

SINGLE TENANT NNN

155 W DEWEY DR MUKWONAGO, WI 53149





INVESTMENT SUMMARY

Colliers | Wisconsin is pleased to present the opportunity to acquire a state of the art single tenant absolute NNN leased Class A Industrial/ Manufacturing asset in Mukwonago, WI. Gearbox Express has operated in this facility since it was built in 2016 and has approximately five (5) years remaining on its lease term with two (2) five (5) year options to renew. Full financial summary and lease documents are available with a signed confidentiality agreement. This asset is located adjacent to the Mukwonago Industrial Park with a submarket vacancy rate of 0.7%. This location is a hub for national, regional as well as local manufacturers, distributors and service companies serving the Southwest portion of Waukesha County and greater Metro Milwaukee area. Nearby prominent occupiers include Super Products, Triple Crown Products, Banker Wire, Touchpad Electronics, Milwaukee Tool-Mukwonago, GS Global Resources, L'BRI Pure and Natural, IDC Precision, Aptar and much more. The Mukwonago, Wisconsin based manufacturer, Gearbox Express was founded in 2011 and is the only independent company in North America solely focused on providing down-tower, wind gearbox remanufacturing.



- > State of the art Class A Industrial/Manufacturing facility
- > Significant investment by tenant in manufacturing infrastructure
- > Fully air conditioned facility with 37' clear height and 3.1MW power
- > Absolute NNN Lease Structure
- > Submarket vacancy rate of 0.7%



**GEARBOX
EXPRESS**

SINGLE TENANT NNN | MUKWONAGO, WI



OVERVIEW

ADDITIONAL LEASE DETAILS AVAILABLE WITH SIGNED CONFIDENTIALITY AGREEMENT



155 W DEWEY DR MUKWONAGO, WI 53149

PRICE
CONTACT BROKER

TENANT
GEARBOX EXPRESS



TENANT OCCUPANCY SINCE
2016 (9 YEARS)

BUILDING SIZE
+/-82,490 SF

LAND AREA
10.92 AC

BASE RENT PSF
\$10.04/SF NNN

YEAR 1 NOI
\$827,867.88

LEASE TYPE
NNN

EXTENSION OPTIONS
TWO (2) - FIVE (5) YEAR OPTIONS

** BROKER MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED NOR DOES IT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OF THE INFORMATION WHICH THE BUYER MAY NEED OR DESIRE.*



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TENANT OVERVIEW



Gearbox Express is the only independent company in North America solely focused on providing down-tower, wind gearbox remanufacturing solutions. Gearbox Express focuses strictly on gearboxes, and they know how to keep them running. Gearbox Express was founded by gearbox guys who grew up in the industry and have years of experience with both gearing and bearings. Founded in 2011, Gearbox Express has exceeded its own expectations for growth thanks to its unwavering commitment to customer service and to innovative solutions in the wind-energy industry.

[MORE INFORMATION](#)

TYPE	MANUFACTURING
HEADQUARTERS	MUKWONAGO, WI
FOUNDED	2011



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PROPERTY LOCATION



**GEARBOX
EXPRESS**

SINGLE TENANT NNN | MUKWONAGO, WI



PROPERTY OVERVIEW

BUILDING ADDRESS

155 W Dewey Drive
Mukwonago, WI 53149

BUILDING SIZE

+/- 82,490 SF

LAND SIZE

+/-10.92 ACRES

YEAR BUILT

2016

CLEAR HEIGHT

+/- 37'

POWER

3.1MW (TBV)

LOADING

3 DOCKs AND 4 DRIVE-INS

LIGHTING

LED

FLOOR THICKNESS

8" (TBV)

TAXES (2024)

\$106,235

TAX KEY

20-159-95-002.00

ZONING

M-4



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EXPRESS**

SINGLE TENANT NNN | MUKWONAGO, WI



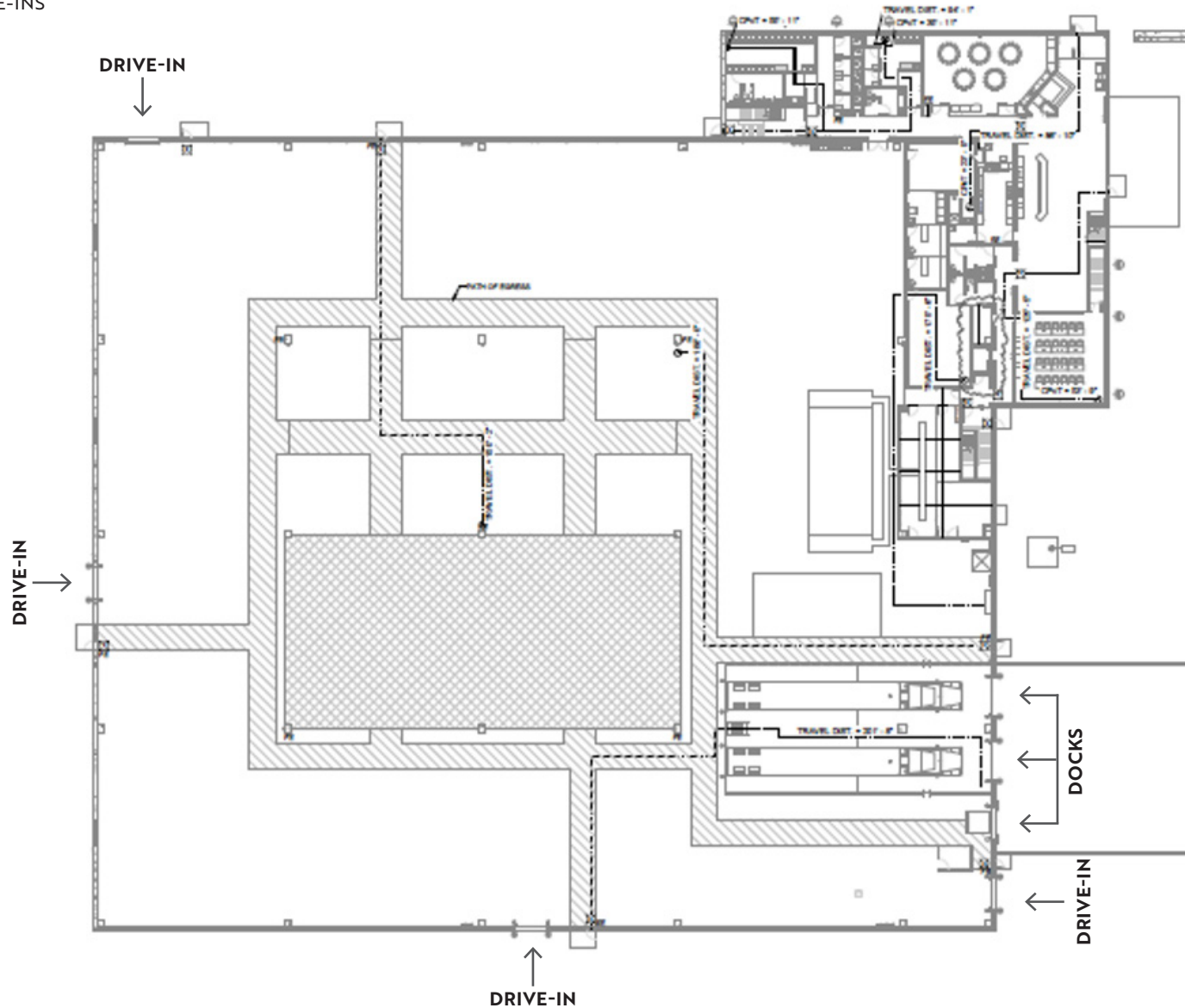
FLOOR PLAN

BUILDING SIZE

+/- 82,490 SF

LOADING

3 DOCKS
4 DRIVE-INS



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AERIAL VIEW

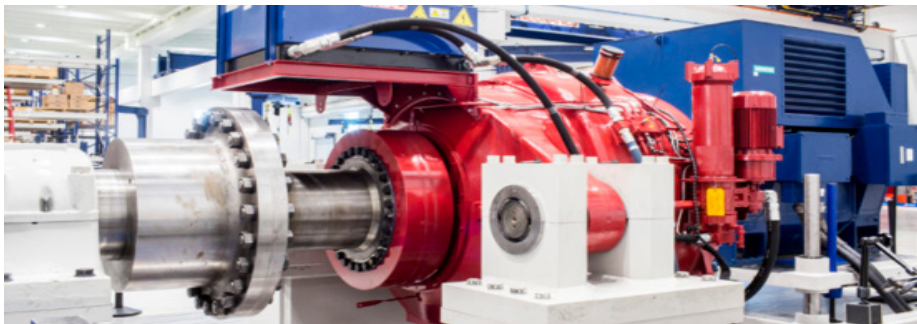
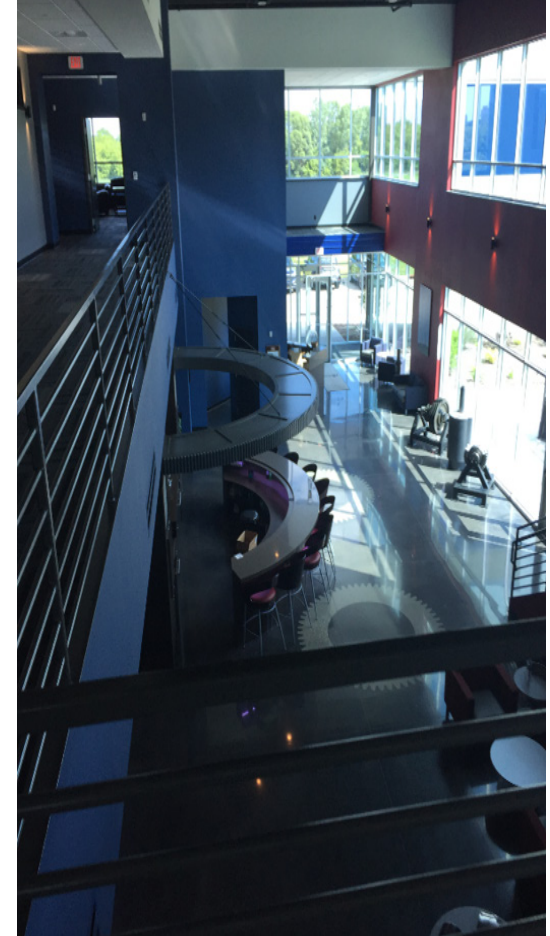
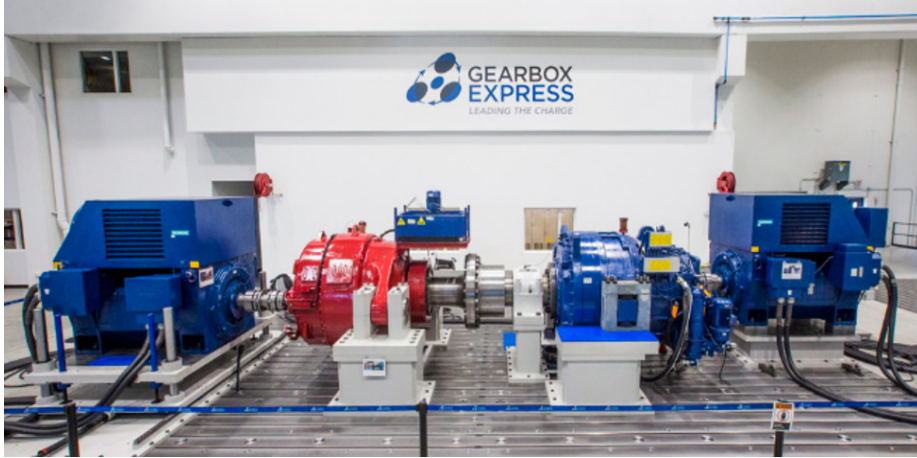
LAND SIZE
+/- 10.92 ACRES



**GEARBOX
EXPRESS**

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INTERIOR PHOTOS





CONFIDENTIALITY AGREEMENT

155 W DEWEY DRIVE, MUKWONAGO, WI

By submitting the form below, you agree to the terms and conditions of this listing's Confidentiality Agreement.

Colliers International has prepared this Offering memorandum, which contains select information pertaining to the business and financial operation of the Property. This Offering Memorandum does not purport to be all-inclusive or to contain all the information that may be required by a prospective purchaser. Neither the Owner, Colliers International, nor Owner's or Colliers International's respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. You will only be able to rely upon those representations and warranties contained in any final agreement entered into between you and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Offering Memorandum, you hereby agree:

- 1) The Offering Memorandum and its contents, and all other information (including but not limited to building, Owner and tenant financials) supplied to you, in any manner, by Owner and/or Colliers International (collectively the "information") are confidential;
- 2) You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;
- 3) Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
- 4) Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Colliers International all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
- 5) You and your agents are not entering into a co-broke agreement with Colliers International; and
- 6) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Colliers International reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Offering Memorandum or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Offering Memorandum to Colliers International This Offering Memorandum shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Offering Memorandum was prepared.

Signature: _____ Date: _____

Printed Name: _____ Company: _____

Phone Number: _____ Address: _____

Email: _____ City, State, Zip: _____

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Non-Residential Customers

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:

Broker Disclosure to Customers

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>

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 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.