

PRIME INDUSTRIAL NET LEASED PROPERTY FOR SALE

47 Englewood Court
Sheboygan Falls, WI



18,063± SF ON 2.09 ACRES

Asking Price: \$1,150,000

- ✓ **Close freeway access**
- ✓ **Newer, modern image facility**
- ✓ **Very utilitarian for multipurpose use**
- ✓ **Expansion wall in place for easy expansion of facility**
- ✓ **Original tenant, building customized for their use**
- ✓ **Dock and drive-in loading**
- ✓ **Low taxes and pro-business community**
- ✓ **Pitched ceiling for ideal snow and rain control**
- ✓ **Tenant is EESCO, Inc. (a division of WESCO Distribution, Inc.)**
- ✓ **Tenant has a triple net lease in place through 6/30/2022 -- rent increases of 2% annually from \$5.55/SF/year; two 3-year options to renew**

CONTACT:

Kevin C. Barry, CCIM
Executive Vice President
414-272-6728
kbarry@barrycre.com



Commercial Real Estate Services
Since 1921

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47 Englewood Court Sheboygan Falls, WI

FOR SALE

18,063± SF INDUSTRIAL BUILDING

Asking Sale Price: \$1,150,000

Property Specifications

Building Size:	18,063± SF total
Office Size:	6,480± SF
Warehouse Size:	12,100± SF
Building Dimensions:	See plan
Number of Floors:	1
Year Built:	1998
Ceiling Height:	24 ± FT at peak
Construction Type:	Masonry foundation wall, prefabricated insulated metal panel
Drive-in Doors:	1 - 14 FT X 12 FT
Dock Doors:	2 - 10 FT x 8 FT
Power:	800 amp, 3 phase, 4 wire, 208 volt (to be verified by Buyer)
A/C:	Office area
Floor Drains:	Yes
Lighting:	High efficiency fluorescent - motion sensors
Sprinkler System:	Yes
Lavatories:	Men's and women's
Present Use:	Office/Distribution/Warehouse
Site Size:	2.09± AC
Parking Area:	Ample
Utilities:	Municipal
2018 Assessment:	Land \$91,300 Building \$887,800 Total \$979,100



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TENANT OVERVIEW



All the products and supply chain solutions your business needs to run faster and more efficiently – you can find them at EESCO!

EESCO serves customers through over 19 authorized Rockwell Automation locations and is part of WESCO Distribution Inc, a \$7.3 billion parent company with a nationwide network of 500 Branches supported by ten North American Distribution Centers. Our size and financial strength allow us to carry more inventory, offer greater access to industry leading electrical and automation products, and provide a wide array of services that help improve your bottom line.

We offer products for your industrial automation solution needs featuring Rockwell Automation, MRO products, lighting and energy solutions, general supplies, industrial consumables, renewable energy, safety and wire and cable. Through EESCO, you have access to inventory in excess of \$400 million.

EESCO is the acknowledged leader when it comes to supporting the supply requirements of large national and international customers. EESCO provides comprehensive, innovative, and low cost sourcing and system productivity solutions to all major markets. We provide the extensive services and solutions, vast product selection, technical support and state-of-the-art logistics capabilities required to meet your local, national or international needs.

HISTORY

EESCO was founded in 1919 in the Englewood District of Chicago, with a single branch location on Halsted Street. Over the past 98 years, EESCO has grown its business to include 19 locations in eight states representing over 400 product lines.

To view our product lines, download the [EESCO Line Card](#).

In April of 1996, EESCO was acquired by WESCO International, Inc., a publicly traded [NYSE: WCC] Fortune 500 company. EESCO is a leading Automation distributor of MRO (maintenance, repair, and operating) products, construction materials, and advanced integrated supply procurement outsourcing services. As a part of WESCO, EESCO is able to offer a number of additional services as well as increase its distribution capabilities by utilizing WESCO's significant resources - approx

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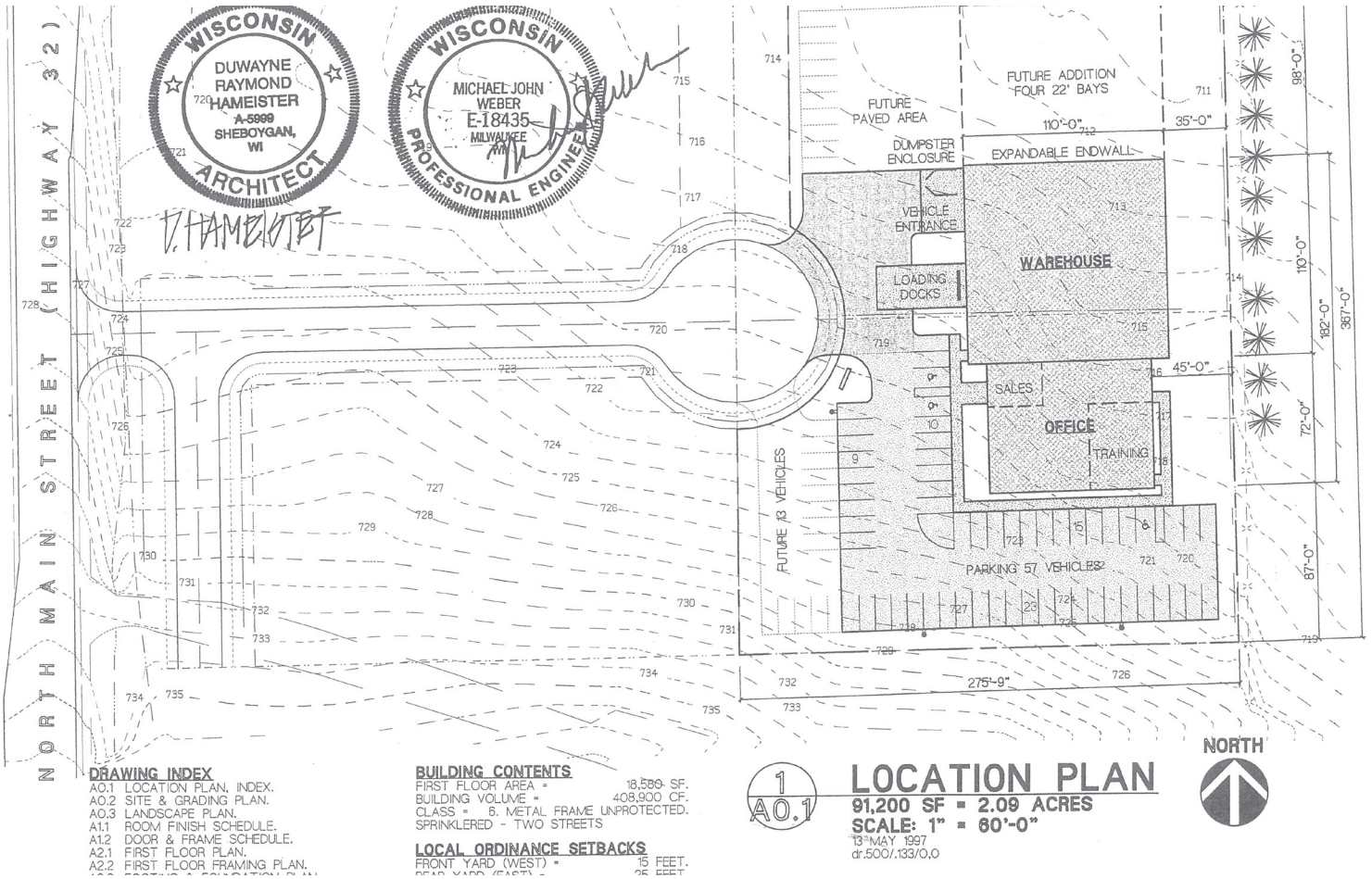
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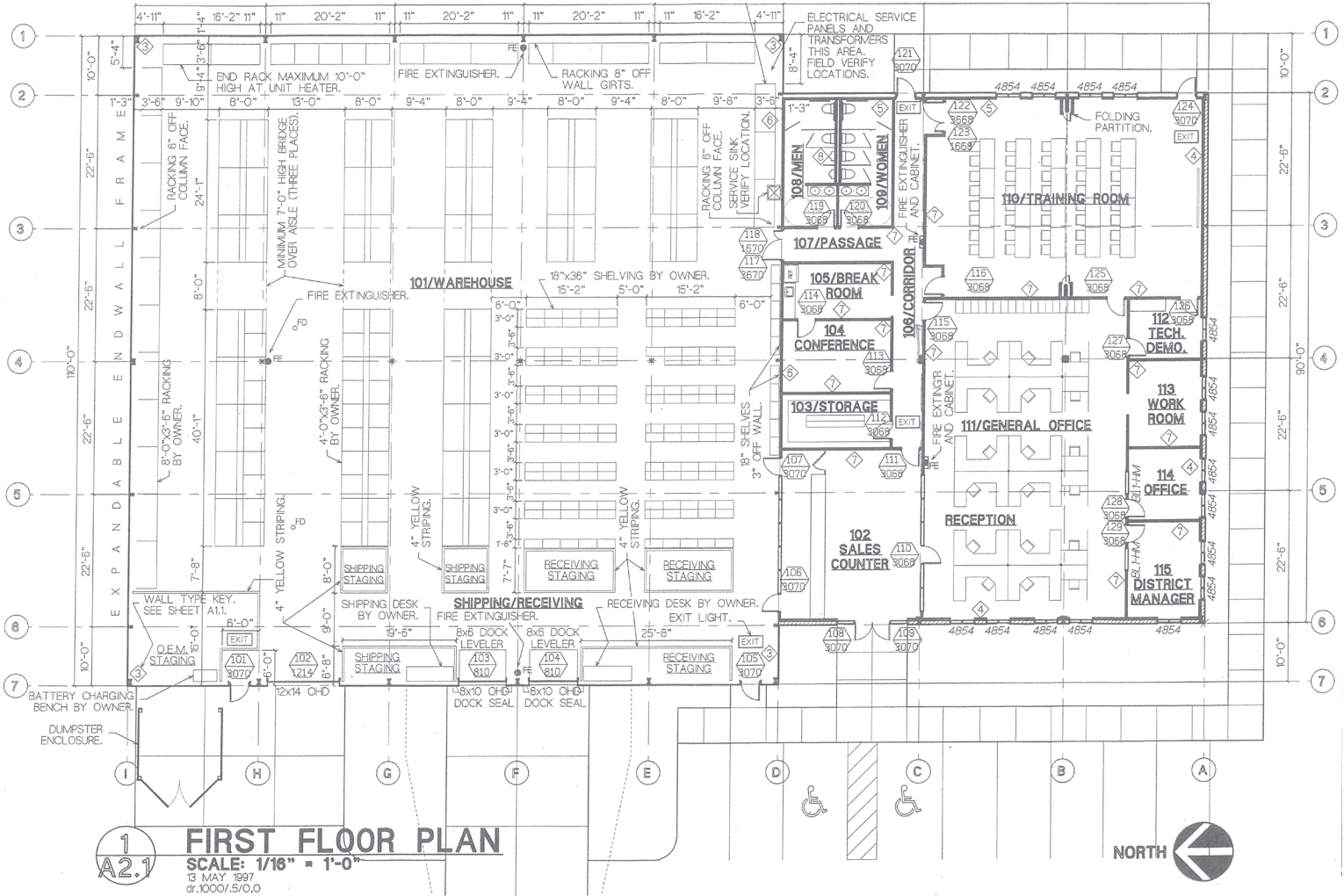
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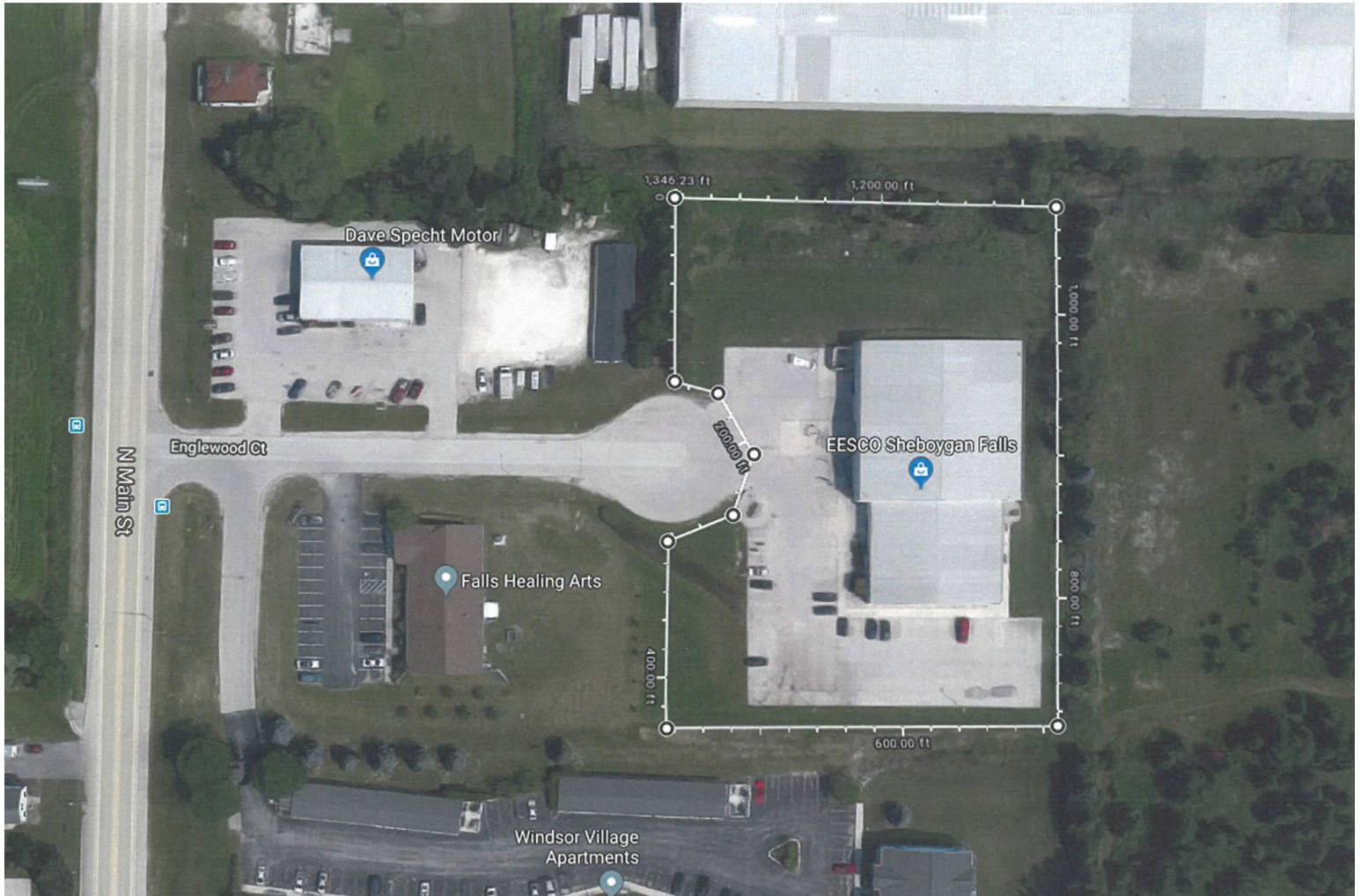
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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **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
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 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 within a reasonable time if you request it, unless
10 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
12 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
14 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
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 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
31 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
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36

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

38

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

40 **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
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

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

47 **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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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Drafted by Attorney Debra Peterson Conrad