

Marcus & Millichap
TAG INDUSTRIAL GROUP

ELKHORN INDUSTRIAL 965 KOOPMAN LANE

ELKHORN, WI 53121

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TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant 22,000-Square-Foot Industrial Facility Situated on 3.60 Acres
- Featuring Masonry Construction, 16' Clear Height, Two Dock Doors, and Two Grade-Level Doors
 - Located One Mile from I-43 and U.S. 12 Exchange, 47 Miles from Milwaukee
 - Immediately Available for Owner Use or Lease-Up Investment Opportunity
- Outperforming Walworth West Submarket: 1.3% Vacancy Rate vs. 7.5% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 965 Koopman Lane in Elkhorn, Wisconsin. The subject property consists of approximately 22,000 square feet of warehouse space and is situated on 3.6 acres of land. The single-tenant asset features masonry construction with rubber roofing, a clear height of 16', two dock-high doors set in a truck well, and two grade-level doors. Located about a mile from the exchange between Interstate 43 and U.S. Route 12, the property sits 47 miles southwest of Milwaukee and 69 miles southeast of Madison. For sale as vacant, the property can be acquired for owner use or as a lease-up investment opportunity.

The subject property is well-positioned within the Walworth West submarket, containing 9.8 million square feet of industrial space. In the 12 months through Q3 2025, demand contracted slightly as -117,000 square feet were vacated on net. During this time, 10,000 square feet were delivered on net. At 1.3 percent, the vacancy rate in Walworth West is well below the 7.5 percent national average (based on the top 50 metros, classes A, B, and C, minimum 10,000 square feet). Year-over-year, market rents increased by 1.4 percent in Q3. At about \$7.30 per square foot, the average market rent was up 56.2 percent over the last decade. With less than 12,000 square feet of industrial space under construction in Walworth West, demand will 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

965 KOOPMAN LANE, ELKHORN, WI 53121

Number of Suites	1
Number of Buildings	1
Total Square Feet	22,000 SF
Warehouse Square Feet	20,000 SF
Office Square Feet	2,000 SF
Office Ratio	9.09%
Lot Size	3.60 Acres
Clear Height	16'
Parking Surface	Asphalt
Building Class	C
Tenancy	Owner-User
Dock-High Doors	2
Grade Level Doors	2
Construction	Masonry
Zoning	I
Roof Type	Rubber
Age/Condition of Roofs	2020
Market	IL-Chicago MSA
Submarket	Walworth West
Market Vacancy	1.10%



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OFFERING HIGHLIGHTS



965 KOOPMAN LANE

ELKHORN, WI 53121

OFFERING PRICE

\$2,500,000

Offering Price	\$2,500,000
Price/SF	\$113.64
Total Square Feet	22,000
Pro Forma Rental Rate	\$9.00
Pro Forma Lease Type	Triple-Net (NNN)
Pro Forma Lease Term	Five-Years
Pro Forma Rental Increases	3% Annually
Tenancy	Owner-User
Occupancy	0.00%

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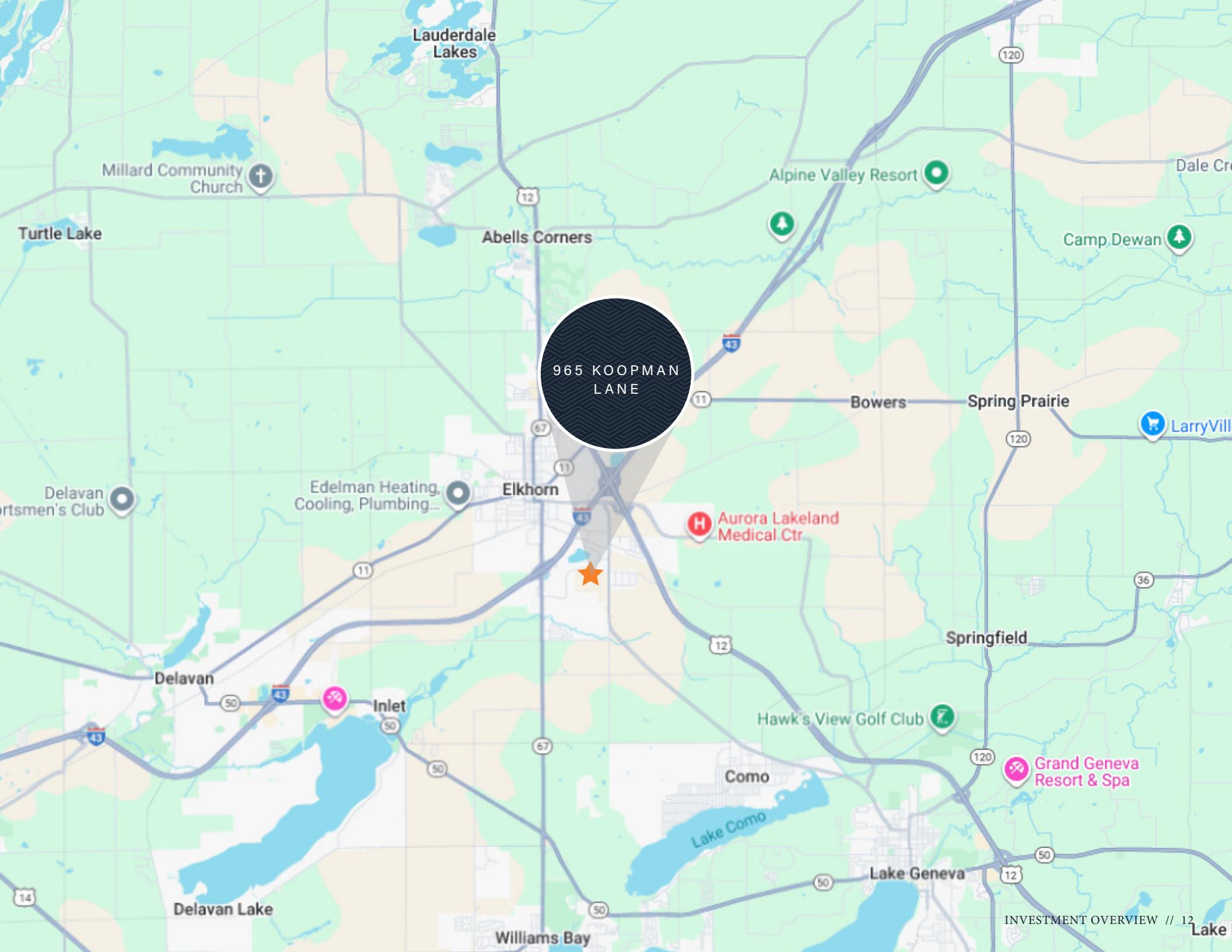
RENT ROLL

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	Lease Type
Owner/User or New Tenant	A	22,000	100.0%	-	-	\$0.00	\$0.00	\$0.00	\$198,000	NNN
Total		22,000				\$0.00	\$0.00	\$0.00	\$198,000	
Occupied Tenants: 0 Unoccupied Tenants: 1 Occupied GLA: 0.00% Unoccupied GLA: 100.00%										
Total Current Rents: \$0 Occupied Current Rents: \$0 Unoccupied Current Rents: \$0										

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	198,000	9.00	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	0	0.00	27,810	1.26	
Insurance	0	0.00	3,162	0.14	
Real Estate Taxes	0	0.00	13,756	0.63	
Total Reimbursement Income	\$0	0.0%	\$44,728	100.0%	\$2.03
Effective Gross Revenue	\$0	\$0.00	\$242,728	\$11.03	
<hr/>					
Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Electric	5,000	0.23	5,150	0.23	Pro-Forma Grossed 103%
CAM	22,000	1.00	22,660	1.03	\$1/SQFT - Broker Estimate - Pro-Forma Grossed 103%
Insurance	3,070	0.14	3,162	0.14	Pro-Forma Grossed 103%
Real Estate Taxes	13,355	0.61	13,756	0.63	Pro-Forma Grossed 103%
Total Expenses	\$43,425	\$1.97	\$44,728	\$2.03	
Expenses as % of EGR	0.0%		18.4%		
Net Operating Income	-\$43,425	(\$1.97)	\$198,000	\$9.00	

965 KOOPMAN
LANE





965 KOOPMAN
LANE



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 our 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/due
diligence and underwriting to
ensure timely, predictable closings.

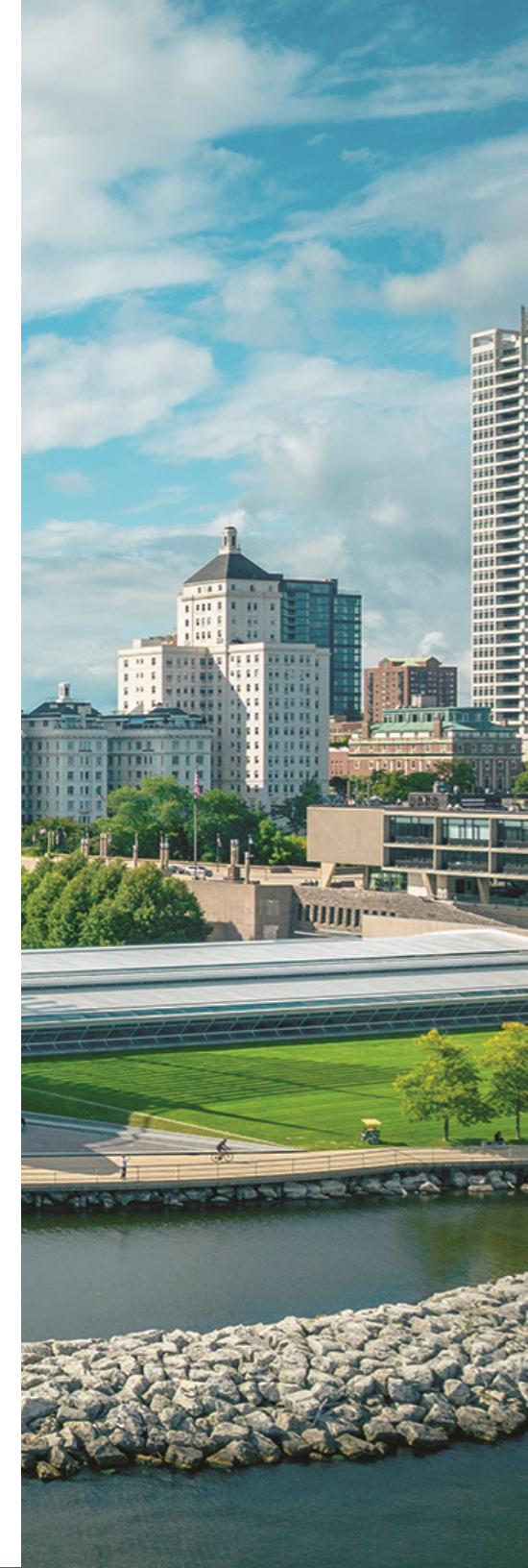
SECTION 2

MARKET OVERVIEW

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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 1.5 million residents, with roughly 561,000 living within the city limits of Milwaukee. Milwaukee businesses also benefit from its proximity to Chicago, about a 2-hour trip by car via Interstate 94 or by Amtrak.



DIVERSIFYING
ECONOMY



OUTDOOR
APPEAL

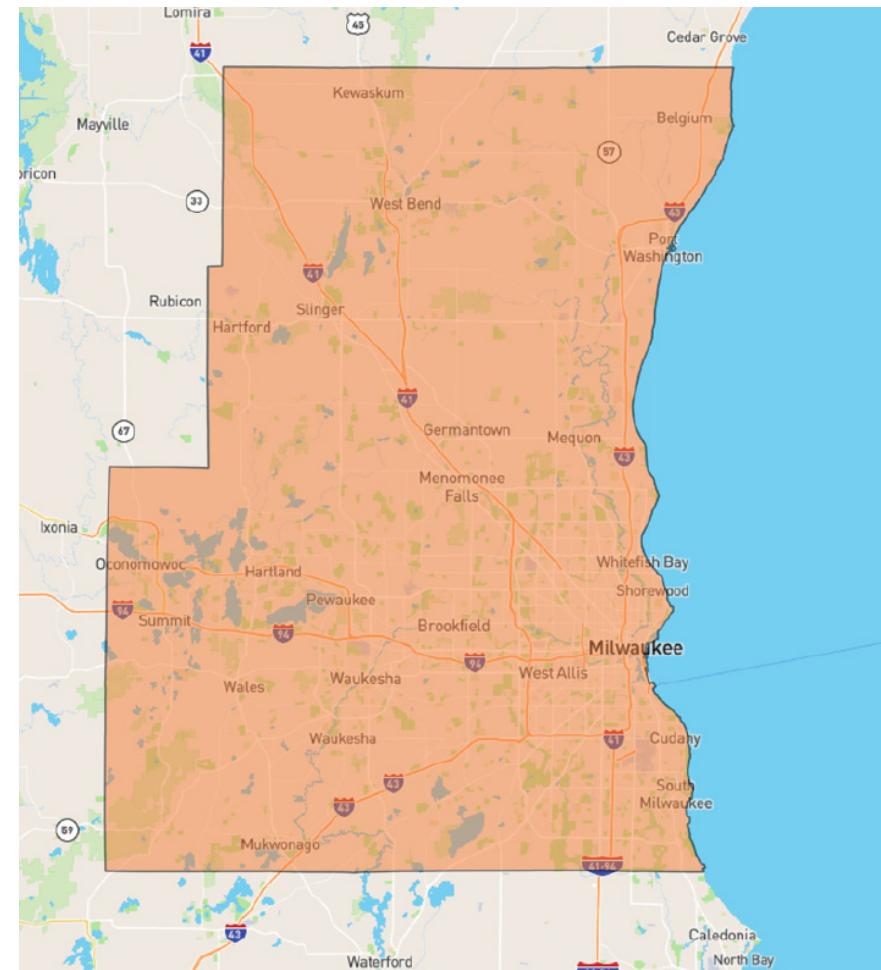


BEVERAGE
INDUSTRY ICON

METROPLEX GROWTH

ECONOMY

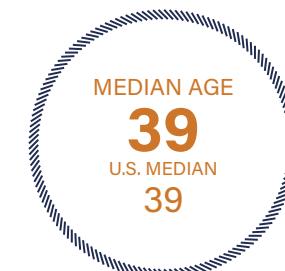
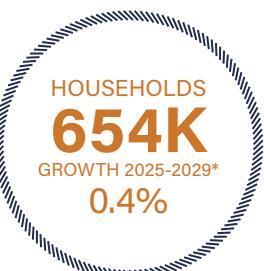
Milwaukee companies on the Fortune 500 list represent sectors from manufacturing to insurance and retail, including Northwestern Mutual, ManpowerGroup, Kohl's, Fiserv, WEC Energy Group and Rockwell Automation. Growth in health services and the biotech sector has supported local health care providers such as Ascension Wisconsin and Froedtert Health. Owing to Milwaukee's heritage as a hub for Wisconsin's agricultural output, many food companies have facilities in the metro.



METROPLEX GROWTH

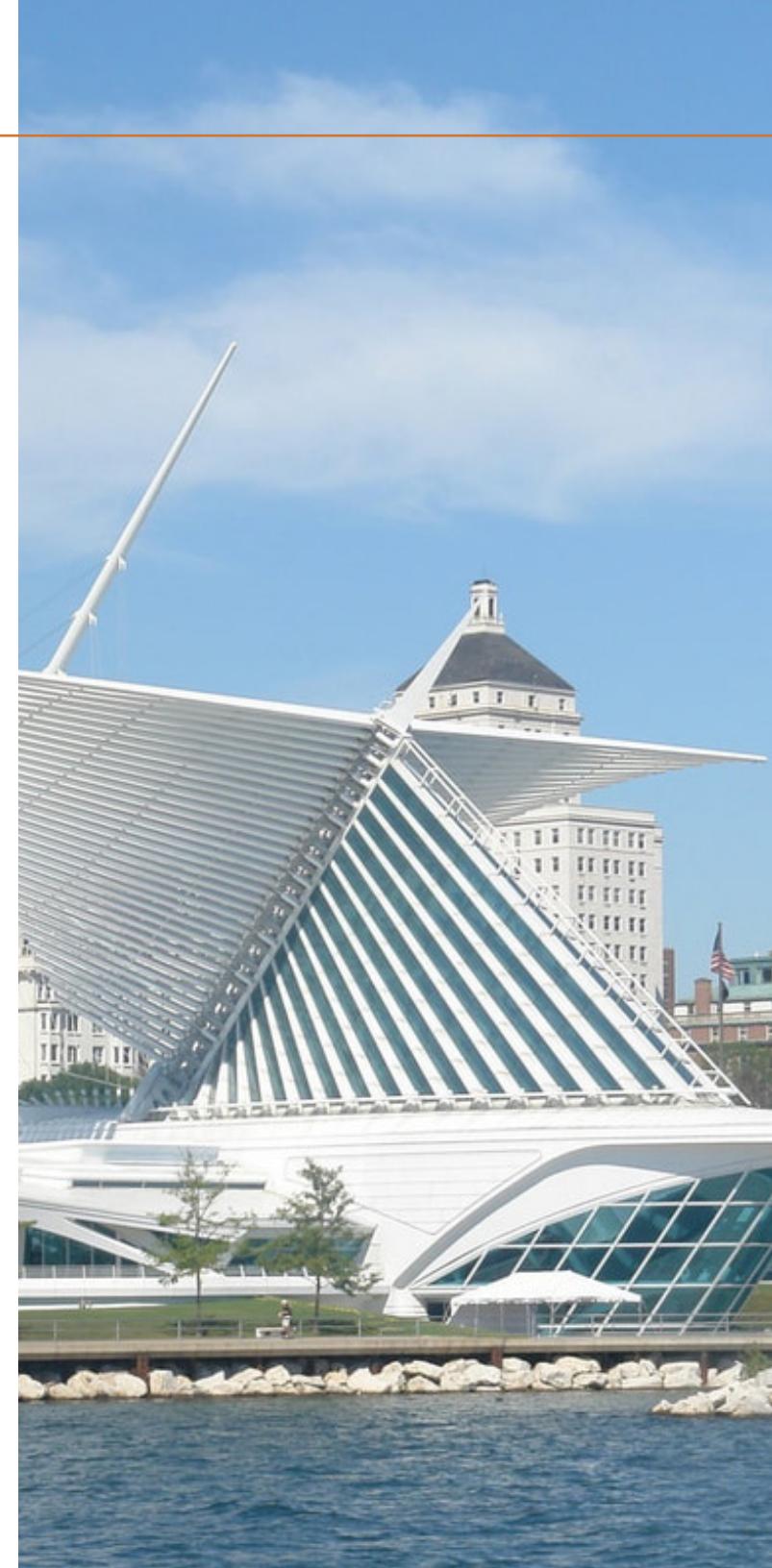
TRANSPORTATION

The metro's population is expected to decline by about 3,000 heads through 2029, though over 2,000 households will be added. The homeownership rate of just above 59 percent is below the national rate of 65 percent. About 38 percent of all residents ages 25 and older have a bachelor's degree, while roughly 14 percent have attained a graduate degree.



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 outdoor 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, such as Marquette University and the University of Wisconsin-Milwaukee.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	1,971	11,419	19,865
2024 Estimate			
Total Population	1,969	11,405	19,766
2020 Census			
Total Population	1,995	11,327	19,539
2010 Census			
Total Population	1,942	11,169	18,881
Daytime Population			
2024 Estimate	4,262	12,515	19,913
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	778	4,601	8,381
2024 Estimate			
Total Households	768	4,551	8,280
Average (Mean) Household Size	2.5	2.5	2.4
2020 Census			
Total Households	755	4,482	8,142
2010 Census			
Total Households	687	4,183	7,424

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	5.7%	6.1%	8.7%
\$150,000-\$199,999	4.9%	6.2%	8.1%
\$100,000-\$149,999	12.8%	20.6%	20.7%
\$75,000-\$99,999	20.9%	18.4%	16.1%
\$50,000-\$74,999	21.7%	19.4%	19.0%
\$35,000-\$49,999	13.0%	10.5%	10.1%
\$25,000-\$34,999	9.0%	7.6%	6.8%
\$15,000-\$24,999	5.9%	5.0%	4.9%
Under \$15,000	6.1%	6.1%	5.7%
Average Household Income	\$83,097	\$91,195	\$98,876
Median Household Income	\$66,636	\$77,770	\$83,216
Per Capita Income	\$32,541	\$36,723	\$40,810
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	1,969	11,405	19,766
Under 20	27.1%	25.3%	23.2%
20 to 34 Years	20.9%	18.6%	16.6%
35 to 39 Years	8.1%	6.9%	6.1%
40 to 49 Years	12.9%	12.4%	12.0%
50 to 64 Years	17.5%	19.2%	21.4%
Age 65+	13.4%	17.5%	20.7%
Median Age	37.0	39.0	43.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	1,287	7,788	14,043
Elementary (0-8)	4.6%	3.4%	3.0%
Some High School (9-11)	5.3%	6.6%	5.1%
High School Graduate (12)	37.7%	29.9%	29.8%
Some College (13-15)	21.2%	25.2%	23.4%
Associate Degree Only	7.4%	8.0%	8.8%
Bachelor's Degree Only	18.2%	19.6%	20.1%
Graduate Degree	5.5%	7.3%	9.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	24.0	24.0	26.0

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Marcus & Millichap Real Estate
Effective July 1, 2016

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30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
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35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____
38 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*
42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.
47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.
52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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