

# Single Tenant Absolute Net Leased Investment

9.25% Cap Rate

1200 Mount View Lane, Athens, WI 54411



Accelerating success.



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# The Offering

Colliers is pleased to present the opportunity to acquire a single-tenant industrial investment property located at 1200 Mount View Lane in Athens, Wisconsin. The property consists of a ±8,750 SF industrial warehouse situated on 12.32 acres and is 100% leased to Athens Concrete under an absolute net lease structure, providing a passive, income producing asset.

## Highlights:

- Single -Tenant Absolute Net Lease
- Long Term Lease Security
- Quality Construction and Large Scale Site
- 9.25% Cap Rate



# Pricing & Financial Summary

## Lease Structure

Tenant	Athens Concrete
Structure	Absolute Net
Current SF	±8,750 SF
Annual Rent	\$96,133 *Next increase 06/01/26 to \$98,056
Remaining Lease Term	May 31, 2033

NOI	\$98,056 effective 06/01/26
Annual Escalations	3%
CAP Rate	9.25%
Sale Price	\$1,060,000

## Rent Roll

Tenant Name	Square Feet	Year	Annual PSF Rent NNN	Monthly Rent	Annual Rent
Athens Concrete	8,750	Year 1	\$10.99	\$8,011.08	\$96,133.00
		Year 2	\$11.32	\$8,251.42	\$99,016.99
		Year 3	\$11.66	\$8,498.96	\$101,987.50
		Year 4	\$12.01	\$8,753.93	\$105,047.13
		Year 5	\$12.37	\$9,016.55	\$108,198.54
		Year 6	\$12.74	\$9,287.04	\$111,444.50
		Year 7	\$13.12	\$9,565.65	\$114,787.84

# Property Details

Address: 1200 Mount View Lane Athens, WI 54411

APN: 102-2904-064-0954

Property Type: Industrial Warehouse

Building SF: ±8,750 SF

Land Area: 12.32 Acres

Occupancy: 100%

Year Built: 2015

Parking Area: Gravel and concrete pavement

Foundation: Concrete

Roof: Standing metal seam

Clear Height: 35'

Zoning: I-1 Industrial

Sale Price: \$1,060,000



## Athens Concrete

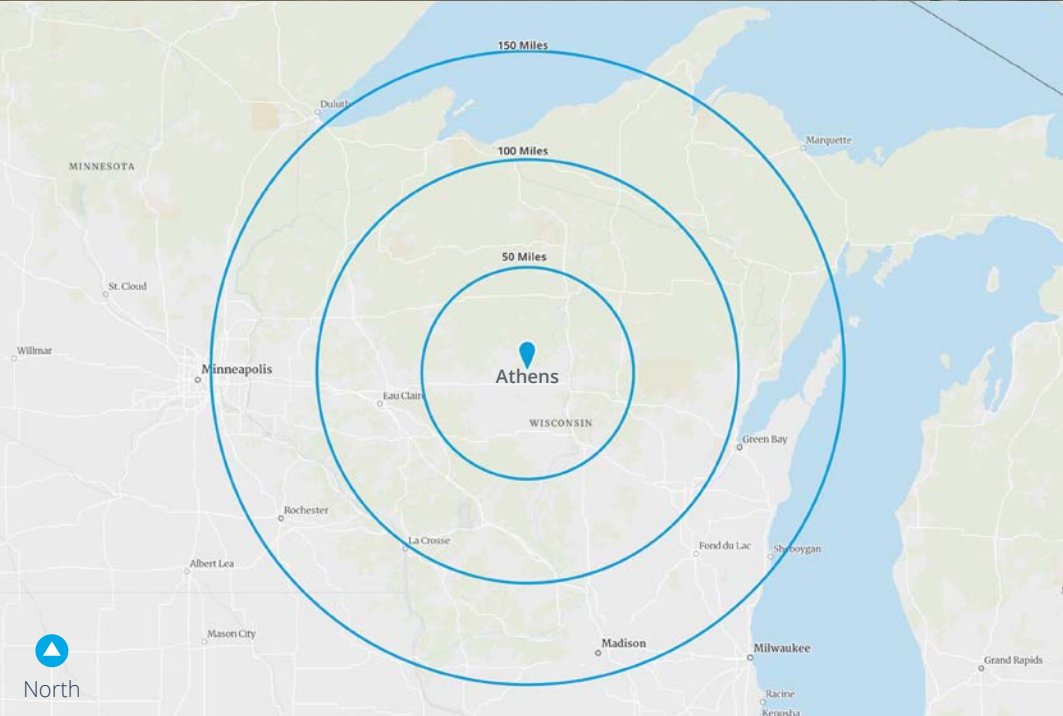
Athens Concrete is a locally established construction materials company headquartered in Athens, Wisconsin, specializing in the production and delivery of ready-mix concrete for commercial, agricultural, infrastructure, and residential construction projects throughout Central Wisconsin. The company serves a regional customer base and plays a key role in supplying concrete materials for local development and infrastructure projects.

Athens Concrete operates from 1200 Mount View Lane, Athens, WI, where the facility supports batching, storage, and distribution operations. The property is mission-critical to the tenant's operations due to its strategic location and ability to accommodate material storage, truck circulation, and industrial use.


# Property Photos



# Location Overview




## Marathon County

 2025  
Population  
**138,511**

 2025 Average  
Household Income  
**\$102,575**

 2025 Daytime  
Work Population  
**73,853**

 Households  
**58,075**

 Businesses  
**5,086**

Web Links:  
[Athens, WI](#)  
[Marathon County](#)



## Single Tenant Absolute Net Leased Investment

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