

N13 W24705 BLUEMOUND ROAD | PEWAUKEE, WI

CBRE

PRECISION GEARS, INC. *MANUFACTURING FACILITY*



67,010 SF | \$441,103 NOI | 22.8 YEARS REMAINING | NNN LEASE

Investment Summary

CBRE, Inc., on behalf of ownership as its exclusive advisor, is pleased to offer for sale the fee-simple interest in the Precision Gears, Inc. manufacturing facility located in Pewaukee, Wisconsin. The Property is 100% net leased through June 30, 2049 to Precision Gears, Inc., one of the largest independent gear job shops in the Midwest. Precision Gears is a wholly owned subsidiary of United Stars, Inc., a Beloit, Wisconsin based privately held industrial holding company that acquired the Company in 2018 and added new gear hobbing and inspection equipment in 2023. Precision Gears designs and produces made-to-order gears and related assemblies serving blue chip customers across agriculture, food processing, power transmission, medical, and general industrial end markets.

The Property has been occupied by Precision Gears since the 1960s. It comprises a single-story 67,010 SF industrial building on 6 acres and was originally constructed in 1960 with additions through 1995. The Company’s highly tenured workforce, ISO 9001:2015 registration, and customer part-approval qualifications are all specific to this property and could not be replicated at an alternative site without substantial time and capital investment. Precision Gears has approximately 23 years remaining on its lease and features 2.00% annual rent escalations with 1 x 5-year renewal options.

The Tenant’s irreplaceable onsite qualifications, blue-chip customer base, and mission-critical role within the United Stars platform provide a highly compelling long-term acquisition basis.



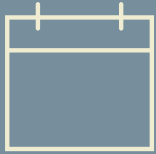
Investment Highlights



Single-Story 67,010 SF Manufacturing Facility
Serving as Precision Gears’ Only Site



60+ Years of Continuous Occupancy



20+ Years of Remaining Lease Term



Desirable Triple Net Lease Structure with 2.0% Annual Escalations



Blue-Chip Customer Base



Supply-Constrained Submarket: Waukesha Northwest Vacancy Rate of 1.4%