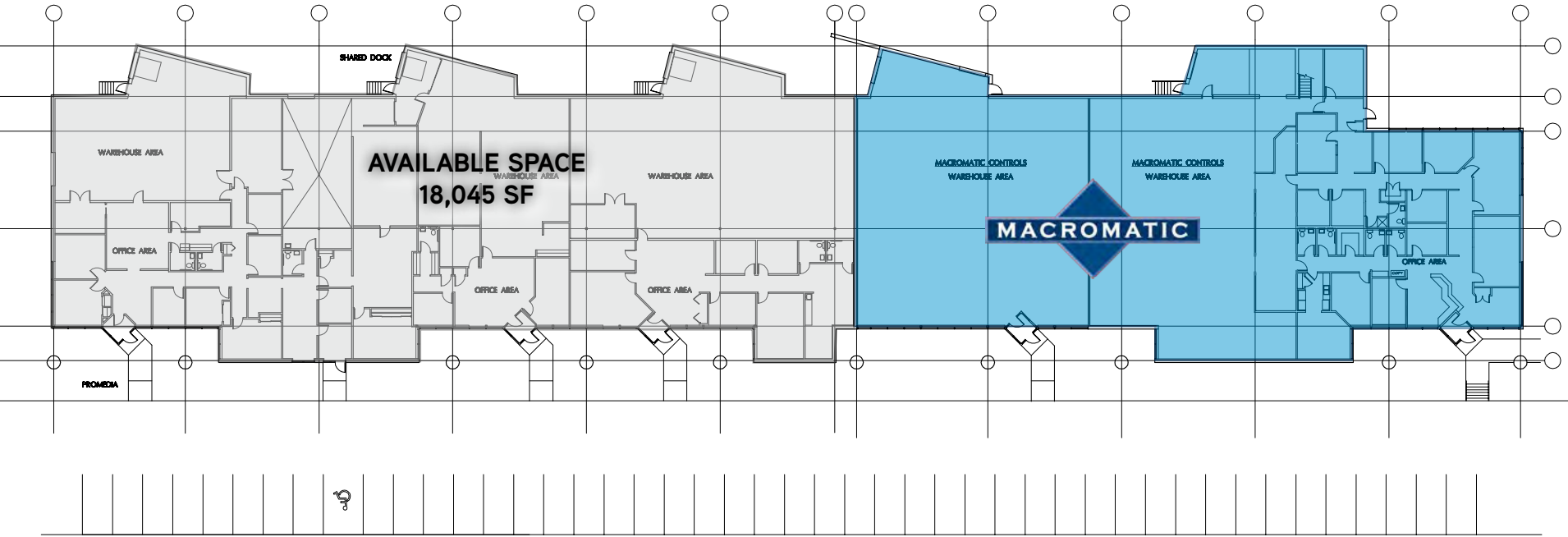
TODD BENCE

SURVEY NO. 150916-RMK



SITE PLAN

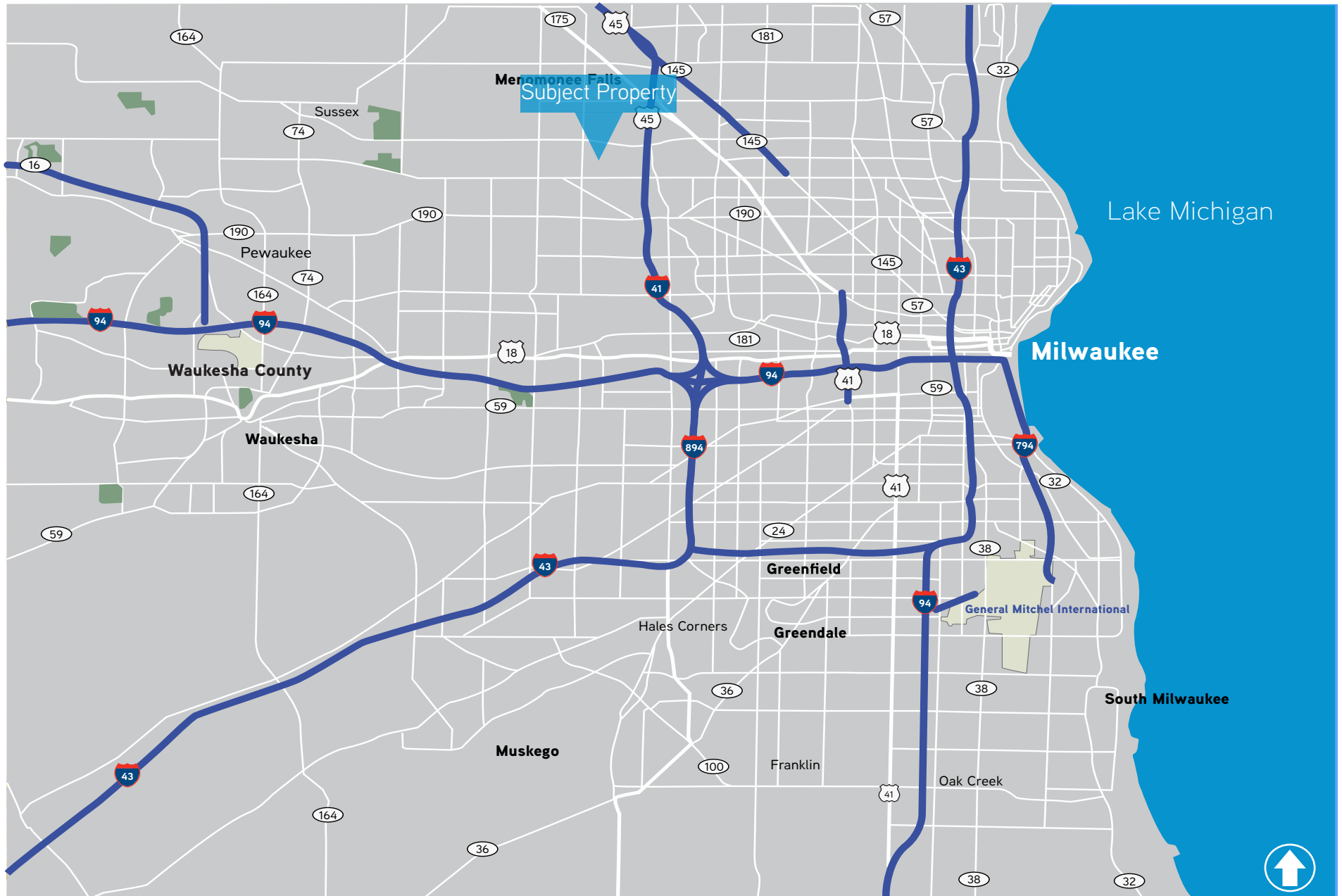
PARK VIEW I & II
MENOMONEE FALLS, WISCONSIN



AERIAL



LOCATIONAL MAP



EXTERIOR PICTURES



INTERIOR PICTURES



Tenant Overview



MACROMATIC

www.macromatic.com

Type: Private Company

Industry: Manufacturer - Industrial Relays

Location: Menomonee Falls, WI

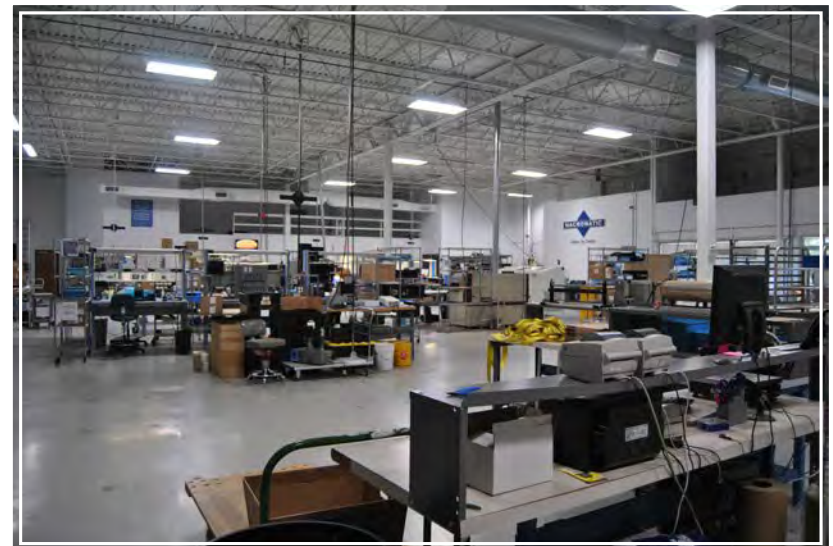
Incorporated: May 1, 1975



Macromatic Industrial Controls is an independently-owned manufacturer of control and monitoring products. Located in Menomonee Falls, Wisconsin, the firm engineers and produces industrial relays that control electrical processes and protect equipment from damaging/hazardous fault conditions. Macromatic's products provide solutions for problems that span a variety of industries, such as: oil and gas, HVACR, pump control, material handling, irrigation, motor control, and many more.

Macromatic continues to provide value through tailoring their capabilities in order to respond to their customers' changing needs. The main users of Macromatic Controls are equipment manufacturers (OEMs) looking for quality, cost-effective solutions for unique requirements, and maintenance operators needing replacement product to keep their facility/process running. To ensure their customers' success, Macromatic is committed to providing quality product, continuous customer support, and superior performance. With over 40 years of production, Macromatic takes pride in its short lead-time, flexible product design, and exceptional technical support.

In May of 2015, Macromatic was featured in *BizTimes Magazine* in celebration of their 40th anniversary. The article detailed the advanced technology of their business. While exact revenues were not disclosed, company president John Perdue noted that Macromatic has experienced double digit revenue growth every year since 2009 with that rate of growth expected to continue over the next few years.



Area Overview



MENOMONEE FALLS, WISCONSIN

Menomonee Falls, Wisconsin is located in northern Waukesha County. In addition to being the third largest and one of the fastest growing counties in the State of Wisconsin, Waukesha County is also part of the Milwaukee Metropolitan Statistical Area (MSA). The MSA has over 1.5 million people in Milwaukee, Waukesha, Washington, and Ozaukee Counties. Kohl's Department Stores is headquartered in Menomonee Falls. Other nearby notable corporations include Harley Davidson, Briggs & Stratton, GE Medical, and Bradley Wash Fountains.

The subject property is located approximately one mile off of Interstate 41, a major north/south artery of the Milwaukee Metro Area, providing access to numerous surrounding communities and downtown Milwaukee. The property sits with Falls Business Center, an industrial park containing nearly three million square feet and bordered by W Silver Spring Dr and W Hampton Ave. The park is made up of buildings constructed primarily from the mid-1980s to the mid-1990s.



DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
2000 Census Population	3,207	50,844	179,927
2010 Census Population	3,209	53,255	183,333
2017 Est. Total Population	3,156	53,974	185,029
2022 Projected Population	3,169	53,825	184,103
HOUSEHOLDS			
2000 Census Households	1,334	19,709	70,591
2010 Census Households	1,335	20,570	71,758
2017 Est. Total Households	1,338	21,374	74,164
2022 Projected Total Households	1,384	21,892	75,772
AVERAGE HOUSEHOLD INCOME			
2017 Est. Average Household Income	\$83,589	\$81,443	\$76,848
2017 Est. Median Household Income	\$74,744	\$72,425	\$67,022
2017 Est. Per Capita Income	\$35,426	\$32,332	\$30,880
EMPLOYMENT			
2017 Est. Total Businesses	469	2,604	7,582
2017 Est. Total Employees	8,049	46,414	112,186

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