



JANESVILLE

401 E CONDE STREET
JANESVILLE, WI 53546



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American Extractions™

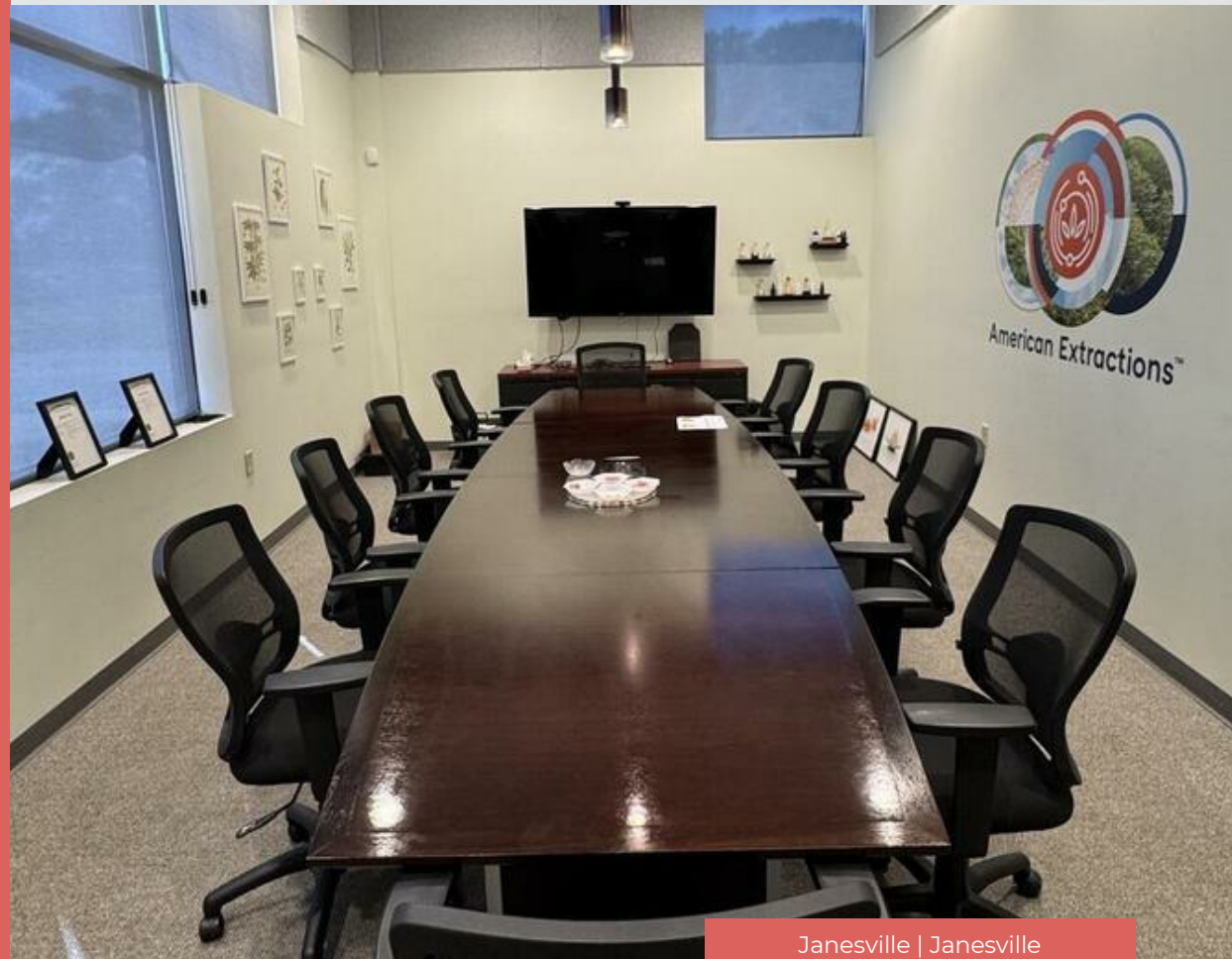


PROPERTY SUMMARY

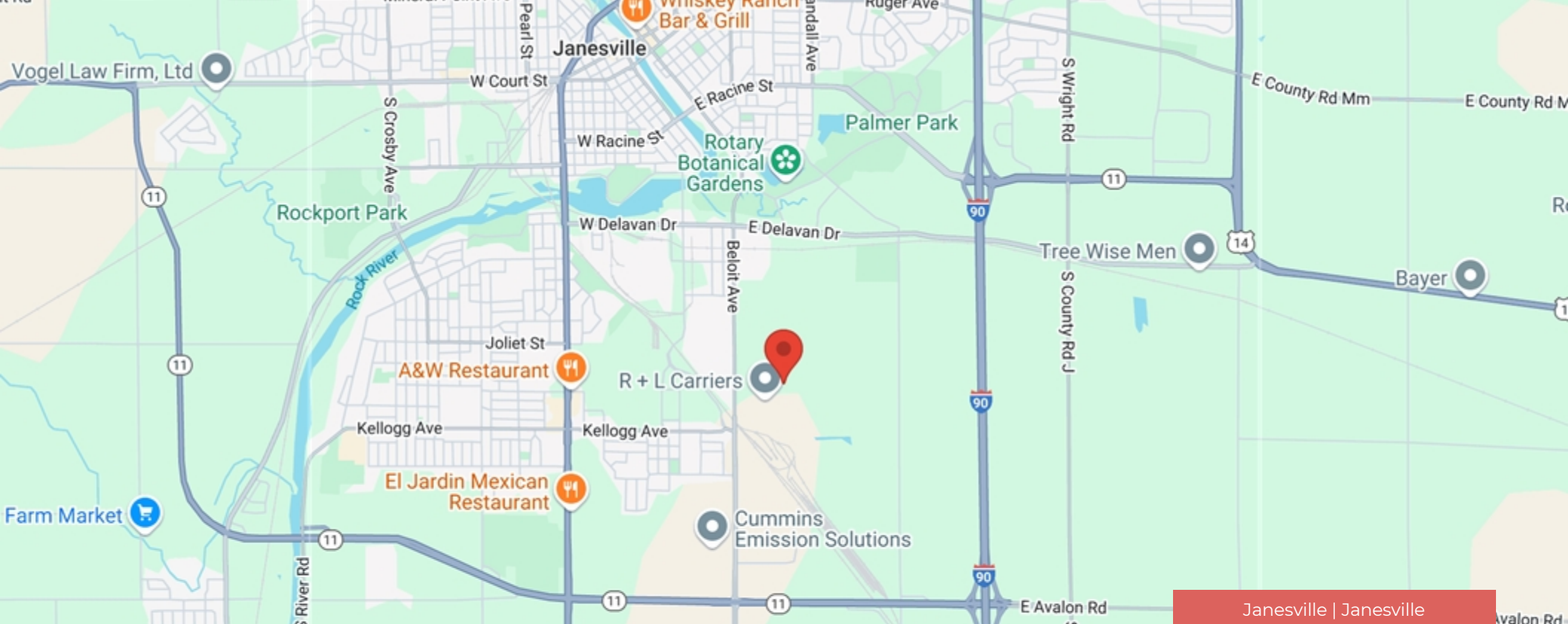
Offering Price	\$2,700,000.00
Building SqFt	30,000 SqFt
Year Built	1990
Lot Size (SF)	139,828.00 SqFt
Parcel ID	0307100018
Zoning Type	M2
County	Rock
Frontage	1,000.00 Ft
Coordinates	42.653623,-89.006130

INVESTMENT SUMMARY

Premier 30,000 sq ft industrial building on 3 acres in Janesville's South Side, within a TIF District and an Opportunity Zone, offering potential permanent tax exclusion on new gains. 7,406 sq ft of upscale office/lab space with white rooms, executive office with ensuite, and elite amenities. The 22,594 sq ft warehouse has 20-24 ft ceilings, 2 loading docks, 1 overhead door, suited for storage, manufacturing, or distribution. Features modern design, ample glass, elegant conference room, locker rooms, 6 ft fence with razor wire around the perimeter, automatic gate, and security system. Plans are drawn for a 26,000 sq ft addition. Tenant is planning to relocate, property is also for lease at \$7.95 per sq. ft. NNN.



INVESTMENT HIGHLIGHTS





LOCATION HIGHLIGHTS



3 MILE RADIUS



POPULATION
32,887



DAYTIME POPULATION
35,781

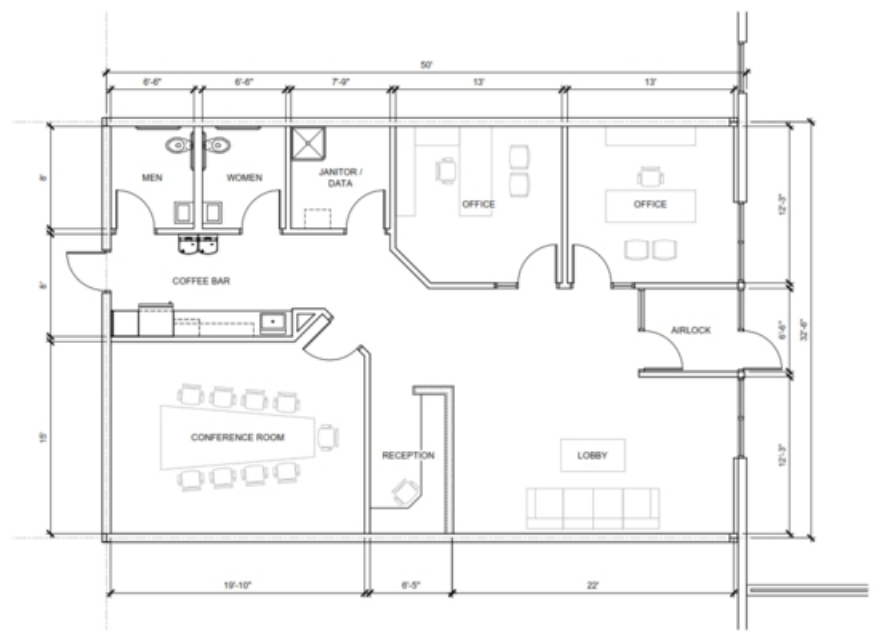
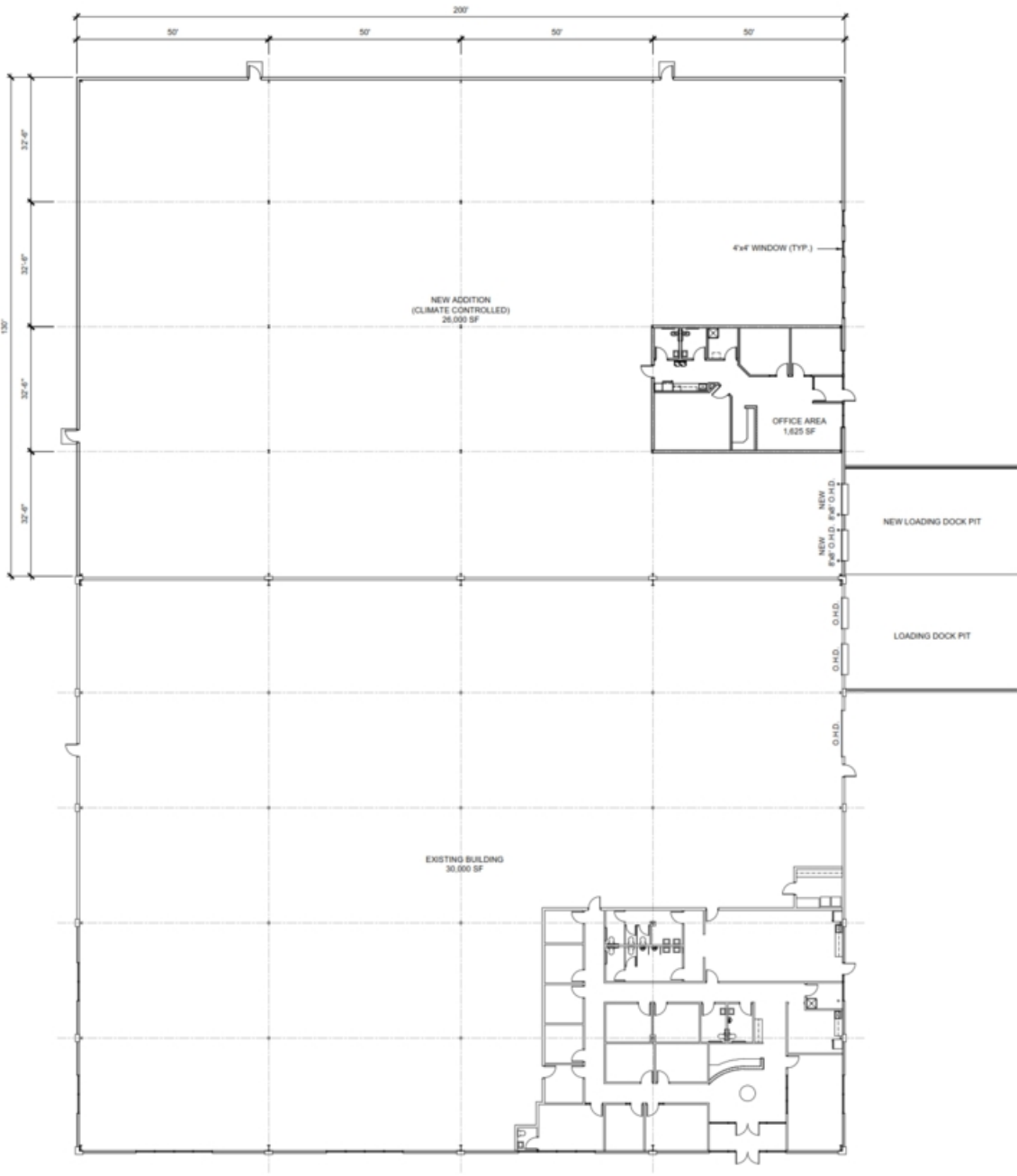


HOUSEHOLDS
14,077



AVG. HOUSEHOLD INCOME
\$ 81,833





OFFICE PLAN
 Scale: 3/16" = 1'-0"

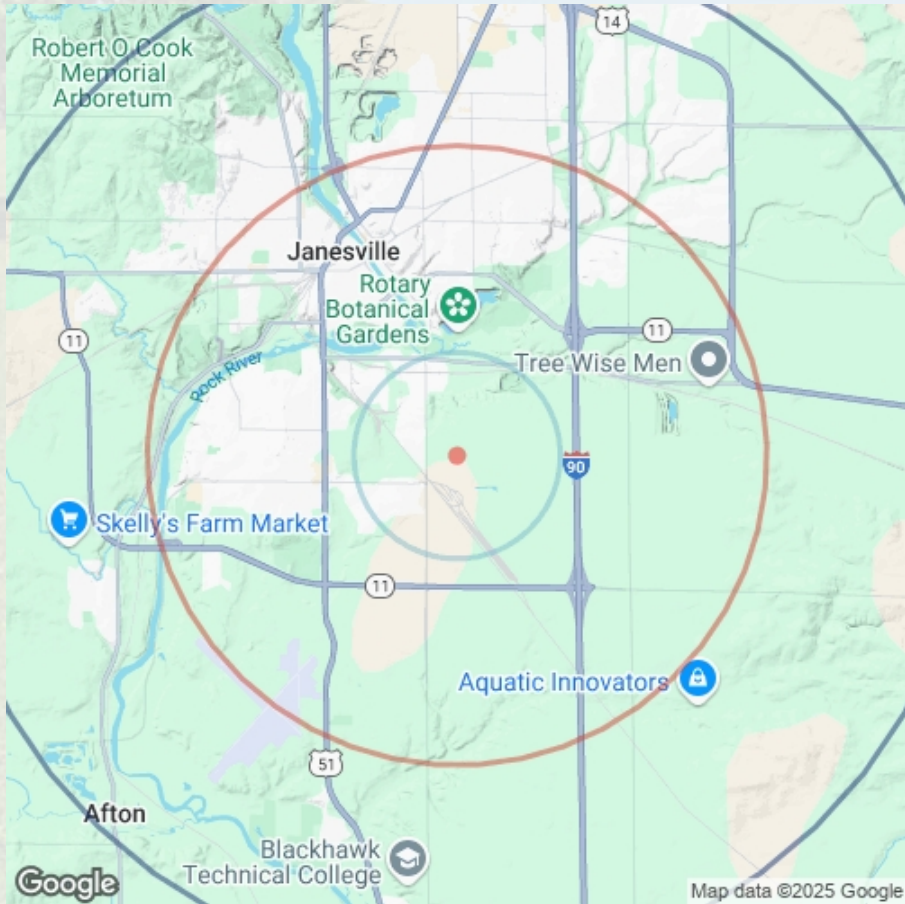
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 ALL APPLICABLE AND GOVERNING BUILDING CODES SHALL BE USED.
 NO CONSTRUCTION.

FLOOR PLAN
 Scale: 1/16" = 1'-0"

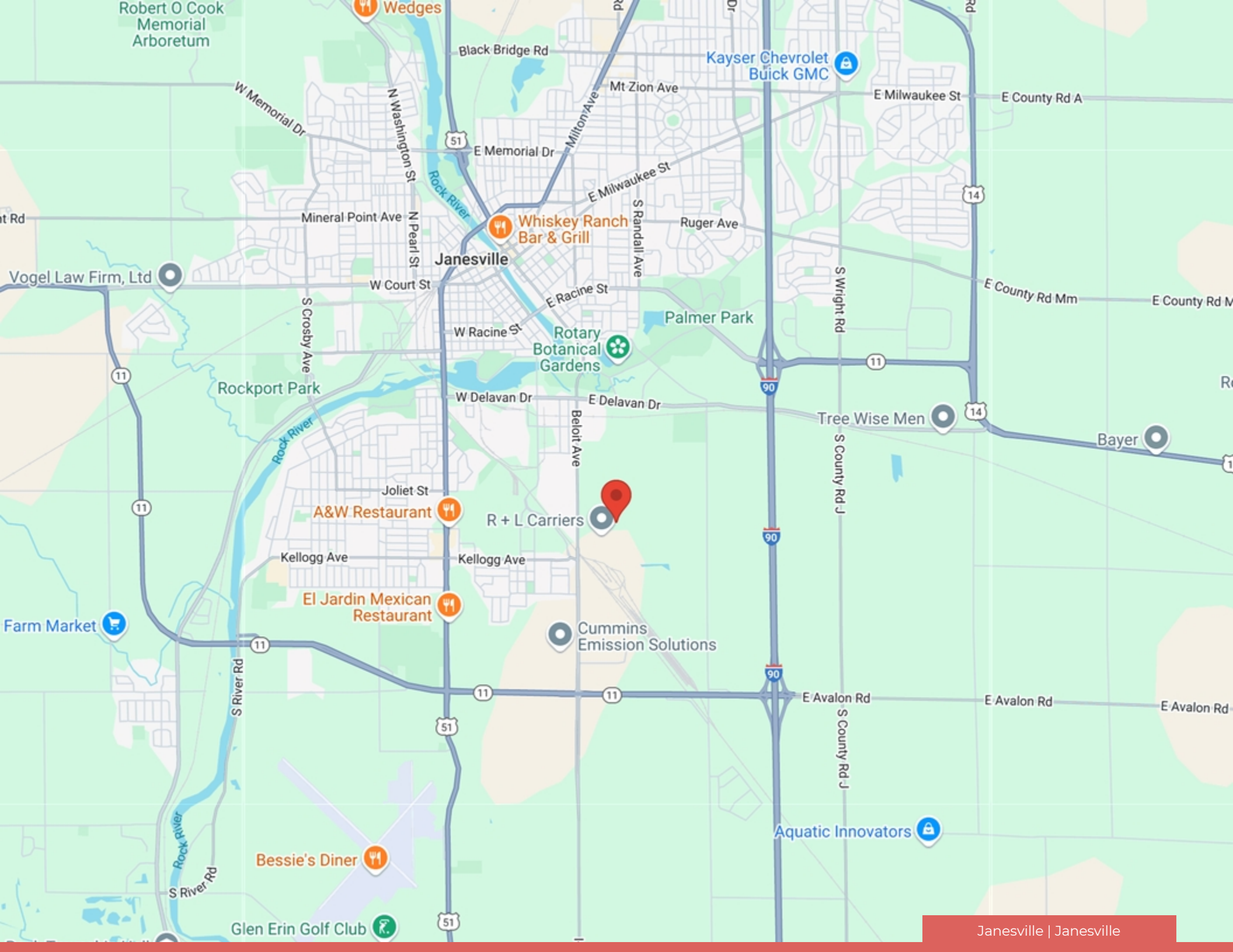
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,511	33,933	62,204
2010 Population	2,439	32,612	62,609
2025 Population	2,395	32,887	63,208
2030 Population	2,379	32,879	63,164
2025-2030 Growth Rate	-0.13 %	0 %	-0.01 %
2025 Daytime Population	3,660	35,781	66,655

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	92	1,217	2,096
\$15000-24999	47	1,027	2,026
\$25000-34999	84	788	1,353
\$35000-49999	155	2,238	3,923
\$50000-74999	208	2,398	5,168
\$75000-99999	155	2,034	4,302
\$100000-149999	156	2,827	5,109
\$150000-199999	74	997	2,125
\$200000 or greater	19	552	1,075
Median HH Income	\$ 56,896	\$ 66,580	\$ 68,853
Average HH Income	\$ 71,807	\$ 81,833	\$ 83,372



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,003	13,542	24,818
2010 Total Households	973	13,306	25,594
2025 Total Households	989	14,077	27,178
2030 Total Households	992	14,286	27,553
2025 Average Household Size	2.42	2.31	2.3
2025 Owner Occupied Housing	733	8,852	17,760
2030 Owner Occupied Housing	747	9,172	18,358
2025 Renter Occupied Housing	256	5,225	9,418
2030 Renter Occupied Housing	245	5,115	9,195
2025 Vacant Housing	75	793	1,283
2025 Total Housing	1,064	14,870	28,461



ABOUT JANESVILLE

Janesville is a city and the county seat of Rock County, Wisconsin, United States. As of the 2020 census, the city had a population of 65,615, making it the tenth-most populous city in Wisconsin. It is a principal municipality of the Janesville–Beloit metropolitan statistical area, which consists of all of Rock County and is included in the greater Madison–Janesville–Beloit combined statistical area.



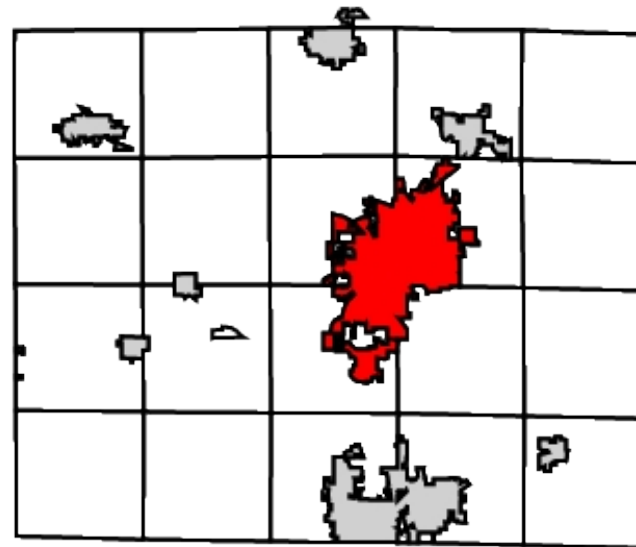
CITY OF JANESVILLE

AREA

CITY	34.8 SQ MI
LAND	34.2 SQ MI
WATER	0.6 SQ MI

POPULATION

POPULATION	65,615
RANK	10
DENSITY	1,890.37 SQ MI



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BAEHR INC. ADVISOR FOR MORE DETAILS.**

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