3D REALTY GROUP

eXp COMMERCIAL

Offering Memorandum

-

Industrial

Light Manufacturing/ Warehouse/Office

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909 S Perkins Street Appleton, WI 54914

For Sale or Lease

909 S Perkins St, Appleton, WI

Property Description

PROPERTY OVERVIEW

This highly functional flex property is ideally suited for warehouse, office, and light manufacturing use. Located in the heart of Appleton, this well-maintained facility offers a rare combination of updated office space and flexible industrial capabilities.

Renovated in 2009 & 2018, this space features a professional, welcoming reception area, two large conference rooms, five private offices, multiple rooms with shared office layouts and open cubicle areas. Employees will appreciate the spacious break room, complete with a kitchen and stylish coffee bar. The wheelchair accessible building includes four common area restrooms.

The industrial section has two 14-foot grade-level doors—one equipped with a scissor lift for enhanced loading functionality. The facility is fully sprinklered, equipped with central air, and offers ample outdoor parking.

An additional 30' x 42' storage building on-site features three 10 'x 10' overhead doors, expanding the property's versatility. Land on the side of the building leaves room for future growth.

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Offering Summary

OFFERING SUMMARY

Sale Price:	$2,100,000
Lease Rate for Warehouse Space:	$5.75/SF/YR
Lease Rate for Office Space:	$13.25/SF/YR
Average Lease Rate:	$9.65/SF/YR
Lease Term:	5 Year Minimum
Lot Size:	3.02 Acres
Parcel Number:	313378101
Zoned:	M2- General Industrial District
2024 Taxes:	$12,753.02

Total Square Footage:	20,460
Warehouse Space:	9,200
Office Space:	10,000
Outbuilding Storage:	1,260

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PROPERTY HIGHLIGHTS

- Office furniture is negotiable
- Key fobs on all exterior doors for extra security
- Video security system hard-wired and tied to the police/fire department
- Sprinkler system throughout (dry)
- Central air throughout
- HVAC is well maintained
- Power supply is 1200 amp, 3-phase, 120/208 Volt
- Wheelchair assessible building
- Railway runs along the property line
- Two parking lots provide a total of 94 stalls
- Two 14 foot loading dock doors, ground level - one with a scissor lift
- Warehouse ceiling height is 17.6 feet
- Additional 30' x 42' storage building with three 10' x 10' doors and a ceiling height of 12 feet
- Property is being sold As-Is
- Room for expansion or possible outdoor storage on the 3.02 acre parcel
- Quick and easy access to Interstate 41 which runs north to Green Bay and south to Milwaukee and Chicago
- Conveniently located approximately 1 mile from College Ave and just minutes from central Appleton

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Exterior Property Photos

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909 S Perkins St, Appleton, WI

Interior Photos

Reception Area

Welcome Area with Conference Room

Conference Room

Open Office Area

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909 S Perkins St, Appleton, WI

Interior Photos

Employee Break Room

Coffee Bar

Employee Break Room

Break Room Kitchen

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909 S Perkins St, Appleton, WI

Interior Photos

Light Manufacturing Area

Light Manufacturing Area

Warehouse Area

Warehouse Area

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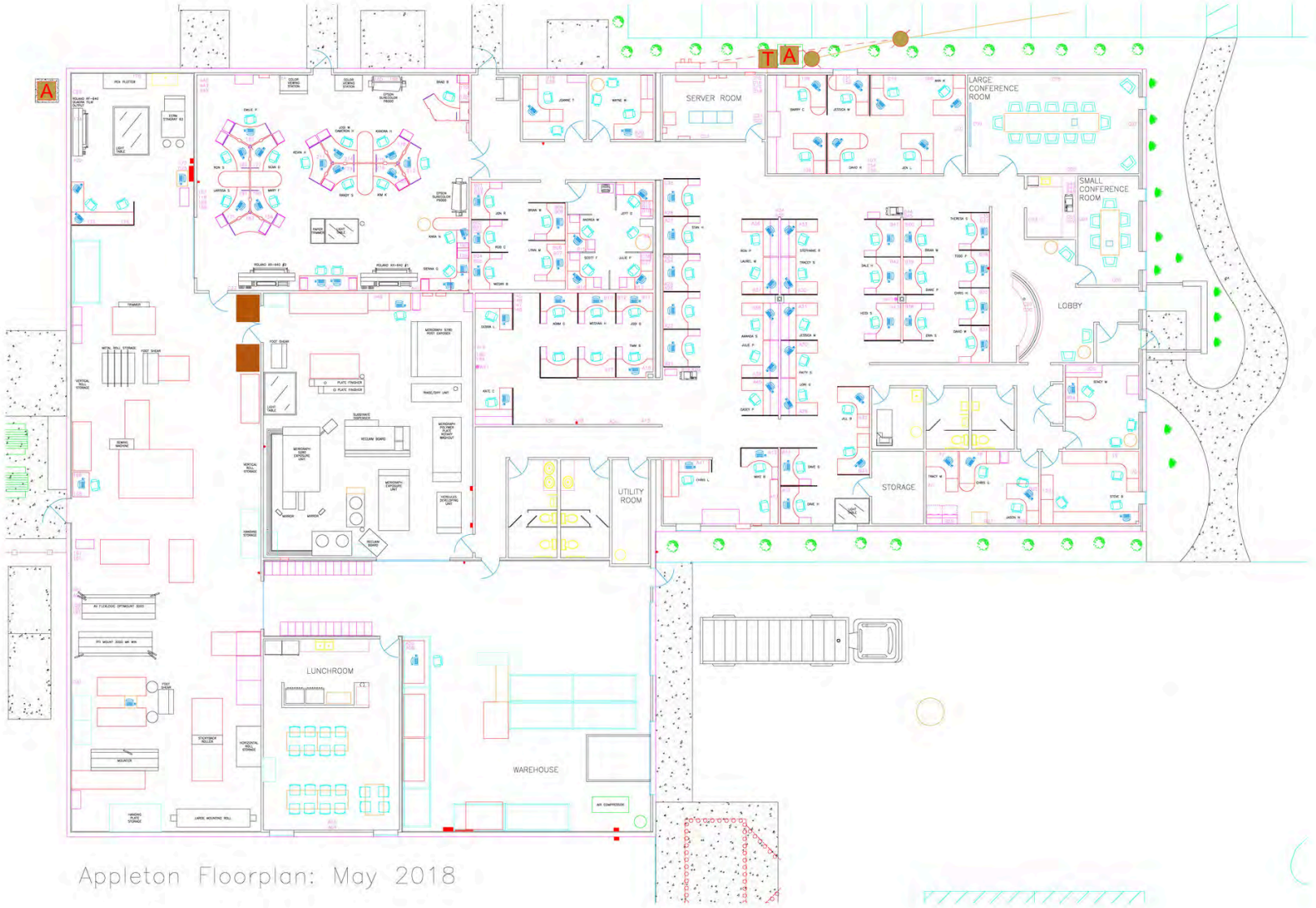
Floor Plans



Appleton Floorplan: May 2018

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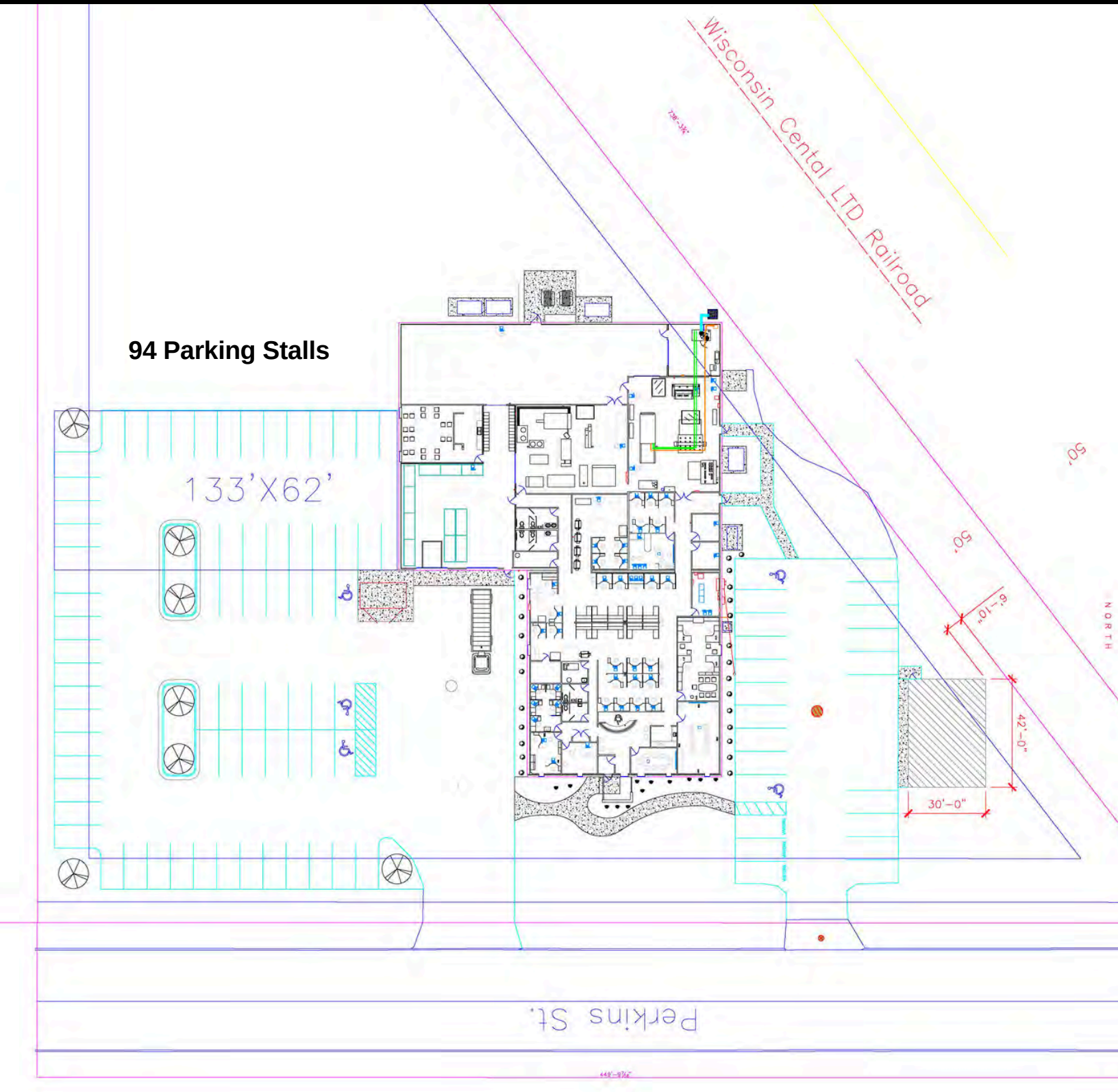
Parking Map



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Parcel Map

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Local Map

Situated in the city's south Appleton industrial and commercial corridor, the building benefits from proximity to a mix of light-industrial, office, and warehouse neighbors. Conveniently located approximately 2 miles from Interstate 41, 1 mile from College Ave and just minutes from central Appleton.

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For Sale or Lease

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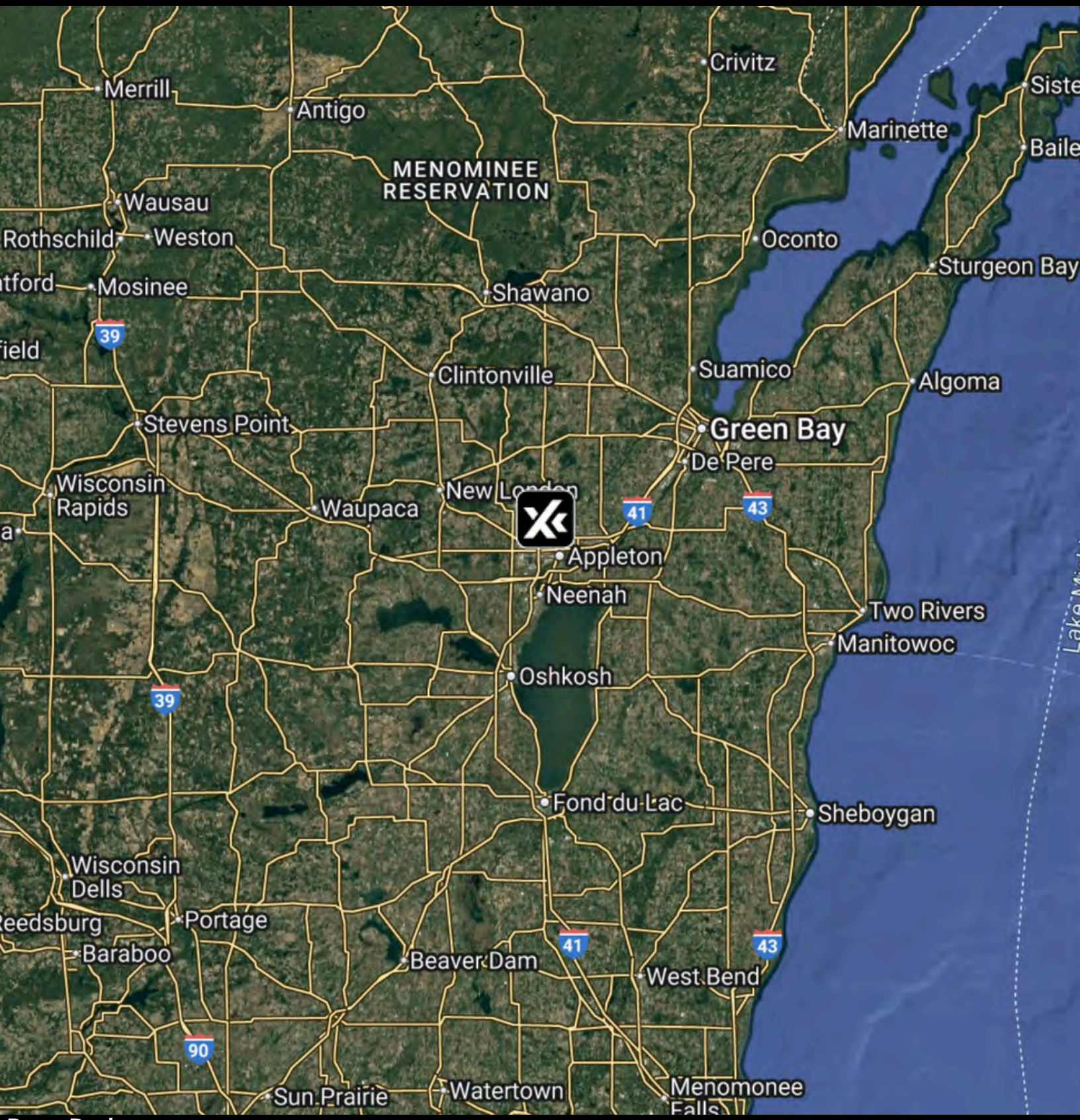
Regional Map



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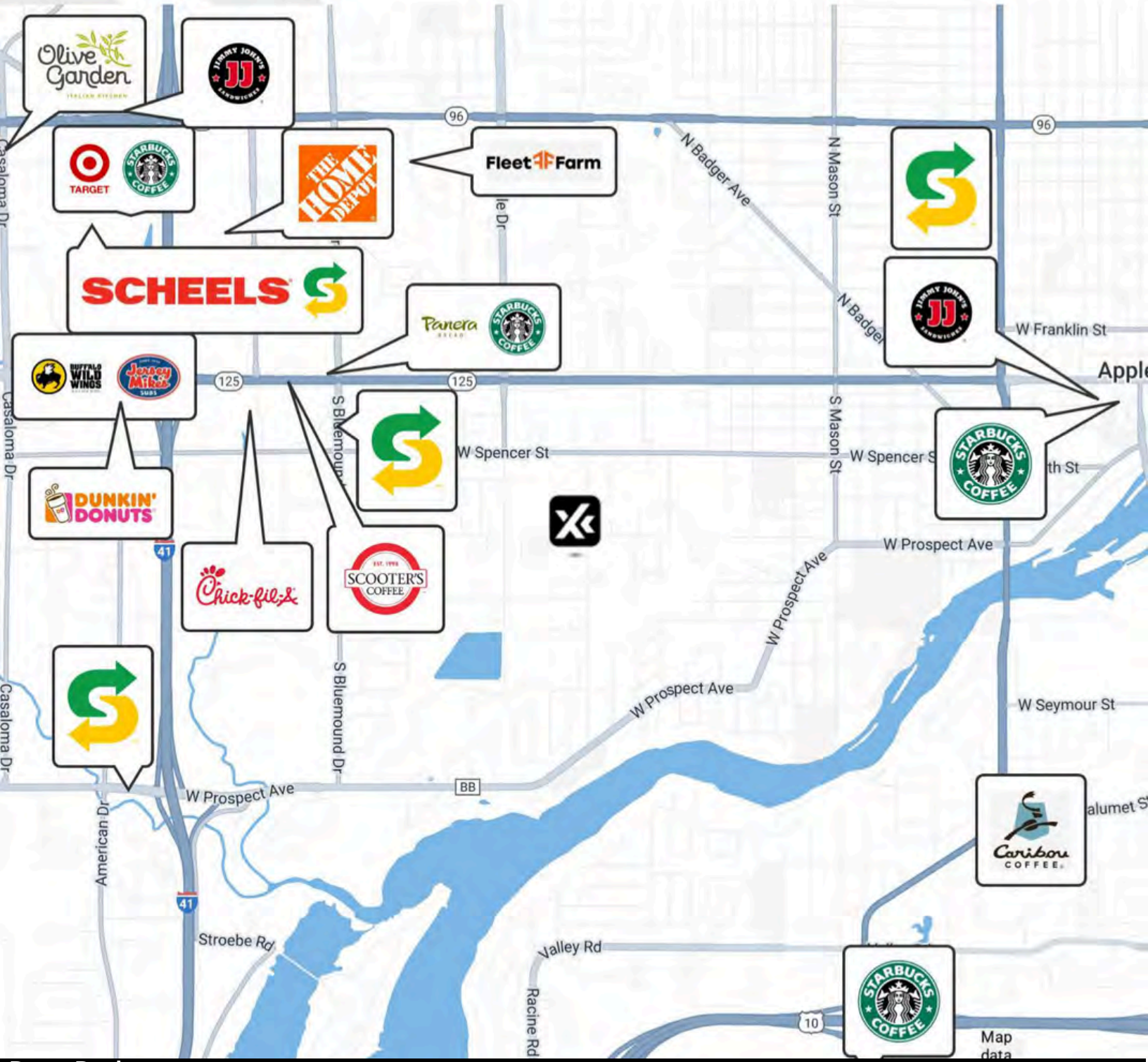
For Sale or Lease

909 S Perkins St, Appleton, WI

Retailer Map

Retailer Map

FOR SALE / LEASE



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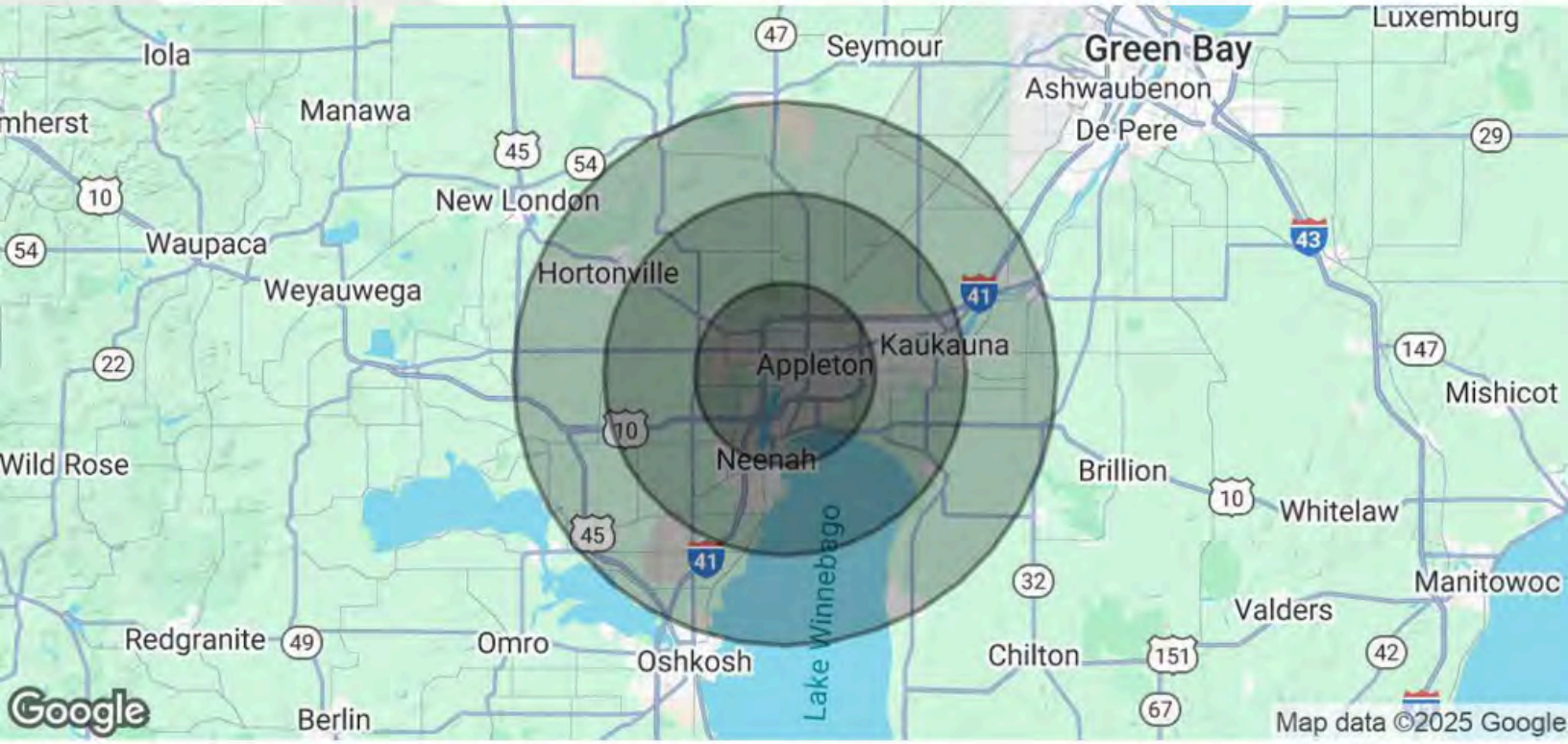
Demographics

Demographics Map & Report

FOR SALE / LEASE



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	146,534	244,697	308,925
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	61,741	100,419	125,169
# of Persons per HH	2.4	2.4	2.5
Average HH Income	$97,192	$104,137	$103,186
Average House Value	$273,813	$293,429	$301,734

Demographics data derived from AlphaMap

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

eXp Commercial LLC
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) 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 42-51).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____

_____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

DEFINITION OF MATERIAL ADVERSE FACTS

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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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://www.doc.wi.gov or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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