



## State of Wisconsin Occupied Investment Opportunity

24 Locations Throughout Wisconsin

Excellent Real Estate Investment Opportunity

Leases Vary in Maturity Dates, Written For 5-Year Term with Options - Gross Leases

Property Management Available if Desired

Various State of Wisconsin Agencies as Tenants with a Few Non-State Affiliated Tenants

Leases do have escalator clauses.

Accommodates 1031 Exchange Investors

Portfolio average term to maturity including options is 26 months. Does not include 10 leases currently at renewal stage. Maturity including options based on historical data.

**Properties will be sold separately however multiple property acquisitions is the preference.**



**PRICE** **\$31,975,081**

BUILDING SIZE 2,000 to 27,000 SF

YEARS BUILT 1994 to 2007

LEASE TERMS 5 Years

For more information:

**John Evans**

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THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

For Sale  
State of WI Occupied  
Investment Opportunity

INTRODUCTION	NAI Pfefferle is pleased to offer for sale approximately 229,383 square feet of office sites broken down between 24 different properties throughout the State of Wisconsin.
TENANCY	<p>The majority of the property is leased to State of Wisconsin Agencies on five (5) year leases (with options), with a few non-state affiliated tenants in some of the properties.</p> <p>Actual tenants, site plans, leases, tax statements and 2 years of property financial information is available for viewing upon a confidential and non-solicitation agreement being signed by the prospective acquirer.</p>
PROPERTIES	<p>As outlined above, the properties vary in size from 2000 SF to 27,000 SF and are located in different communities throughout Wisconsin. Some of the sites contain additional land where expansion or building an addition facility is a possibility.</p> <p>The properties have been well-maintained with a routine maintenance schedule in place. The ages of the properties by year built range from 1994 to 2007.</p>
LEASES	Leases have different maturity dates, however, generally they are written as five (5) year terms. All are gross leases. Past experience has been that all the State leases have been renewed.
PROPERTY MANAGEMENT SERVICES	Available through Pfefferle Management.
DUE DILIGENCE	All due diligence material is made available by requesting hard copies through email, phone, or written request.
SITES	See attached photos
INQUIRIES	All inquiries should be directed to John Evans, Senior Commercial Real Estate Advisor. <a href="mailto:john@naipfefferle.com">john@naipfefferle.com</a> or 715-574-2801
DISCLAIMER	<b>The information contained herein was obtained from sources believed reliable, however, NAI Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.</b>

## Property Locations Throughout Wisconsin



For Sale  
 State of WI Occupied  
 Investment Opportunity



**Adams**

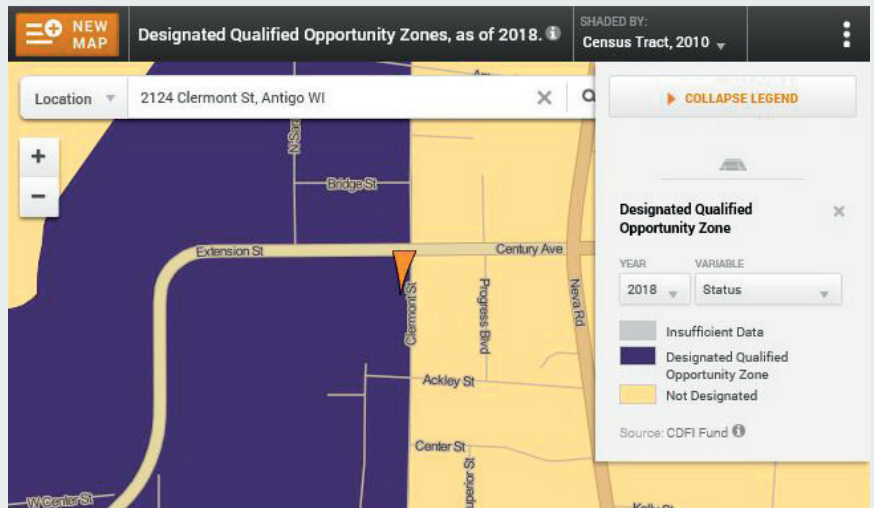
<b>PRICE</b>	<b>\$282,900</b>
ADDRESS	111 E. North Street Adams, WI 53910
COUNTY	Adams
BUILDING SIZE	2,200 SF
YEARS BUILT	1995
LOT SIZE	3.72 Acres
TENANT	WI Dept. of Corrections



**Antigo**

<b>PRICE</b>	<b>\$826,245</b>
ADDRESS	2124 Clermont Street Antigo, WI 54409
COUNTY	Lanlde
BUILDING SIZE	5,500 SF
YEARS BUILT	2006 / 2013
LOT SIZE	1.3 Acres
TENANTS	WI Dept. of Transportation WI Dept. of Corrections

This property is in a Designated Qualified Opportunity Zone which offers federal tax benefits for investors in low-income communities.



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**Baldwin**

**PRICE** **\$2,550,232**

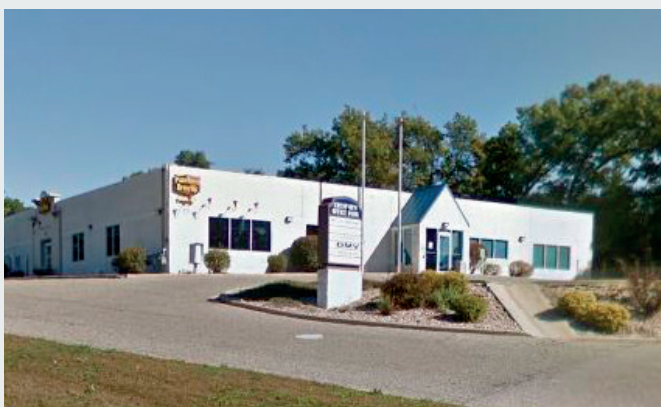
ADDRESS	890 Spruce Street Baldwin, WI 54002
COUNTY	St. Croix
BUILDING SIZE	17,000 SF
YEARS BUILT	2001 / 2003
LOT SIZE	2.44 Acres
TENANTS	WI Dept. of Natural Resources WI Dept. of Ag., Travel & Consumer



**Balsam Lake**

**PRICE** **\$1,230,000**

ADDRESS	941 Mallard Lane Balsam Lake, WI 54810
COUNTY	Polk
BUILDING SIZE	8,000 SF
YEARS BUILT	1994
LOT SIZE	2.96 Acres
TENANTS	USDA Farm Service Agency WI Dept. of Corrections



**Baraboo**

**PRICE** **\$931,264**

ADDRESS	1000 Log Lodge Court Baraboo, WI 53913
COUNTY	Sauk
BUILDING SIZE	13,000 SF
YEARS BUILT	1993 / 2015
LOT SIZE	3.13 Acres
TENANTS	WI Dept. of Transportation WI Dept. of Corrections

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**Beaver Dam**

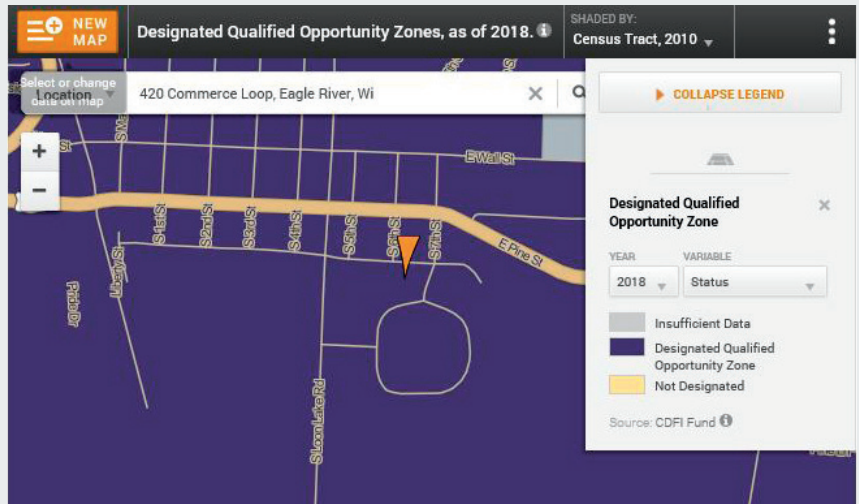
<b>PRICE</b>	<b>\$1,441,000</b>
ADDRESS	220 Seippel Boulevard Beaver Dam, WI 53916
COUNTY	Dodge
BUILDING SIZE	9,300 SF
YEARS BUILT	1999 / 2014
LOT SIZE	0.816 Acres
TENANT	WI Dept. of Corrections



**Eagle River**

<b>PRICE</b>	<b>\$531,290</b>
ADDRESS	420 Commerce Loop Eagle River, WI 54521
COUNTY	Vilas
BUILDING SIZE	3,500 SF
YEARS BUILT	2005
LOT SIZE	1.4 Acres
TENANT	WI Dept. of Corrections

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**Hudson**

**PRICE** **\$2,100,000**

ADDRESS 2100 O'Neil Road  
Hudson, WI 54016

COUNTY St. Croix

BUILDING SIZE 14,000 SF

YEARS BUILT 2003 / 2011

LOT SIZE 1.9 Acres

TENANTS WI Dept. of Corrections  
WI Dept of Transportation  
Office of Public Defender



**Janesville - DOC**

**PRICE** **\$1,173,000**

ADDRESS 2837 Liberty Lane  
Janesville, WI 53545

COUNTY Rock

BUILDING SIZE 9,683 SF

YEARS BUILT 1997

LOT SIZE 1.29 Acres

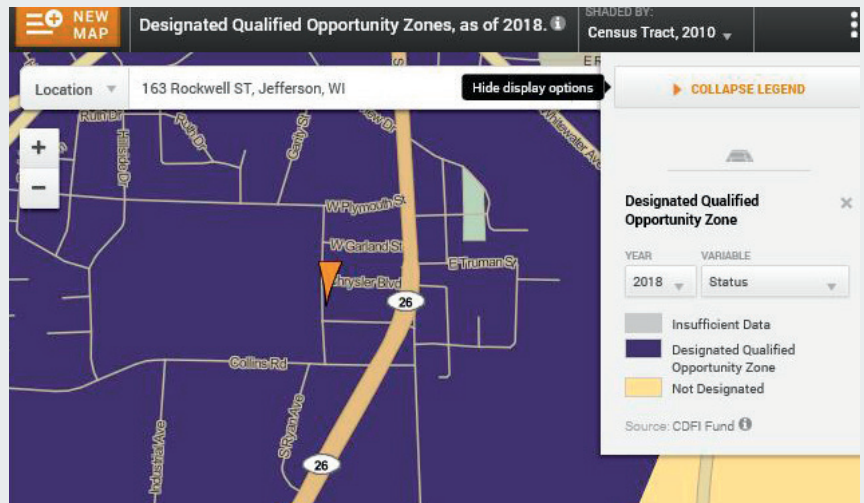
TENANT WI Dept. of Corrections

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<b>PRICE</b>	<b>\$722,877</b>
ADDRESS	163 W. Rockwell Street Jefferson, WI 53549
COUNTY	Jefferson
BUILDING SIZE	5,500 SF
YEARS BUILT	1994
LOT SIZE	0.56 Acres
TENANTS	WI Public Defenders WI Dept. of Corrections

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<b>PRICE</b>	<b>\$2,616,129</b>
ADDRESS	101 N. Ogden Road Peshtigo, WI 54157
COUNTY	Marinette
BUILDING SIZE	27,000 SF
YEARS BUILT	1997 / 1999
LOT SIZE	10.44 Acres
TENANTS	WI Dept. of Natural Resources Office of Public Defender WI Dept. of Transportation

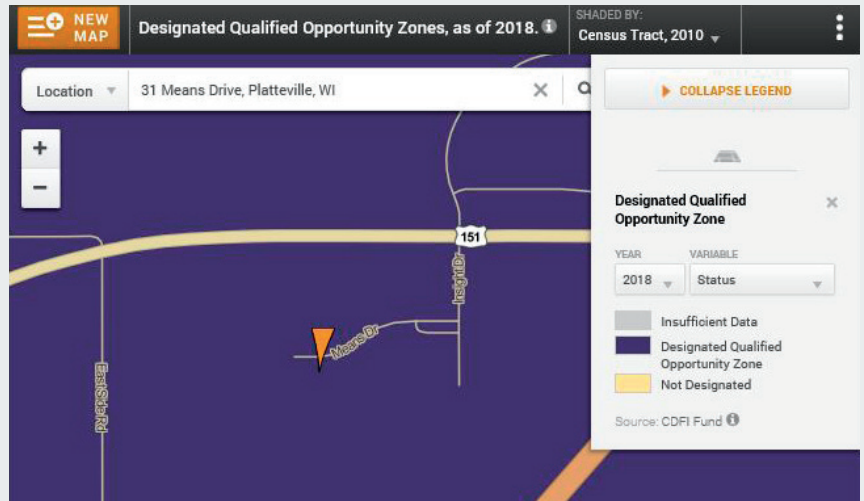


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**Platteville**

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**PRICE** **\$301,200**

ADDRESS 31 Means Drive  
Platteville, WI 53818

COUNTY Grant

BUILDING SIZE 2,000 SF

YEARS BUILT 1996

LOT SIZE 1.369 Acres

TENANT WI Dept. of Transportation



**Plymouth**

**PRICE** **\$1,588,000**

ADDRESS 1155 Pilgrim Road  
Plymouth, WI 53073

COUNTY Sheboygan

BUILDING SIZE 10,000 SF

YEARS BUILT 2002

LOT SIZE 3.81 Acres

TENANT WI Dept. of Natural Resources

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**Portage**

**PRICE** **\$950,000**

ADDRESS 260 E. Ridge Road  
Portage, WI 53901

COUNTY Columbia

BUILDING SIZE 6,000 SF

YEARS BUILT 1995 / 2000

LOT SIZE 1.05 Acres

TENANTS WI Dept. of Corrections  
WI Dept. of Transportation



**Prairie Du Chien**

**PRICE** **\$228,542**

ADDRESS 1500 E. Lessard  
Prairie Du Chien, WI 53821

COUNTY Crawford

BUILDING SIZE 2,000 SF

YEARS BUILT 2001

LOT SIZE 1.348 Acres

TENANTS WI Dept. of Corrections  
WI Dept. of Natural Resources

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Rhineland

**PRICE** **\$2,718,650**

**ADDRESS** 2187 North Stevens Street  
Rhineland, WI 54501

**COUNTY** Oneida

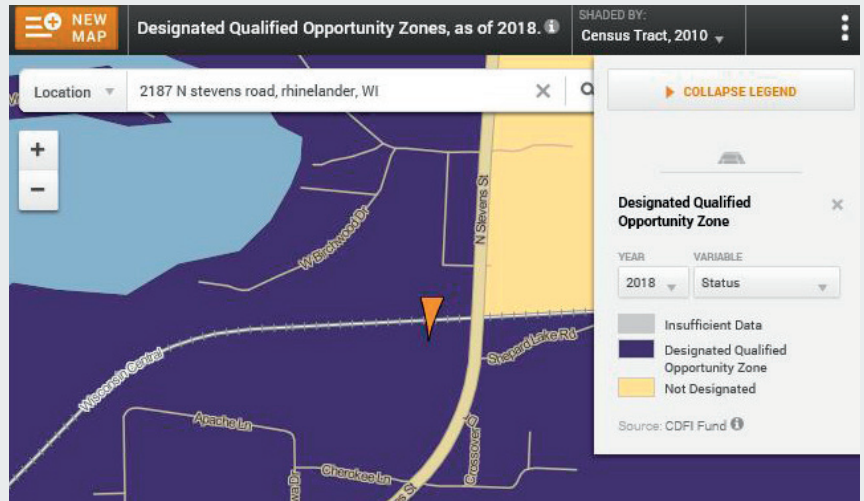
**BUILDING SIZE** 18,500 SF

**YEARS BUILT** 2006

**LOT SIZE** 3.08 Acres

**TENANTS** WI Dept. of Corrections  
USDA Farm Service  
WI Dept. of Health/Family Svcs

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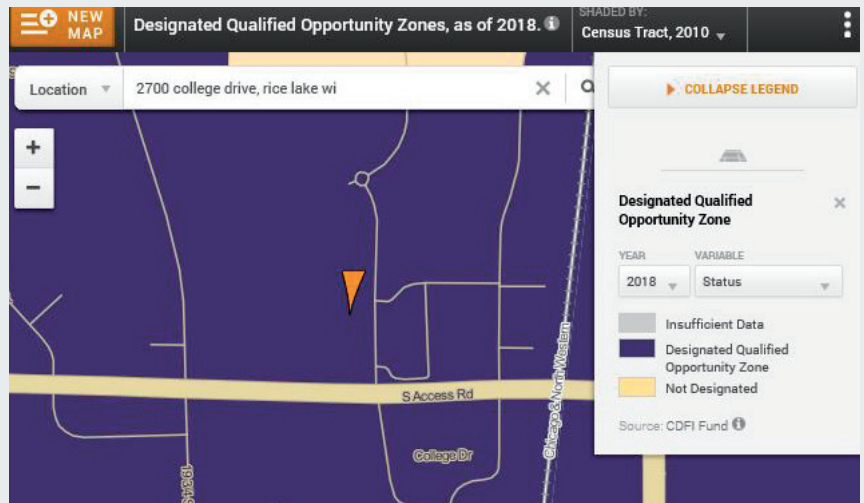


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Rice Lake

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**PRICE** **\$1,282,284**

ADDRESS 2700 College Drive  
Rice Lake, WI 54868

COUNTY Barron

BUILDING SIZE 12,500 SF

YEARS BUILT 2007 / 2009

LOT SIZE 1.45 Acres

TENANTS WI Dept. of Veterans Affairs  
WI Dept. of Corrections



Saukville

**PRICE** **\$1,118,168**

ADDRESS 501 N. Dekora Woods Boulevard  
Saukville, WI 53080

COUNTY Ozaukee

BUILDING SIZE 6,000 SF

YEARS BUILT 2003

LOT SIZE 2.77 Acres

TENANTS WI Dept. of Corrections  
WI Dept. of Transportation

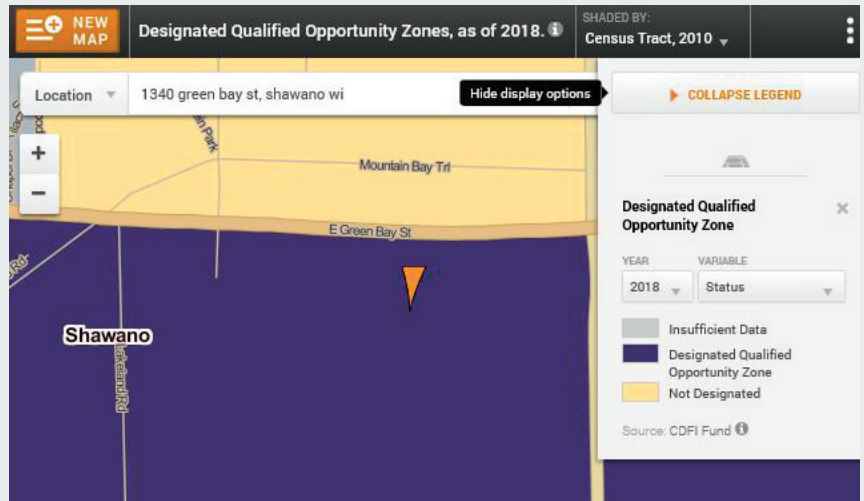
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**Shawano**

<b>PRICE</b>	<b>\$1,700,000</b>
ADDRESS	1340 E. Green Bay Street Shawano, WI 54166
COUNTY	Shawano
BUILDING SIZE	7,700 SF
YEARS BUILT	1994
LOT SIZE	10 Acres
TENANTS	WI Dept. of Corrections WI Dept. of Transportation

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**Sheboygan**

<b>PRICE</b>	<b>\$1,351,200</b>
ADDRESS	3422 Wilgus Road Sheboygan, WI 53081
COUNTY	Sheboygan
BUILDING SIZE	8,200 SF
YEARS BUILT	1996
LOT SIZE	1.44 Acres
TENANT	WI Dept. of Corrections

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**Stevens Point**

**PRICE** **\$2,000,000**

ADDRESS 1001 Maple Bluff Road  
Stevens Point, WI 54481

COUNTY Portage

BUILDING SIZE 13,000 SF

YEARS BUILT 1995

LOT SIZE 1.37 Acres

TENANTS WI Dept. of Corrections  
WI Dept. of Transportation  
WI Dept. of Workforce Devel.



**Wausau**

**PRICE** **\$2,183,600**

ADDRESS 7100 Stewart Avenue  
Wausau, WI 54401

COUNTY Marathon

BUILDING SIZE 13,000 SF

YEARS BUILT 1991

LOT SIZE 5.037 Acres

TENANT Dept. of Justice



**Whitehall**

**PRICE** **\$1,101,500**

ADDRESS 36270 Tower Drive  
Whitehall, WI 54773

COUNTY Tremplealeau

BUILDING SIZE 8,800 SF

YEARS BUILT 1994 / 2013

LOT SIZE 3.496 Acres

TENANTS WI Dept. of Corrections  
WI Dept. of Natural Resources  
WI Dept. of Transportation  
USDA Farm Service Agency

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**Wisconsin Rapids**

**PRICE** **\$1,047,000**

ADDRESS 131 24th Street South  
Wisconsin Rapids, WI 54494

COUNTY Wood

BUILDING SIZE 7,000 SF

YEARS BUILT 2002

LOT SIZE 2.46 Acres

TENANT WI Dept. of Corrections

# STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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 NAI Pfefferle (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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 or 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.

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
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 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

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## NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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(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.