



# 4911 Commerce Court

McFarland, WI

OFFERING MEMORANDUM



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.



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BOERKE



COMMERCIAL REAL ESTATE SERVICES

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1994  
YEAR BUILT

100%  
LEASED

18,945 SF  
BUILDING SIZE

\$102,435  
PROJECTED NOI

8.91%  
CAP RATE

\$1,150,000  
ASKING PRICE

# EXECUTIVE SUMMARY

## FULLY LEASED SINGLE-TENANT INDUSTRIAL INVESTMENT

Cushman & Wakefield | Boerke has been retained by Ownership as its exclusive advisor in the sale of the 100% occupied single-tenant industrial building at the epicenter of Madison's thriving Industrial Submarket. The offering provides investors the opportunity to acquire a historically stable, highly functional asset located within the Macfarland Commerce Park at a price well below replacement cost.

## OFFER PROCESS & DEADLINE

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

## INSPECTIONS

Interior property tours will be scheduled subsequent to the seller's review of the best and final offers.



# PROPERTY OVERVIEW

## OVERVIEW

ADDRESS 4911 Commerce Ct

## SQUARE FOOTAGE

TOTAL BUILDING 18,945 Square Feet

## BUILDING OVERVIEW

FLOORS 1

YEAR BUILT 1994

## SITE INFORMATION

LOT SIZE 2.22 Acres

ZONING G2 - Commercial

PARKING 25-35 on-site marked spaces

PARCEL ID 071034210501

TAXES (2017) \$20,864.53

## HIGHLIGHTS

- Good quality tenant
- Versatile building
- Good condition
- Sprinklered
- Rubber membrane roof



# PROPERTY OVERVIEW

## Tenancy: Henkel's & McCoy, Inc



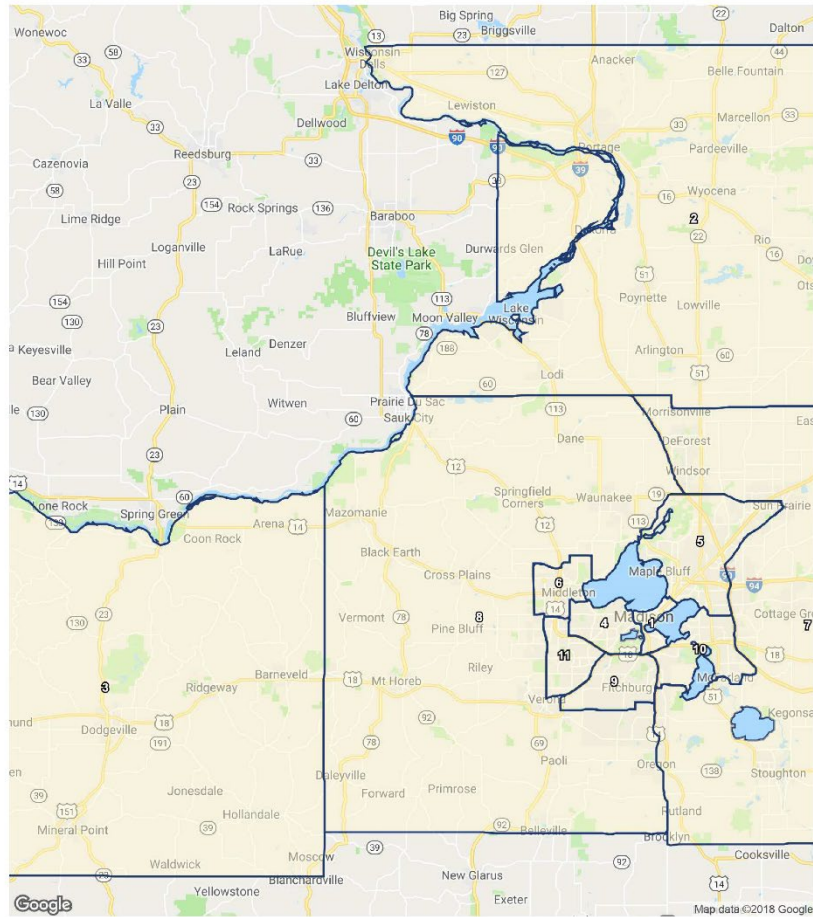
### Overview

Henkel's & McCoy Inc (H&M) is a privately held infrastructure construction, design, and engineering contracting company headquartered in Blue Bell, PA. With roots as a tree-trimming & landscaping company H&M is now a nationwide firm serving the communications, information technology and utility industries in the U.S. and overseas with more than 50 locations. Their services include; project management, construction, engineering and design, emergency services, and ongoing maintenance in the power, oil and gas pipeline, communications, and gas distribution markets.



# MARKET & LOCATION

## MADISON SUBMARKETS



Madison Submarket Information Sourced From CoStar

## SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Central Campus	80	1,999	3.3%	8	0	0	0%	-	0	-	-	-
2	Columbia County	87	3,768	6.1%	7	0	0	0%	-	0	-	-	-
3	Iowa County	34	1,618	2.6%	9	0	0	0%	-	0	-	-	-
4	Near West Madison	35	1,157	1.9%	10	0	0	0%	-	0	-	-	-
5	Northeast Madison	373	12,429	20.2%	2	1	130	1.0%	2	4	329	2.6%	1
6	Northwest Madison	138	5,241	8.5%	6	0	0	0%	-	0	-	-	-
7	Outlying Dane East	272	12,854	20.9%	1	1	8	0.1%	3	1	12	0.1%	3
8	Outlying Dane West	220	7,283	11.8%	4	3	173	2.4%	1	0	-	-	-
9	S Central Madison	192	5,292	8.6%	5	0	0	0%	-	0	-	-	-
10	Southeast Madison	335	8,861	14.4%	3	0	0	0%	-	2	72	0.8%	2
11	Southwest Madison	42	978	1.6%	11	0	0	0%	-	0	-	-	-

## SUBMARKET RENT

No.	Submarket	Asking Rent		12 Month Asking Rent		Annualized Quarterly Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Central Campus	\$7.09	3	3.3%	9	1.9%	6
2	Columbia County	\$3.72	11	3.8%	4	2.5%	1
3	Iowa County	\$5.44	9	3.8%	2	0.4%	9
4	Near West Madison	\$8.83	1	3.8%	5	0.9%	8
5	Northeast Madison	\$5.86	7	1.9%	11	-7.0%	11
6	Northwest Madison	\$7.94	2	4.1%	1	2.5%	2
7	Outlying Dane East	\$4.83	10	3.8%	3	1.8%	7
8	Outlying Dane West	\$5.62	8	3.7%	6	2.4%	3
9	S Central Madison	\$6.22	5	3.5%	7	2.1%	5
10	Southeast Madison	\$6.20	6	3.4%	8	2.1%	4
11	Southwest Madison	\$7.01	4	2.0%	10	-2.2%	10

## SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Net Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construct. Ratio
1	Central Campus	33,598	1.7%	4	(15,291)	-0.8%	9	-
2	Columbia County	33,950	0.9%	2	88,777	2.4%	4	-
3	Iowa County	-	-	-	9,352	0.6%	6	-
4	Near West Madison	65,927	5.7%	9	30,909	2.7%	5	-
5	Northeast Madison	1,226,576	9.9%	10	(519,222)	-4.2%	11	-
6	Northwest Madison	140,141	2.7%	7	(43,108)	-0.8%	10	-
7	Outlying Dane East	86,271	0.7%	1	103,468	0.8%	3	0.1
8	Outlying Dane West	71,580	1.0%	3	174,738	2.4%	1	1.0
9	S Central Madison	109,560	2.1%	6	3,000	0.1%	7	-
10	Southeast Madison	171,167	1.9%	5	134,176	1.5%	2	-
11	Southwest Madison	30,875	3.2%	8	(825)	-0.1%	8	-

# MARKET & LOCATION

## DEMOGRAPHIC PROFILE

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
Total Population (2018)	4,749	25,599	73,077
Median Age	35.5	39.7	38.5
Total Households	1,755	10,651	31,465
Average Household Income	\$97,954	\$94,813	\$89,283
Total Annual Consumer Retail Expenditure	\$59.2 M	\$384 M	\$981 M
Monthly Household Retail Expenditures	\$2,811	\$2,720	\$2,598
Daytime Demographics Age 16 and Over	3,780	33,207	62,573
Percent of Workers who Drive to Work	83.5%	83.9%	79.1%

# MARKET & LOCATION





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