FOR SALE · SINGLE-TENANT NNN INVESTMENT PACKAGE

Cudahy Industrial Portfolio — Three Properties, One Tenant

Fully occupied small-bay manufacturing package with escalating NNN income and renewal options through 2033

3643 E Mallory Ave • 3645 E Mallory Ave • 3636 E Adams Ave — Cudahy, WI 53110

$800,000	6.9%	$55,006	100%	2033
PACKAGE PRICE	IN-PLACE CAP RATE	NET OPERATING INCOME	OCCUPIED · 1 TENANT	POTENTIAL TERM VIA OPTIONS

Property Summary

Addresses	**3643 & 3645 E Mallory Ave; 3636 E Adams Ave**
Municipality / County	**Cudahy, Milwaukee County, WI**
Property type	**Industrial — manufacturing / small-bay**
Parcels	**3 (sold together as one package)**
3643 E Mallory	**1,664 SF · steel · built 1964**
3645 E Mallory	**6,300 SF · built 1987**
3636 E Adams	**±1,600 SF · built 1969**
Combined footage	**±9,564 SF · ≈$84/SF**
2025 real estate taxes	**$9,955.47 (all 3 — tenant-reimbursed)**
Occupancy	**100% — single tenant, all 3 buildings**

The Tenant

Microprecision LLC — In Occupancy Since 2021

Wisconsin precision-manufacturing company occupying the entirety of all three buildings under a single lease since May 2021. Five-plus years of on-site operations, escalated rent paid current, and occupancy costs (≈$1/SF taxes) that are difficult to replicate anywhere in the submarket — a structural incentive to stay.

Income & Lease Abstract

Current rent	**$4,917.21/mo · $59,006.52/yr**
Escalations	**Annual — greater of 2% or CPI-U**
Escalations realized	**+9.3% since May 2024**
Owner's only expense	**≈$4,000/yr GL insurance**
In-place NOI	**$55,006.52**
Current term expires	**April 30, 2027**
Renewal options	**Two × 3 years (through April 2033)**
Next rent step (upon renewal)	**≥$5,015/mo · ≥$60,186/yr**
Holdover rent	**125% of last rent**
Purchase option / early termination	**None / None**

DEAL METRICS AT $800,000

- **6.9% cap** on in-place NOI — day-one yield, no lease-up risk
- **13.6 GRM** on scheduled gross rent · **≈$84/SF** on combined footage
- Going-in cap steps past **7%** on renewal-driven rent growth
- Clean single-lease underwriting — one tenant, one income stream, three deeds

Who Pays What — NNN Expense Responsibility

EXPENSE ITEM	RESPONSIBILITY	DETAIL
Real estate taxes (all 3 parcels)	TENANT	$9,955.47/yr reimbursed quarterly with operating expenses
Property / fire insurance premium	TENANT	Owner carries the policy; premium reimbursed as an operating expense
All utilities (gas, electric, water, sewer)	TENANT	Separately metered — tenant pays providers directly; $0 to owner
Snow removal, lawn care, security	TENANT	Tenant obligation at tenant's sole cost
Routine maintenance incl. HVAC service	TENANT	Includes semi-annual HVAC inspections and interior systems upkeep
Owner's general liability insurance	OWNER	≈$4,000/yr — the only non-recoverable line item
Roof, structure & parking	OWNER	Major capital replacements amortizable into operating expenses and reimbursed by tenant during extension terms

Investment Highlights

Escalations Realized — Not Just Promised

Rent has grown from $4,500 to $4,917.21/mo (+9.3%) since May 2024 under the contractual escalator — the greater of 2% or CPI-U, every year. Inflation-protected income with a hard floor, already performing.

Zero Availability in the Size Class

The SE Milwaukee peer set of 17 comparable small industrial buildings shows 0% vacancy and no available space. Submarket vacancy 3.4%; rents $7.30/SF with 6.2% average annual growth over five years.

Term Runway Through 2033

Current term through April 2027 plus two 3-year tenant options — each option year carrying the same escalations. Upon renewal, rent steps to at least $60,186/yr, pushing the going-in yield past 7%.

Diligence-Ready Deal File

Executed lease, option-exercise documentation, labeled tax bills, and June 2024 acquisition records staged and available to qualified buyers under confidentiality.

Ideal For

- **1031 exchange buyers** seeking stabilized, management-light NNN income
- **Passive & out-of-state investors** — one lease, separately metered utilities, tenant-handled maintenance
- **Industrial portfolio builders** adding three deeds and a proven tenant in a zero-availability submarket
- **Long-horizon investors** valuing hard-to-replace small-bay product on Milwaukee's south shore

Location

Established industrial corridor on Cudahy's east side — minutes from the Lake Parkway (WIS-794), I-94, Milwaukee Mitchell International Airport, and Port Milwaukee. A first-ring Milwaukee County location where small manufacturing space stays full because nothing new gets built at this size.

SHOWINGS — BY APPOINTMENT ONLY

The buildings are occupied by an operating manufacturer. **Please do not disturb the tenant or visit unannounced.** All tours are coordinated through the listing broker around the tenant's production schedule — typically within 1–2 business days of request.

Everything checks out on paper. Come see it in person.

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