

Marcus & Millichap  
TAG INDUSTRIAL GROUP

MILWAUKEE MSA MARBLE FACILITY  
N59W14339 BOBOLINK AVENUE

MENOMONEE FALLS, WI 53051

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Chicago, Inc. © 2025 Marcus & Millichap. All rights reserved.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAG0370024

---

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**

TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA

[www.marcusmillichap.com](http://www.marcusmillichap.com)

MILWAUKEE MSA MARBLE FACILITY  
N59W14339 BOBOLINK AVENUE  
MENOMONEE FALLS, WI 53051

PRESENTED BY

---

**ALEXANDER ZLOTNIK**

Associate  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5499  
Alexander.Zlotnik@MarcusMillichap.com  
License: IL 475.212.760

**TYLER SHARP**

Vice President of Investments  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5446  
Tyler.Sharp@MarcusMillichap.com  
License: IL 475.177869

**ADAM ABUSHAGUR**

Senior Managing Director Investments  
Office & Industrial Division  
Dallas Office  
Office (972) 755-5223  
Adam.Abushagur@MarcusMillichap.com  
License: TX 661916

BROKER OF RECORD

---

**TODD LINDBLOM**

Wisconsin Broker of Record  
13890 Bishops Drive, Suite 300  
Brookfield, WI 53005  
Tel: (262) 364-1964  
Todd.Lindblom@MarcusMillichap.com  
License: 56163-90

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP





# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Regional Map • Aerial Map • Property Photos  
Tenant Summary • Acquisition Financing

02

## MARKET OVERVIEW

### SECTION 2

Market Analysis • Demographic Analysis

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a complex network of metal beams, pipes, and overhead lighting fixtures, creating a sense of depth and structure.

# SECTION 1

---

## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Single-Tenant 17,322-Square-Foot Industrial Asset Situated on 1.11 Acres
- Featuring Three Cranes, New Roof, Partial 24' Clear Height, One Dock Door, Four Grade Doors, and Four HVACs (Three New)
  - Located in Low-Tax Waukesha County with Proximity to I-41 and Highway 175
  - Recent Renewal by Terrazzo & Marble, Specialty Floor Manufacturer/Installer with Nine Locations
  - Outperforming Submarket with 1.8% Vacancy Rate and 6.7% Rent Growth

Marcus & Millichap is pleased to present the opportunity to acquire the property located at N59W14339 Bobolink Avenue in Menomonee Falls, Wisconsin, leased to Terrazzo & Marble Supply Companies. The subject property consists of approximately 17,322 square feet of warehouse space and is situated on 1.11 acres of land. The single-tenant asset features masonry construction, a partial clear height of 24', one dock-high door, four grade-level doors, three-phase heavy power, four HVAC units (three replaced over the last year), and three cranes (including a 15-ton, 5-ton, and 2-ton). With a newly installed TPO roof in 2024, the property reduces any near-term capital expenses for investors. Located in the low-tax Waukesha County, the property has proximity to Interstate 41 and State Trunk Highway 175. The property is leased on a triple net basis at \$6.64 per square foot with 1.95 percent annual escalations. While the lease runs through January 2028, the tenant exercised their 5-year renewal option early, demonstrating a commitment to the facility. For over 75 years, Terrazzo & Marble Supply Companies has created comfortable and collaborative work spaces, manufacturing and installing a variety of flooring options for businesses.

The subject property is located within Northeast/Menomonee Falls, a midsized submarket containing 18.6 million square feet of industrial space. Unlike the national norm, the submarket is dominated by specialized facilities, making up 54 percent of the inventory, followed by logistics and flex spaces at 34 percent and 12 percent, respectively. In 2024, industrial demand managed to remain in positive territory with about 21,000 square feet absorbed on net. However, supply outpaced demand with net deliveries at nearly 134,000 square feet. As a result, the vacancy rate ticked up 60 basis points to 1.8 percent but remained well below the 7.0 percent national average (based on top 50 metros, minimum 10,000 square feet, classes A, B, & C). Thanks to the lack of availability, annual rent growth more than doubled the 3.1 percent national average at 6.7 percent, allowing landlords to stay ahead of the increases in the Consumer Price Index. Market rents per square foot averaged roughly \$7.40 by the end of last year. Despite the strong fundamentals of the Northeast/Menomonee Falls submarket, only about 330,000 square feet of industrial space were under construction at the start of 2025, representing just 1.8 percent of existing inventory. With the pipeline in low supply, demand will largely be in the driver's seat of vacancies and rents for the foreseeable future (CoStar).

Metro Milwaukee, which includes the counties of Milwaukee, Ozaukee, Washington, and Waukesha, is home to nearly 1.6 million residents, with approximately 590,000 living within city limits. The region is transforming from its manufacturing roots to a more diversified economy with a growing healthcare and technology sector. The lower cost of doing business compared to Chicago is attracting new employers to the metro, which already hosts six Fortune 500 firms. Major employers in the area include Northwestern Mutual Life Insurance Company, Aurora Health Care, Kroger Company, and Kohl's Corp. Thanks to the ten universities in close proximity to Milwaukee, the region benefits from a skilled labor pool, with two-thirds of residents ages 25 and older having some college education. With two major league teams, its position along Lake Michigan, and several museums and attractions, residents of metro Milwaukee enjoy a high quality of life (Marcus & Millichap).

# PROPERTY DETAILS

## N59W14339 BOBOLINK AVENUE, MENOMONEE FALLS, WI 53051

Number of Suites	1
Number of Buildings	1
Total Square Feet	17,322 SF
Warehouse Square Feet	16,062 SF
Office Square Feet	1,260 SF
Office Ratio	7.27%
Year Built	1967
Lot Size	1.11 Acres
Type of Ownership	Fee Simple
Clear Height	16'-24'
Parking Spaces	23
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	1
Grade Level Doors	4
Construction	Masonry
Power	3p
Zoning	I-2
Roof Type	TPO
Age/Condition of Roofs	New 2024
HVAC Units	4
Age/Condition of HVAC	3 New Within 1 Year
Sprinklers	None
Market	WI-Milwaukee/Madison
Submarket	Waukesha County, Wisconsin
Market Vacancy	1.40%



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Chicago, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0370024)





OFFERING HIGHLIGHTS

N59W14339 BOBOLINK AVENUE

MENOMONEE FALLS, WI 53051

OFFERING PRICE  
**\$1,500,000**

CAP RATE  
**7.68%**

PRO FORMA CAP RATE  
**7.83%**

Offering Price	\$1,500,000
Cap Rate	7.68%
Pro Forma Cap Rate	7.83%
Price/SF	\$86.60
Total Square Feet	17,322
Rental Rate	\$6.64
Lease Type	Triple-Net (NNN)
Lease Term	2.87
Rental Increases	1.95%
Tenancy	Single
Occupancy	100.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Chicago, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0370024)

# RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Terrazzo & Marble Supply Co.	1	17,322	100.0%	6/1/18	1/31/28	\$6.64	\$9,585	\$115,018	\$117,465	Feb-2026	1.96%	NNN	1.95% Annual Rent Bumps
<b>Total</b>		17,322				\$6.64	\$9,585	\$115,018	\$117,465				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
				Total Current Rents: \$9,600		Occupied Current Rents: \$9,600		Unoccupied Current Rents: \$0					

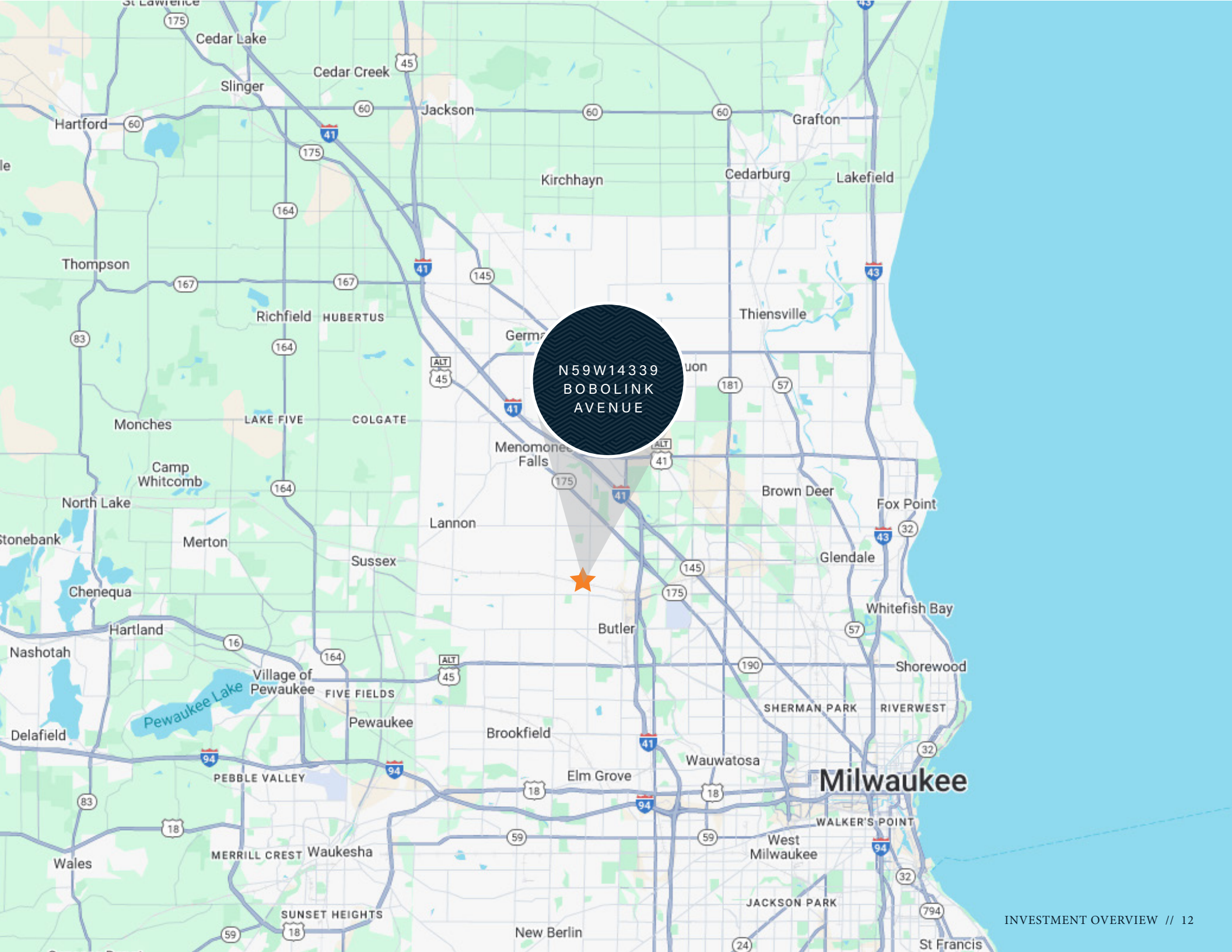
Notes: Owner Responsible for Roof and Structure.

## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	115,206	6.65	117,465	6.78	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	17,322	1.00	17,842	1.03	
Insurance	6,063	0.35	6,245	0.36	
Real Estate Taxes	9,001	0.52	9,271	0.54	
Total Reimbursement Income	\$32,386	100.0%	\$33,358	100.0%	\$1.93
Effective Gross Revenue	\$147,592	\$8.52	\$150,823	\$8.71	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	Notes
Operating Expenses - Agent Defined	17,322	1.00	17,842	1.03	Broker Estimate \$1/SQFT - Pro-Forma Grossed 103%
Insurance	6,063	0.35	6,245	0.36	Broker Estimate \$0.35/SQFT - Pro-Forma Grossed 103%
Real Estate Taxes	9,001	0.52	9,271	0.54	Pro-Forma Grossed 103%
Total Expenses	\$32,386	\$1.87	\$33,357	\$1.93	
Expenses as % of EGR	21.9%		22.1%		
Net Operating Income	\$115,206	\$6.65	\$117,466	\$6.78	



N 59 W 14339  
BOBOLINK  
AVENUE



**Milwaukee**

An aerial photograph of an industrial park under a clear blue sky. The park contains several large, light-colored industrial buildings, parking lots filled with cars and trucks, and various pieces of heavy machinery. A callout bubble with a dark, textured background and a white border is positioned in the center of the image. Inside the bubble, the text "N59W14339 BOBOLINK AVENUE" is written in white, sans-serif font. A white line extends from the bottom of the bubble to a small orange star on the roof of a yellow industrial building. The surrounding area includes residential neighborhoods with houses and trees, and a large body of water in the distance.

N59W14339  
BOBOLINK  
AVENUE



---

# TENANT SUMMARY

“To create unique spaces where our employee owners and customers can thrive.”

---

TENANT  
Terrazzo & Marble Supply Companies

HEADQUARTERS  
Wheeling, IL

NUMBER OF LOCATIONS  
9

---

[www.tmsupply.com](http://www.tmsupply.com)



With over 75 years of experience, Terrazzo & Marble Supply Companies is a fully employee-owned company, specializing in manufacturing and installing flooring products to businesses to create comfortable and collaborative work spaces. The company offers a variety of professional flooring options from epoxy-based floors (terrazzo and resinous) to natural stone floors (granite, limestone, marble, and more). With nine locations across Wisconsin, Minnesota, Illinois, Michigan, and Ontario, Canada, Terrazzo & Marble Supply Companies has a strong presence in the Midwest along with coastal operations in California and Maryland. Terrazzo & Marble Supply Companies has received Silver, Gold, and Platinum LEED certifications from the U.S. Green Building Council (Terrazzo & Marble).

## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing  
Transactions  
in 2024



National platform operating  
within the firm's  
brokerage offices



\$6.7 billion total  
national volume  
in 2024



Access to more capital  
sources than any other  
firm in the industry

# WHY MMCC?

Optimum financing solutions  
to enhance value

Enhanced control through  
MMCC's ability to qualify  
investor finance contingencies.

Enhanced control through quickly  
identifying potential debt/equity  
sources, processing, and closing  
buyer's finance alternatives.

Enhanced control through MMCC's  
ability to monitor investor/du  
diligence and underwriting to  
ensure timely, predictable closings.



The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a complex network of metal beams, pipes, and overhead lighting fixtures, creating a sense of depth and structure.

## SECTION 2

---

### MARKET OVERVIEW

Marcus & Millichap

# MILWAUKEE WISCONSIN

Once known primarily for its breweries and as the home of Harley-Davidson, the metro is diversifying from its manufacturing roots as the health care, business services and technology sectors expand. The transformation is especially evident in downtown Milwaukee, where major projects — including high-rise apartments, Northwestern Mutual’s headquarters and the BMO Tower — have changed the skyline. Fiserv Forum, the new home of the Milwaukee Bucks, and the surrounding Deer District have also been a boon for hotel and multifamily development. The Greater Milwaukee Area is situated along the shore of Lake Michigan in the southeastern portion of Wisconsin, encompassing Milwaukee, Ozaukee, Washington and Waukesha counties. The market is home to nearly 1.6 million residents, with roughly 580,000 living within the city limits of Milwaukee.



DIVERSIFYING  
ECONOMY



PRESENCE OF  
LARGE-SCALE  
FIRMS



SKILLED  
LABOR POOL

# METROPLEX GROWTH

## ECONOMY

Local policies incentivize new high-growth industries, especially technology firms, sup-orting the diversification into data processing, insurance, mutual funds and printing. Milwaukee companies on the Fortune 500 list represent sectors from manufacturing to insurance and retail, including Northwestern Mutual, ManpowerGroup, Kohl's, Fiserv, WEC Energy Group and Rockwell Automation. Health services and technological growth have supported local health care companies, such as Aurora Health Care, Ascension Wisconsin, and Froedtert Health.



**14%**  
MANUFACTURING



**14%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**10%**  
GOVERNMENT



**9%**  
LEISURE AND HOSPITALITY



**6%**  
FINANCIAL  
ACTIVITIES



**17%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**4%**  
CONSTRUCTION



**20%**  
EDUCATION AND  
HEALTH SERVICES



**1%**  
INFORMATION



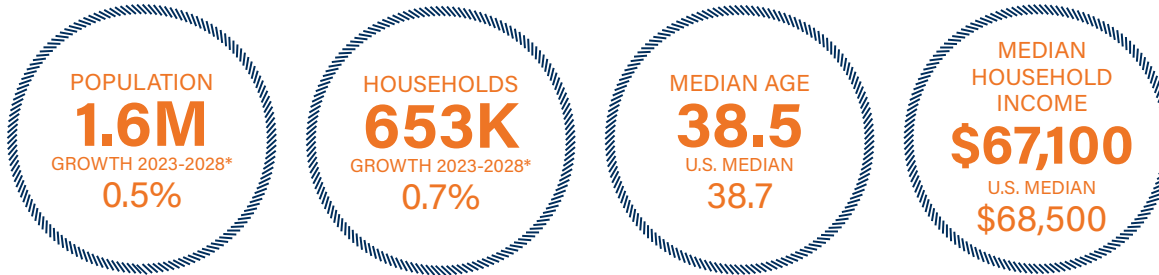
**5%**  
OTHER SERVICES



## METROPLEX GROWTH

### DEMOGRAPHICS

The metro is expected to add roughly 8,000 people through 2028, producing approximately 4,600 households. The homeownership rate of 56 percent is slightly below the national rate of 65 percent, maintaining a strong rental market. The local population is largely accounted for by young families, with nearly 50 percent of residents under 14 or between 30 and 49 years old. This helps draw in demand for activities based on retail demand, such as sporting events.



### QUALITY OF LIFE

Milwaukee has a history steeped in middle-class values and ethnic diversity. The region's favorable quality of life is underpinned by its access to cultural, entertainment and out-door recreational activities, as well as its location along the shores of Lake Michigan. Milwaukee's tourism and cultural infrastructure includes the Milwaukee Brewers (MLB), Milwaukee Bucks (NBA), River Walk, American Family Field, Fiserv Forum, and the Wisconsin Center. Visitors and locals alike enjoy the Milwaukee Public Museum, Milwaukee Art Museum and Discovery World at Pier Wisconsin. Opportunities for advanced education are available at numerous colleges, universities and technical schools, including Marquette University, and the University of Wisconsin-Milwaukee.



## DEMOGRAPHICS



**161,123**

Total Population  
Within 5 Miles



47.5%



52.5%



**\$91,289**

Average Household Income  
Within 5 Miles



**75,698**

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	4,248	47,653	162,345
<b>2023 Estimate</b>			
Total Population	4,198	46,899	161,123
<b>2020 Census</b>			
Total Population	4,032	46,010	160,930
<b>2010 Census</b>			
Total Population	3,756	44,236	158,064
<b>Daytime Population</b>			
2023 Estimate	5,761	56,099	185,759
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	1,346	18,565	65,208
<b>2023 Estimate</b>			
Total Households	1,328	18,212	64,467
Average (Mean) Household Size	2.8	2.6	2.5
<b>2020 Census</b>			
Total Households	1,315	17,988	64,030
<b>2010 Census</b>			
Total Households	1,171	16,883	61,832

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	14.2%	9.9%	6.8%
\$150,000-\$199,999	15.3%	9.8%	6.8%
\$100,000-\$149,999	27.2%	18.4%	15.1%
\$75,000-\$99,999	14.8%	14.5%	14.0%
\$50,000-\$74,999	10.7%	16.5%	18.1%
\$35,000-\$49,999	6.6%	11.1%	13.2%
\$25,000-\$34,999	3.6%	7.2%	8.8%
\$15,000-\$24,999	4.5%	6.3%	8.1%
Under \$15,000	3.1%	6.3%	9.1%
Average Household Income	\$145,087	\$110,072	\$91,289
Median Household Income	\$109,980	\$79,189	\$64,732
Per Capita Income	\$45,919	\$42,787	\$36,601
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	4,198	46,899	161,123
Under 20	26.4%	26.1%	27.9%
20 to 34 Years	13.2%	16.1%	17.6%
35 to 39 Years	6.7%	6.5%	6.5%
40 to 49 Years	14.7%	12.4%	12.0%
50 to 64 Years	21.4%	20.4%	18.8%
Age 65+	17.6%	18.5%	17.2%
Median Age	42.5	41.1	38.5
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	2,871	32,345	107,745
Elementary (0-8)	1.0%	1.5%	2.3%
Some High School (9-11)	2.4%	3.9%	5.3%
High School Graduate (12)	18.5%	24.3%	26.9%
Some College (13-15)	16.1%	20.2%	21.7%
Associate Degree Only	9.6%	8.7%	8.2%
Bachelor's Degree Only	35.1%	27.6%	23.4%
Graduate Degree	17.4%	13.7%	12.2%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	22.0	23.0	23.0

MILWAUKEE MSA MARBLE FACILITY  
N59W14339 BOBOLINK AVENUE  
MENOMONEE FALLS, WI 53051

PRESENTED BY

**ALEXANDER ZLOTNIK**

Associate  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5499  
Alexander.Zlotnik@MarcusMillichap.com  
License: IL 475.212.760

**TYLER SHARP**

Vice President of Investments  
Office & Industrial Division  
Chicago Office  
Office (312) 327-5446  
Tyler.Sharp@MarcusMillichap.com  
License: IL 475.177869

**ADAM ABUSHAGUR**

Senior Managing Director Investments  
Office & Industrial Division  
Dallas Office  
Office (972) 755-5223  
Adam.Abushagur@MarcusMillichap.com  
License: TX 661916

BROKER OF RECORD

**TODD LINDBLOM**

Wisconsin Broker of Record  
13890 Bishops Drive, Suite 300  
Brookfield, WI 53005  
Tel: (262) 364-1964  
Todd.Lindblom@MarcusMillichap.com  
License: 56163-90

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP