



FOR SALE

718 2ND AVE SW
ONALASKA, WI 54650

130,109 SF CONCENTRATION YARD • 23 BUILDINGS • 31.025 ACRES • HEAVY POWER • EASY ACCESS TO I-90

Brandon Hiett • Director, Mohr Partners • O: (214) 210-2744 • C: (702) 826-8263 • brandon.hiett@mohrpartners.com

Bradley H. Lipton, CCIM • Managing Director, Mohr Partners • C: (214) 929-6169 • brad.lipton@mohrpartners.com

IN CONJUNCTION WITH WI LICENSED BROKER:

Ryan Erickson • Director of Brokerage Services, NAI Commonweal • T: (715) 318-8666 • ryan@naicommonweal.com • License No. 58263 - 90 (WI)



Property Overview

EXECUTIVE SUMMARY

Address	718 2nd Ave SW, Onalaska, WI 54650
Facility Type	Concentration Yard <i>(kiln drying/resurfacing)</i>
Total Acreage	31.025 Acres
Total Building Count	23
Total Building Area	130,109 SF
Sprinkler Status	Partially sprinklered
Parking Spaces	1,000
Zoning	G3 (Manufacturing)
Price	Contact Broker



- Concentration yard used for kiln drying and resurfacing (sanding/planing) of hardwood lumber. Property includes 23 buildings totaling 130,109
- North lot used for sanding/planing, grading, finished goods storage
- South lot used for stacker operations, kiln drying, walnut steaming
- 15 kilns with combined capacity of 720,000 board feet; drying cycles of 3 to 6 weeks
- Walnut steamer installed September 2023 — features capacity of 30,000 BF per load with a 4 to 6 day cycle
- Sanding/grading run rates of up to 40,000 BF per day
- Site has operated as a hardwood processing facility continuously since 1937
- Zoned G3 (Manufacturing)
- Partially sprinklered
- Heavy power
- Approximately 1,000 parking spaces
- Rail service via St. Croix Subdivision rail line operated by BNSF Railway
- Easy access to Interstate 90 and La Crosse Regional Airport

Building Details

NORTH LOT BUILDINGS

BUILDING	YEAR BUILT	SF	CONSTRUCTION TYPE	NO. OF STORIES	HEIGHT
N1	1900	800	Wood Frame	1	16
N2/N2a	1993	6,275	Pole	1	24
N3a	1993	300	Pole	1	13
N4	1988	3,136	Wood Frame	1	13
N5	1995	665	Concrete/Steel Frame	1	19
N5a	1995	1,015	Concrete/Steel Frame	1	19
N6	1994	2,500	Pole	1	24
N7	1985	5,650	Metal	1	26
N8/N8a	1964	15,158	Pole	1	29
N9a	1964	352	Pole	1	13
N10	1985	1,680	Pole	1	39
N12	1993	13,924	Metal	1	22
N13	1985	11,373	Metal	1	30
N14	1990	146	Metal	1	8

SOUTH LOT BUILDINGS

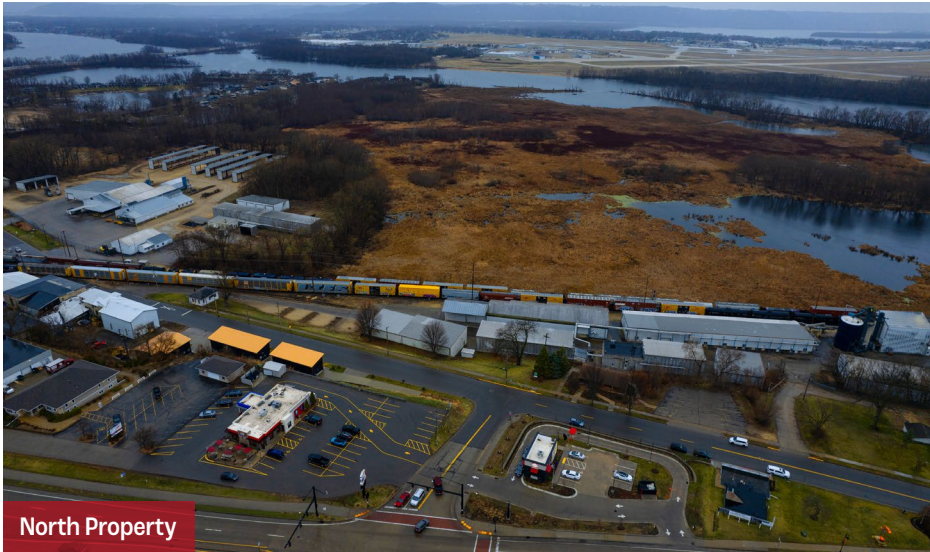
BUILDING	YEAR BUILT	SF	CONSTRUCTION TYPE	NO. OF STORIES	HEIGHT
S1	1990	140	Wood Frame	1	8
S2*	1970	33,972	Wood Frame	1	36
S3	1985	1,078	Pole	1	20
S4	1978	4,040	Pole	1	24
S6	1995	1,470	Metal	1	16
S7	1996	4,900	Metal	1	23
S8	1995	2,175	Metal	1	20
S10	1995	160	Metal	1	13

KILNS

BUILDING	YEAR BUILT	SF	CONSTRUCTION TYPE	NO. OF STORIES	HEIGHT
T1-T6	1995	19,200	Metal	1	24

* S2 contains office space (approximately 19% of building area, or roughly 6,455 SF)

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



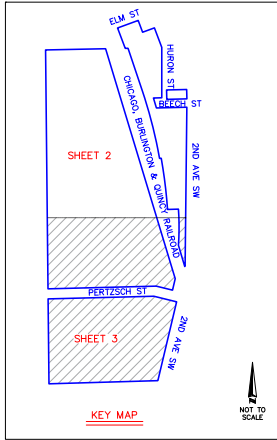
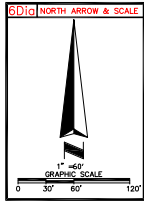
Property Photos



Property Photos

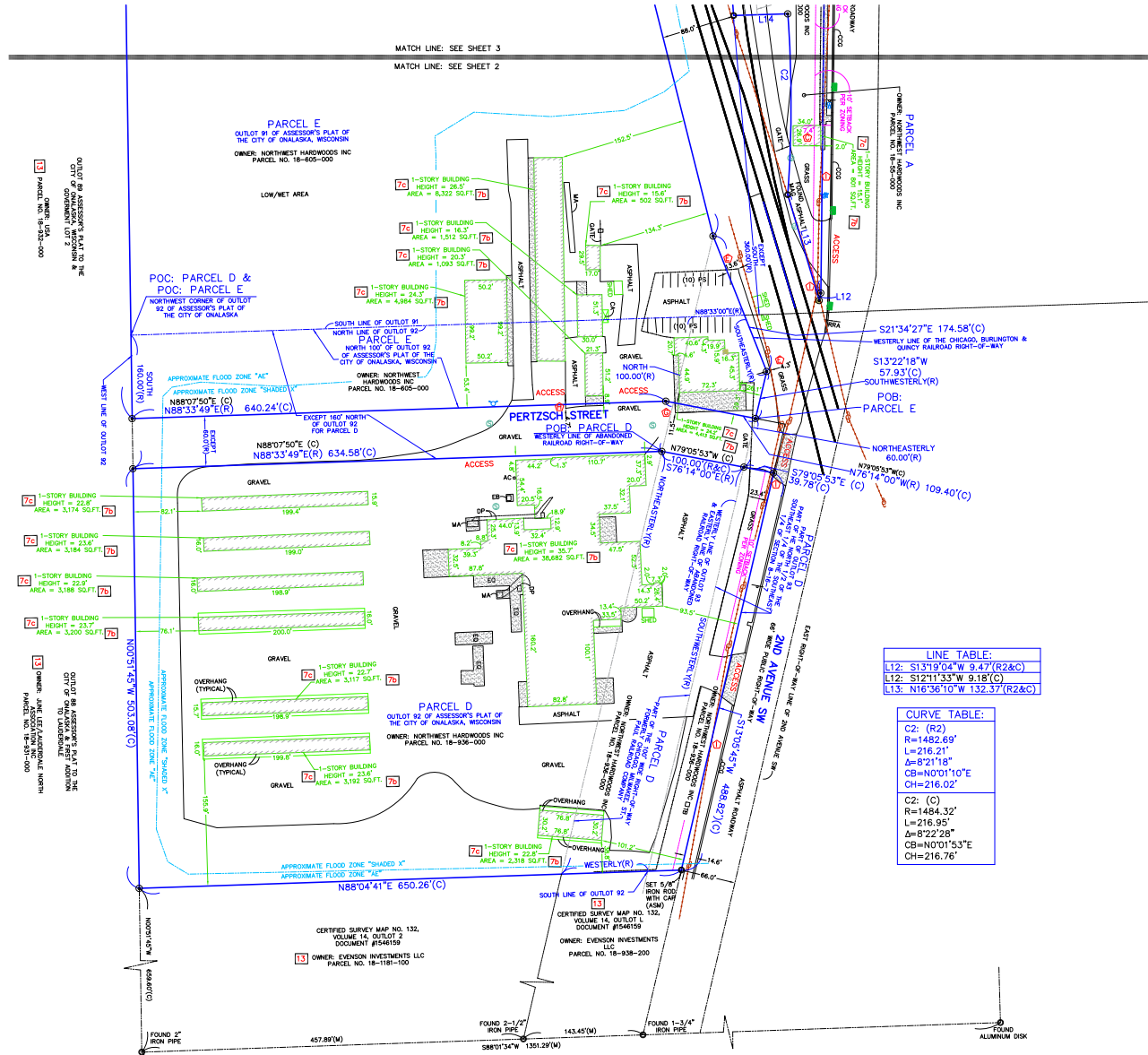


Survey • South Property



6D16 LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	SANITARY MANHOLE
NO PARKING AREA	ARC LENGTH
HANDICAP PARKING	RADIUS
UTILITY POLE	CHORD BEARING
GUY ANCHOR	CHORD LENGTH
GAS VALVE	MONUMENT AS NOTED
GAS METER	SQ. FT.
CURB STORM INLET	NO.
SIGN	(C) CALCULATED DATA
FIRE HYDRANT	(N) PER TITLE LEGAL DESCRIPTION
WATER VALVE	(R2) PER SURVEY PREPARED BY
STORM MANHOLE	DAVE ENGINEERING COMPANY
OVERHEAD UTILITY LINE	PROJECT NO. 8176-020.110
RAILROAD TRACKS	DATED 04/12/2020
CHAIN LINK FENCE	SET 2.0" RCL #202
ASB FOUNDATION	(UNLESS OTHERWISE NOTED)
CA COVERED AREA	POB POINT OF BEGINNING
CCO CONCRETE CURB & GUTTER	POC POINT OF COMMENCEMENT
CW CONCRETE WALL	PS PARKING SPACE(S)
DP DUCT PIPE	RAILROAD AREA
EB ELECTRIC BOX	SQ. FT. SQUARE FEET
EQ EQUIPMENT	TB TRAFFIC BOX
NO. NUMBER	TK TANK
	R.O.W. RIGHT OF WAY



LINE TABLE:

L12:	S131°04'W 9.47'(R2&C)
L12:	S121°33'W 9.18'(C)
L13:	N16°36'10"W 132.37'(R2&C)

CURVE TABLE:

C2: (R2)	R=1432.69'
	L=216.21'
	Δ=8°21'18"
	CB=N0°01'10"E
	CH=216.02'
C2: (C)	R=1434.32'
	L=216.95'
	Δ=8°22'28"
	CB=N0°01'53"E
	CH=216.76'

Aerial Imagery

PROPERTY BREAKDOWN

NORTH PROPERTY

1
718 2nd Ave SW
Onalaska, WI
Property #: 18-00055-000
3.970 Acres

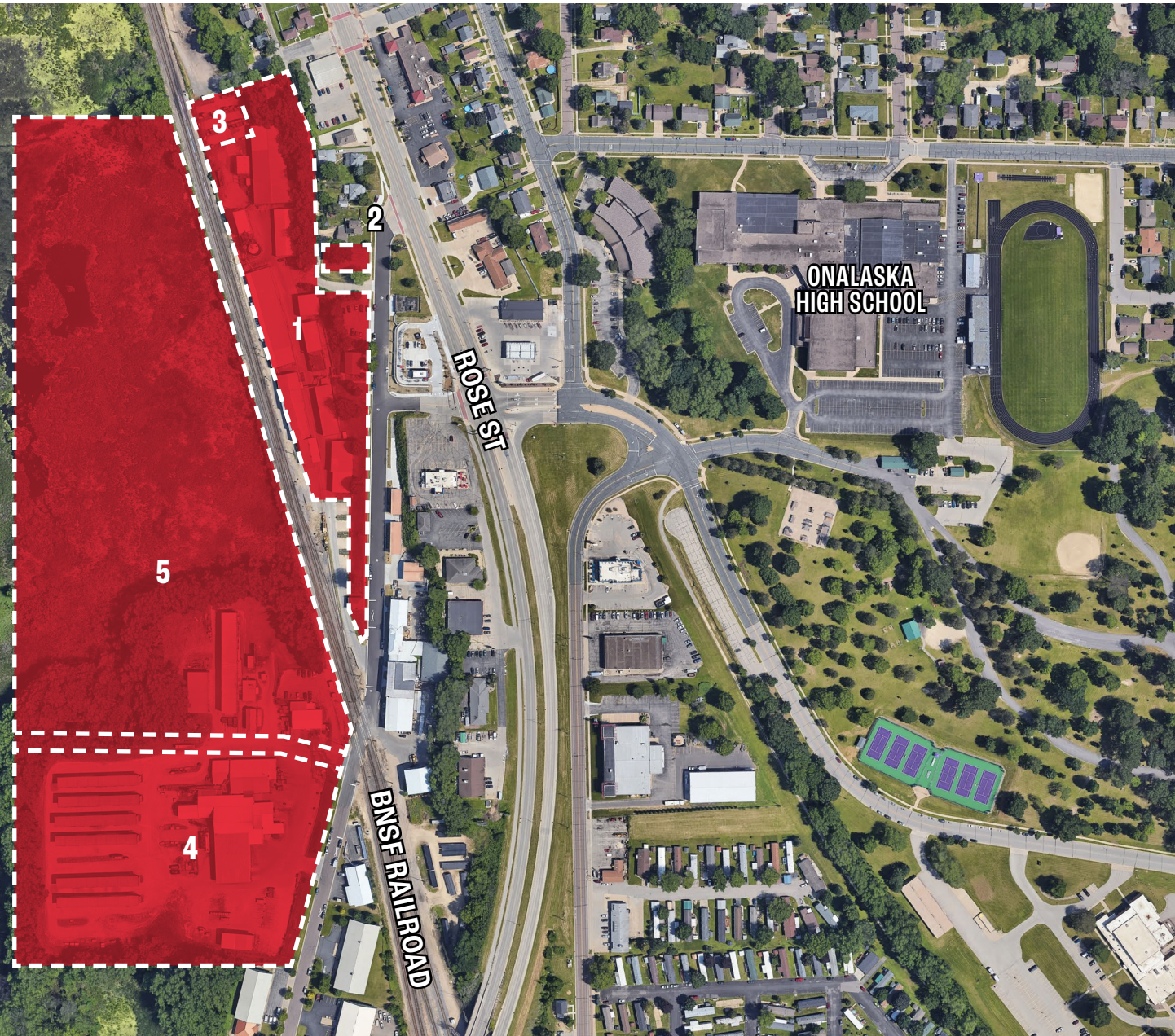
2
601 1st Ave S
Onalaska, WI
Property #: 18-00054-001
0.285 Acres

3
654 2nd Ave S
Onalaska, WI
Property #: 18-00613-000
0.190 Acres

SOUTH PROPERTY

4
902 2nd Ave SW
Onalaska, WI
Property #: 18-00936-000
8.190 Acres

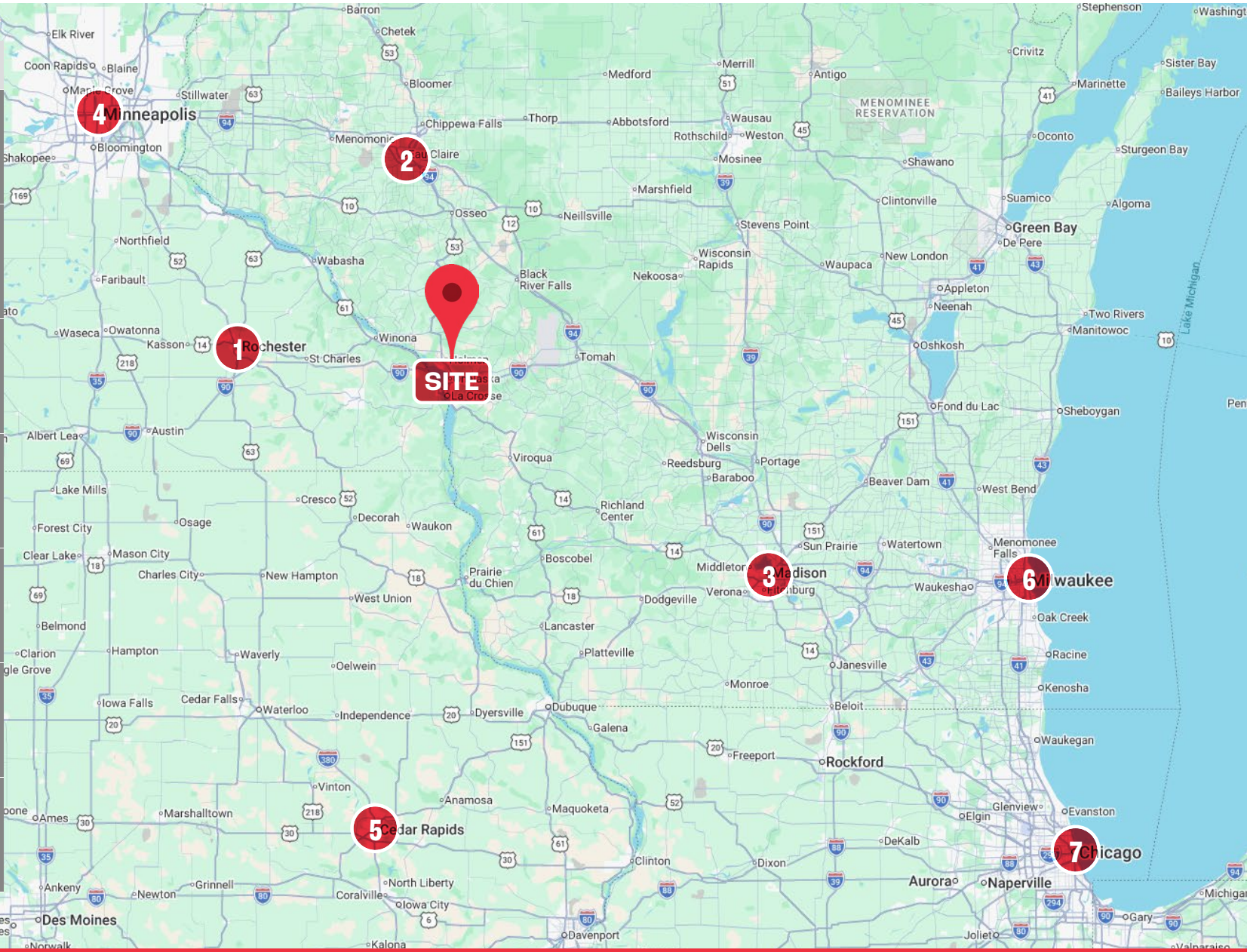
5
600 1st Ave S
Onalaska, WI
Property #: 18-00605-000
18.390 Acres



Regional Map

NEARBY CITIES

- 1** **Rochester, MN**
70 Miles
Approx. 1.25 hours
- 2** **Eau Claire, WI**
80 Miles
Approx. 1.5 hours
- 3** **Madison, WI**
140 Miles
Approx. 2.25 hours
- 4** **Minneapolis, MN**
145 Miles
Approx. 2.75 hours
- 5** **Cedar Rapids, IA**
160 Miles
Approx. 3 hours
- 6** **Milwaukee, WI**
200 Miles
Approx. 3 hours
- 7** **Chicago, IL**
275 Miles
Approx. 4 hours



Onalaska, WI Market Summary



Onalaska is a city in La Crosse County, Wisconsin, located along the eastern bank of the Mississippi River in western Wisconsin. As of the 2020 census, the city had a population of 18,803. Onalaska is part of the La Crosse–Onalaska Metropolitan Statistical Area, which includes La Crosse County and Houston County, Minnesota, and functions as a regional hub for western Wisconsin and southeastern Minnesota.

Originally settled in the mid-19th century, Onalaska developed as a river-oriented community with ties to logging, transportation and agriculture. Over time, it has transitioned into a suburban city closely integrated with La Crosse, benefiting from shared infrastructure, employment and regional services.

The local economy is driven by healthcare, retail, education and manufacturing. Major employers in the broader metro include Gundersen Health System, Mayo Clinic Health System and Trane Technologies, with Onalaska serving as a key

location for retail corridors and commercial development. The city's proximity to Interstate 90 supports regional connectivity and access to distribution and service industries.

Onalaska is known for its access to outdoor recreation, particularly along the Mississippi River and Lake Onalaska. The area supports boating, fishing and trail systems, including the Great River State Trail, which contribute to quality of life and local tourism activity.

Residential development in Onalaska has grown steadily, supported by its suburban setting, access to employment centers and relatively strong public services. The housing stock includes single-family neighborhoods, townhomes and newer multifamily developments.

With its combination of riverfront amenities, retail concentration and proximity to La Crosse, Onalaska serves as a key component of the regional economy and a growing residential community in western Wisconsin.



Demographics

	1 MILE	3 MILE	5 MILE
Population			
2020 Population	4,559	32,172	66,622
2025 Population	4,282	31,283	65,053
2030 Population Projection	4,249	31,293	65,075
Annual Growth 2020-2025	-1.2%	-0.6%	-0.5%
Annual Growth 2025-2030	-0.2%	0.0%	0.0%
Households			
2020 Households	2,151	14,093	27,389
2025 Households	2,001	13,558	26,598
2030 Household Projection	1,979	13,524	26,565
Annual Growth 2020-2025	-0.7%	0.1%	0.2%
Annual Growth 2025-2030	-0.2%	-0.1%	0.0%
Avg Household Size	2.10	2.30	2.20
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$195,925	\$263,179	\$277,971
Median Year Built	1976	1977	1976
Owner Occupied Households	1,217	8,104	14,700
Renter Occupied Households	762	5,420	11,865
Households By Income			
< \$25,000	230	1,739	4,350
\$25,000 - 50,000	559	3,437	6,323
\$50,000 - 75,000	569	2,532	4,706
\$75,000 - 100,000	185	1,433	2,802
\$100,000 - 125,000	194	1,685	2,969
\$125,000 - 150,000	110	810	1,518
\$150,000 - 200,000	95	1,004	1,959
\$200,000+	58	919	1,970
Avg Household Income	\$73,664	\$88,849	\$87,989
Median Household Income	\$56,986	\$64,965	\$62,293

	1 MILE	3 MILE	5 MILE
Population Summary			
Age 15+	3,632	26,252	54,567
Age 20+	3,370	24,044	50,235
Age 35+	2,529	18,090	32,842
Age 55+	1,451	10,242	18,310
Age 65+	976	6,629	11,777
Median Age	42.10	41.50	35.40
Avg Age	42.30	41.30	38.70
Education			
Some High School, No Diploma	126	1,123	1,889
High School Graduate	848	6,002	10,802
Some College, No Degree	1,188	7,609	15,175
Associate Degree	121	1,078	3,576
Bachelor's Degree	584	4,523	9,000
Advanced Degree	335	2,518	6,431
Employment			
Civilian Employed	2,407	16,760	34,147
Civilian Unemployed	39	657	1,104
Civilian Non-Labor Force	1,131	8,375	18,388
U.S. Armed Forces	3	18	63
Housing Value			
< \$100,000	226	498	738
\$100,000 - 200,000	405	2,005	3,093
\$200,000 - 300,000	296	2,466	4,526
\$300,000 - 400,000	180	1,657	3,233
\$400,000 - 500,000	83	589	1,309
\$500,000 - 1,000,000	39	783	1,612
\$1,000,000+	0	124	209

Demographic data © CoStar 2026

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

BROKER DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed 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 BROKER 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 (**SEE DEFINITION OF MATERIAL ADVERSE FACTS**).
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

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/> or by phone 608-240-5830.

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 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.



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MOHR PARTNERS, INC.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

392222

License No.

INFO@MOHRPARTNERS.COM

Email

(972) 239-0394

Phone

STEPHEN MACNOLL

Designated Broker of Firm

450357

License No.

STEVE.MACNOLL@MOHRPARTNERS.COM

Email

(469) 754-2694

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

BRANDON HIETT

Sales Agent/Associate's Name

670618

License No.

BRANDON.HIETT@MOHRPARTNERS.COM

Email

(702) 826-8263

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

LISTED BY



14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

Brandon Hiett • Director, Mohr Partners • O: (214) 210-2744 • C: (702) 826-8263 • brandon.hiett@mohrpartners.com

Bradley H. Lipton, CCIM • Managing Director, Mohr Partners • C: (214) 929-6169 • brad.lipton@mohrpartners.com

IN CONJUNCTION WITH WI LICENSED BROKER:

Ryan Erickson • Director of Brokerage Services, NAI Commonweal • T: (715) 318-8666 • ryan@naicommonweal.com • License No. 58263 - 90 (WI)