

Marcus & Millichap
TAG INDUSTRIAL GROUP

965 KOOPMAN LANE

ELKHORN, WI 53121

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.

© 2026 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 or 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: ZAH0370455

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

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

965 KOOPMAN LANE ELKHORN, WI 53121

PRESENTED BY

ALEXANDER ZLOTNIK

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

TYLER SHARP

Senior Director 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
Office (262) 364-1964
Todd.Lindblom@MarcusMillichap.com
License: 56163-90

Marcus & Millichap
TAG INDUSTRIAL GROUP



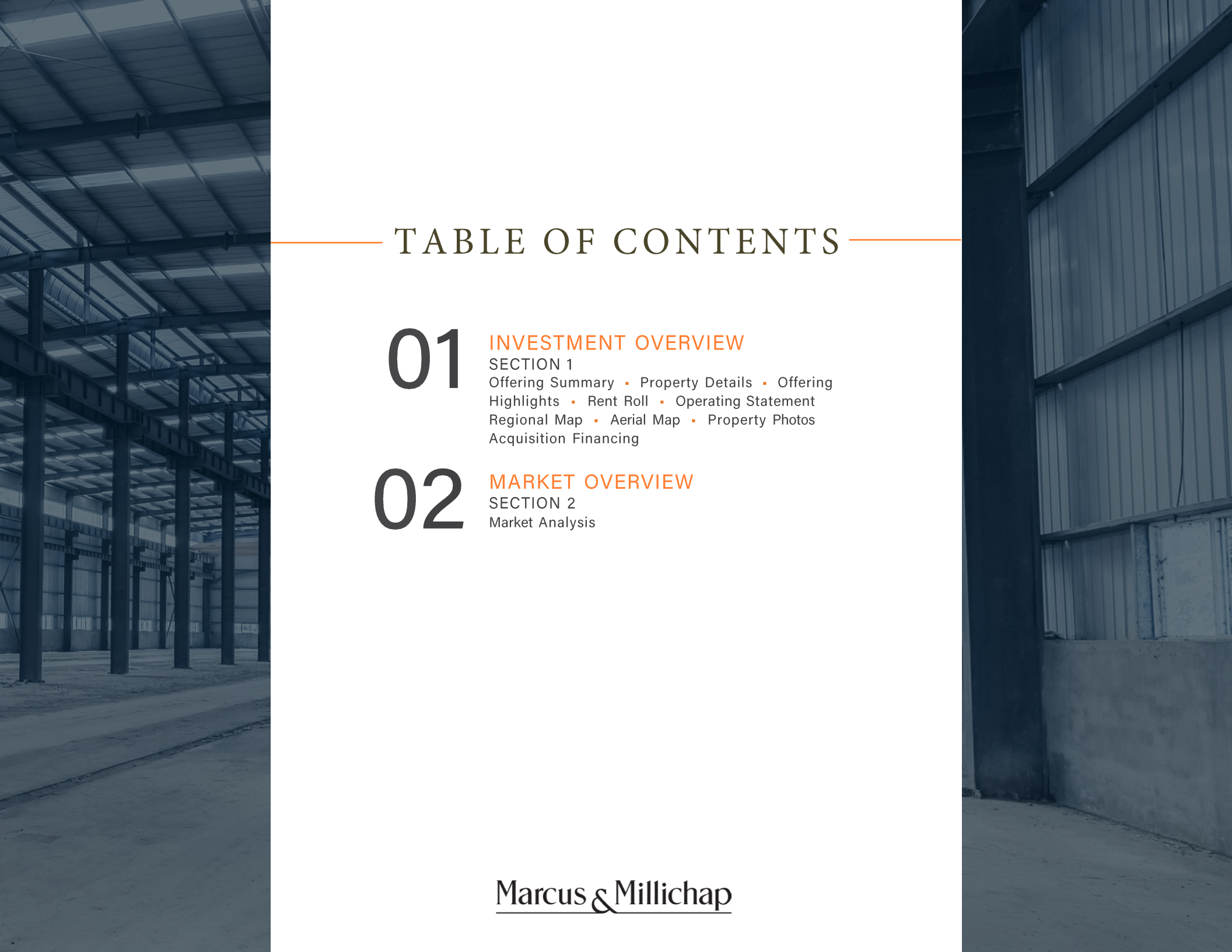


TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

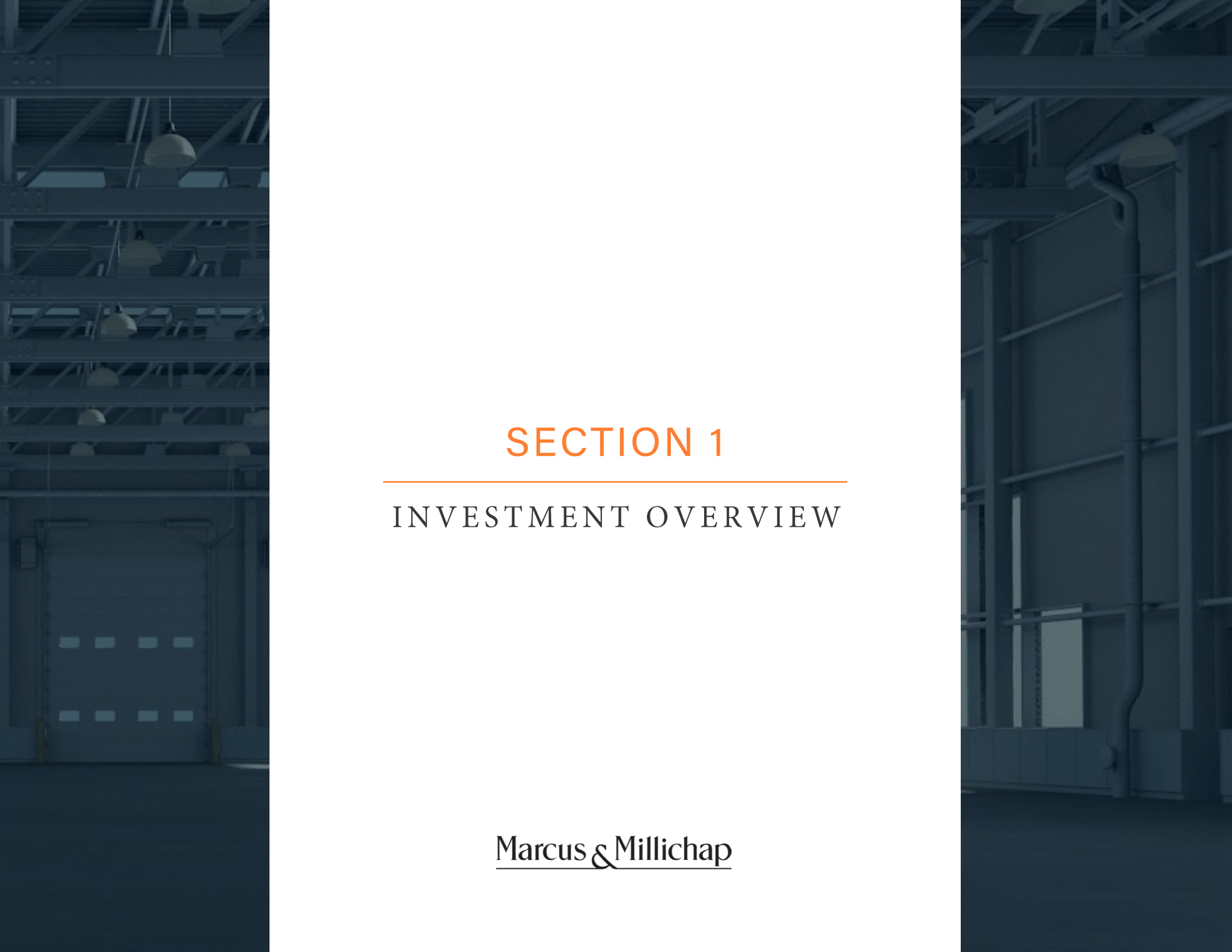
Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis



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 Doors
 - Powder Coating Equipment Available for Sale Separately | Subject to Offer
- Located One Mile from I-43 and U.S. 12 Interchange, 48 Miles SW from Downtown Milwaukee
 - Immediately Available for Owner Use or Lease-Up Investment Opportunity
- Outperforming Walworth West Submarket: 1.4% Vacancy Rate vs. 7.8% 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 industrial space situated on 3.60 acres. This industrial facility features masonry construction, 16' clear height, two dock-high doors, and two grade-level doors. Located one mile from the Interstate 43 and U.S. Route 12 interchange, the property provides convenient access to major transportation routes. The property is immediately available for owner use or a lease-up investment opportunity, offering flexibility for potential investors. Additionally, powder coating equipment is available for sale separately, subject to offer.

The property is situated in the outperforming Walworth West industrial submarket, which boasted a 1.4 percent vacancy rate in Q2 2026, significantly lower than the 7.8 percent national average (CoStar, based on top 50 metros, classes A, B, & C, and minimum 10,000 square feet). This submarket presents an attractive opportunity for investors seeking a stable and in-demand location for industrial space. For sale as vacant, the property's immediate availability for owner use or lease-up investment opportunity makes it an appealing choice for those looking to capitalize on the strong demand for industrial space in the area.

The Milwaukee metropolitan area, where the Walworth West submarket is situated, is a thriving economic hub with a population of over 1.7 million people, spanning across several counties. The region is experiencing positive trends in job growth, with major industries such as manufacturing, healthcare, and logistics driving employment opportunities. The area is well-connected by major transportation infrastructure, including General Mitchell International Airport and several interstate highways, facilitating the movement of goods and people. Major corporations, including Harley-Davidson and Miller Brewing Company, have a significant presence in the market, contributing to its economic stability. According to economic forecasts, the Milwaukee area is expected to continue experiencing steady growth, making it an attractive location for investors seeking a stable and promising market.

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	Pre-2020
Market	IL-Chicago MSA
Submarket	Walworth West
Market Vacancy	2.30%



OFFERING HIGHLIGHTS

OFFERING HIGHLIGHTS - Vacant

Offering Price	\$2,000,000
Pro-Forma Cap Rate	8.07%
Price/SF	\$90.91
Total Square Feet	22,000
Pro-Forma Rental Rate	\$8.00
Pro-Forma Lease Type	Triple Net (NNN)
Pro-Forma Lease Term	5 Years
Pro-Forma Rental Increases	3% Annually
Tenancy	Owner User
Occupancy	0.00%
Submarket	Walworth West
Submarket Vacancy	2.30%

Estimated Lease-Up Costs

Tenant Improvements (\$4/FT)	\$88,000
Leasing Commissions (6% of 5-Year Lease)	\$56,064
Downtime Expenses (6 Months)	\$37,710
Total	\$181,775

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. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0370455)

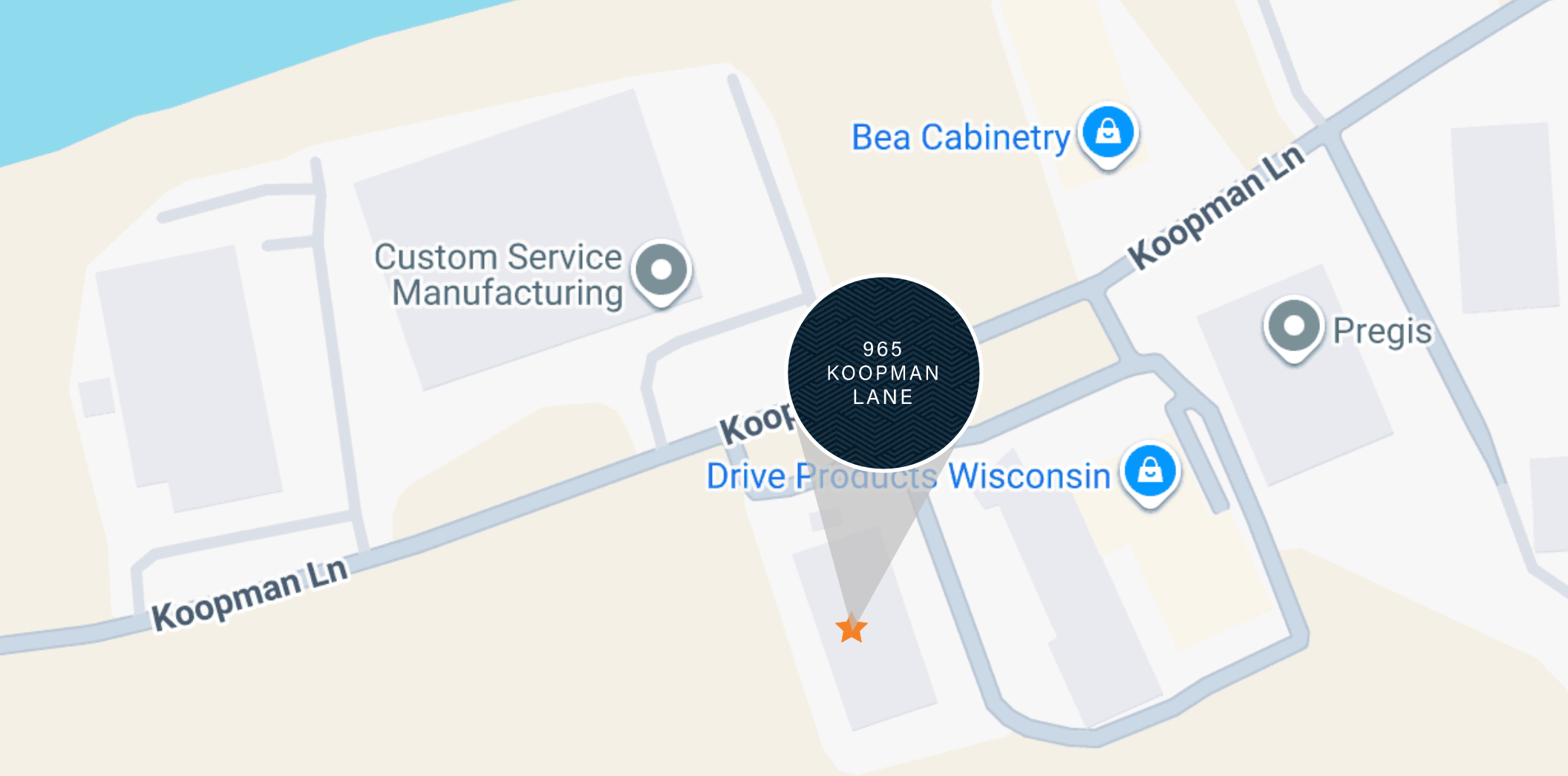
RENT ROLL

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	Lease Type
Owner/User or New Tenant	A	22,000	100.0%	-	-	\$0.00	\$0.00	\$0.00	\$176,000	TBD	NNN
Total		22,000				\$0.00	\$0.00	\$0.00	\$176,000		
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	176,000	8.00	
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%	\$0.00	\$44,728 100.0%	\$2.03	
Effective Gross Revenue	\$0	\$0.00	\$220,728	\$10.03	

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%		20.3%		
Net Operating Income	-\$43,425	(\$1.97)	\$176,000	\$8.00	



Bea Cabinetry

Custom Service
Manufacturing

965
KOOPMAN
LANE

Drive Products Wisconsin

Pregis

Koopman Ln

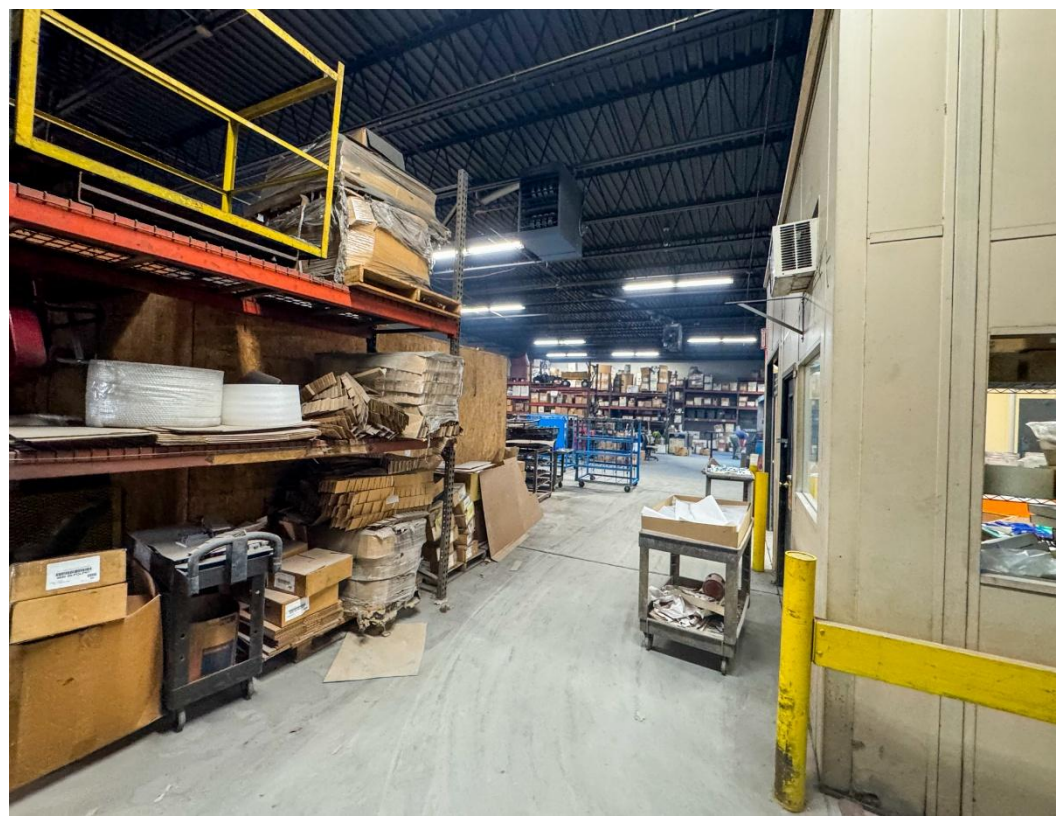
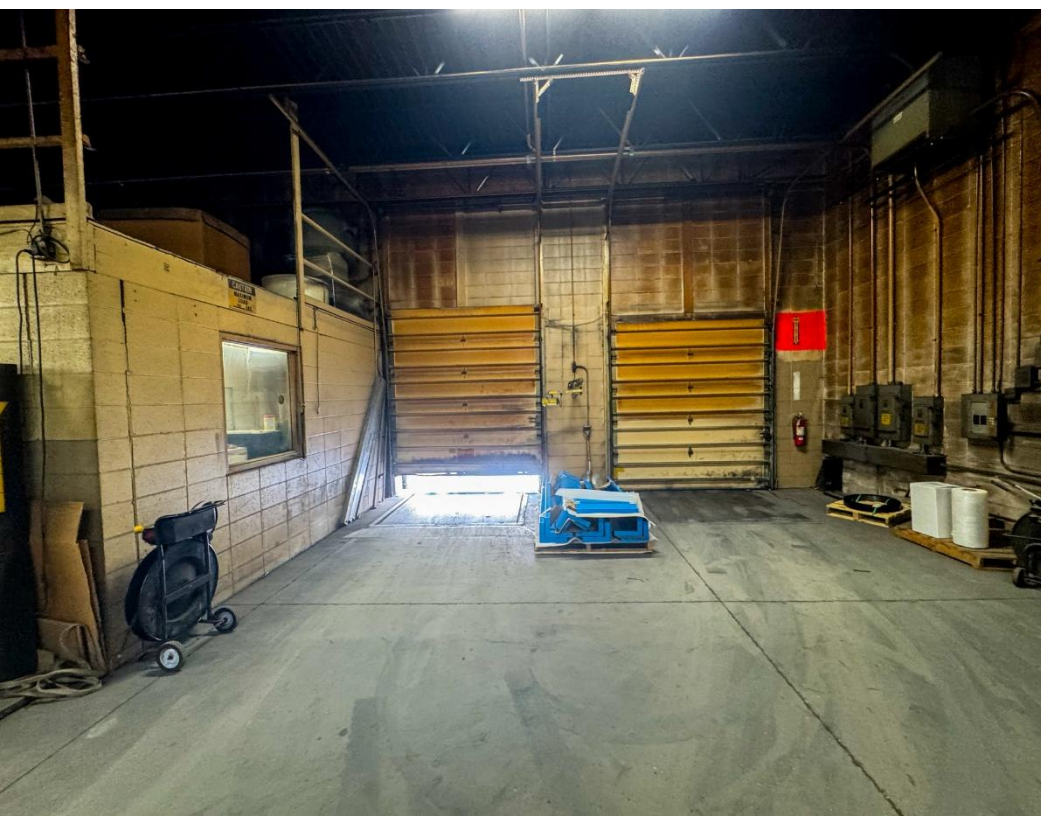
Koopman Ln

Koop



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.



Closed 1,659 Debt
and equity
financings in 2025



National platform operating
within the firm's
brokerage offices



\$11.9 billion
total national
volume in 2025



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

WHY MMCC?

.....

Optimum financing solutions
to enhanced value

.....

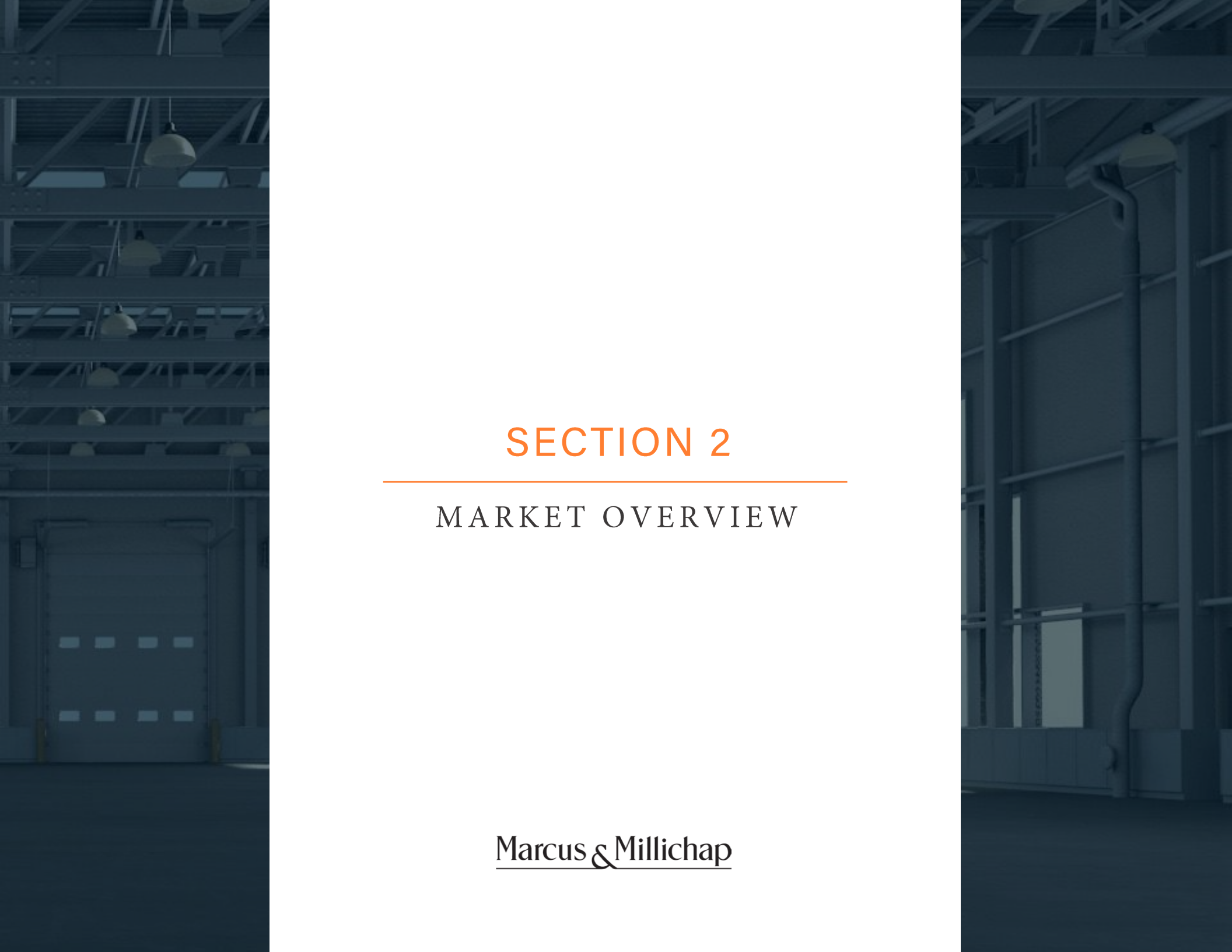
Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

.....

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

Marcus & Millichap

MADISON

WISCONSIN

The Madison metro sits in south-central Wisconsin, roughly 80 miles west of Milwaukee, 150 miles northwest of Chicago, and 270 miles southeast of Minneapolis. The market consists of Dane, Columbia, Iowa, and Green counties. Madison is the state's capital city, comprising nearly 40 percent of the metro's population with 280,000 citizens. The largest public university in the state is also located in the city of Madison, providing local employers with a stream of young and educated personnel. Metrowide, population growth of 26,000 people is expected during the next five years.



UNIVERSITY OF
WISCONSIN



GOVERNMENT
EMPLOYERS

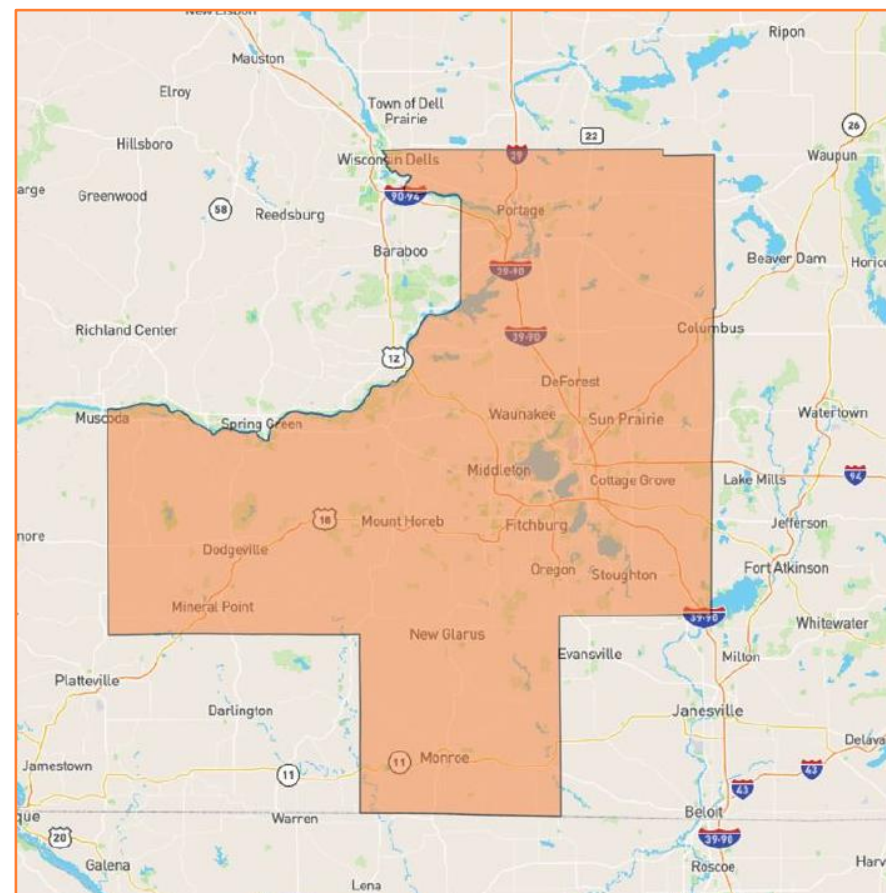
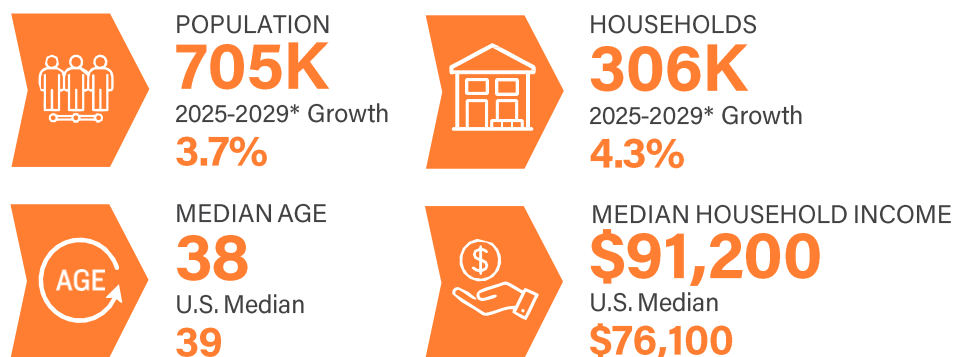


HIGH-INCOME
EARNERS

METROPLEX GROWTH

ECONOMY

The University of Wisconsin-Madison is a boon for startups and collaborative research endeavors. Madison's deep pool of educated workers supports major software and insurance operations, such as Epic Systems, WPS Health Insurance, and American Family Insurance. The headquarters and research and development center for Sub-Zero is in Madison, while the Lands' End headquarters is located just south of Madison in Dodgeville. Many tourists pass through the Madison metro to vacation in the Wisconsin Dells, located to the northwest of the market.



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate
Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____

38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

No representation is made as to the legal
validity of any provision or the adequacy
of any provision in any specific transaction.

Copyright © 2016 by
Wisconsin REALTORS® Association

Drafted by Attorney Debra Peterson Conrad

Marcus & Millichap Real Estate Services
13890 Bishop's Drive Suite 300
Brookfield, WI 53005

Todd Lindblom
Phone: (262) 364-1900 | Fax: (262) 364-1910

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.

965 KOOPMAN LANE ELKHORN, WI 53121

PRESENTED BY

ALEXANDER ZLOTNIK

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

TYLER SHARP

Senior Director 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
Office (262) 364-1964
Todd.Lindblom@MarcusMillichap.com
License: 56163-90

Marcus & Millichap
TAG INDUSTRIAL GROUP