

INFORMATION MEMORANDUM



2935 NEW PINERY ROAD, PORTAGE, WISCONSIN

OFFERING SUMMARY

A&G Real Estate Partners and CBRE are pleased to present the opportunity to acquire a 89,381 sq. ft. freestanding, fee-owned big box retail property located in Portage, Wisconsin. The property sits on 9.49 acres, was built in 1988, and newly renovated in 2019.

OFFERING HIGHLIGHTS

- Incredible opportunity for big box retail users
- Newly renovated turn-key property with incredible potential for retail users
- Renovations included a new roof and parking lot
- Modern functional building
- Located on the north end of a primary retail node in Portage, with close proximity to the intersection of US Hwy 51 and I-39
- All offers will be considered





PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Address: 2935 New Pinery Road, Portage, Wisconsin 53901

Property Type: Freestanding big box retail

Building Size: 89,381 sq. ft.

Land Size: 9.49 acres

Site Shape: Irregular

No. of Buildings: 1

No. of Stories: 1

Parcel Number: 11271-3138.03

Zoning: B3; Interchange Business District

Parking Spaces: 531 Surface spaces

Year Built: 1988, renovated in 2019

- Renovations included a new roof & parking lot

Topography: Level, at street grade

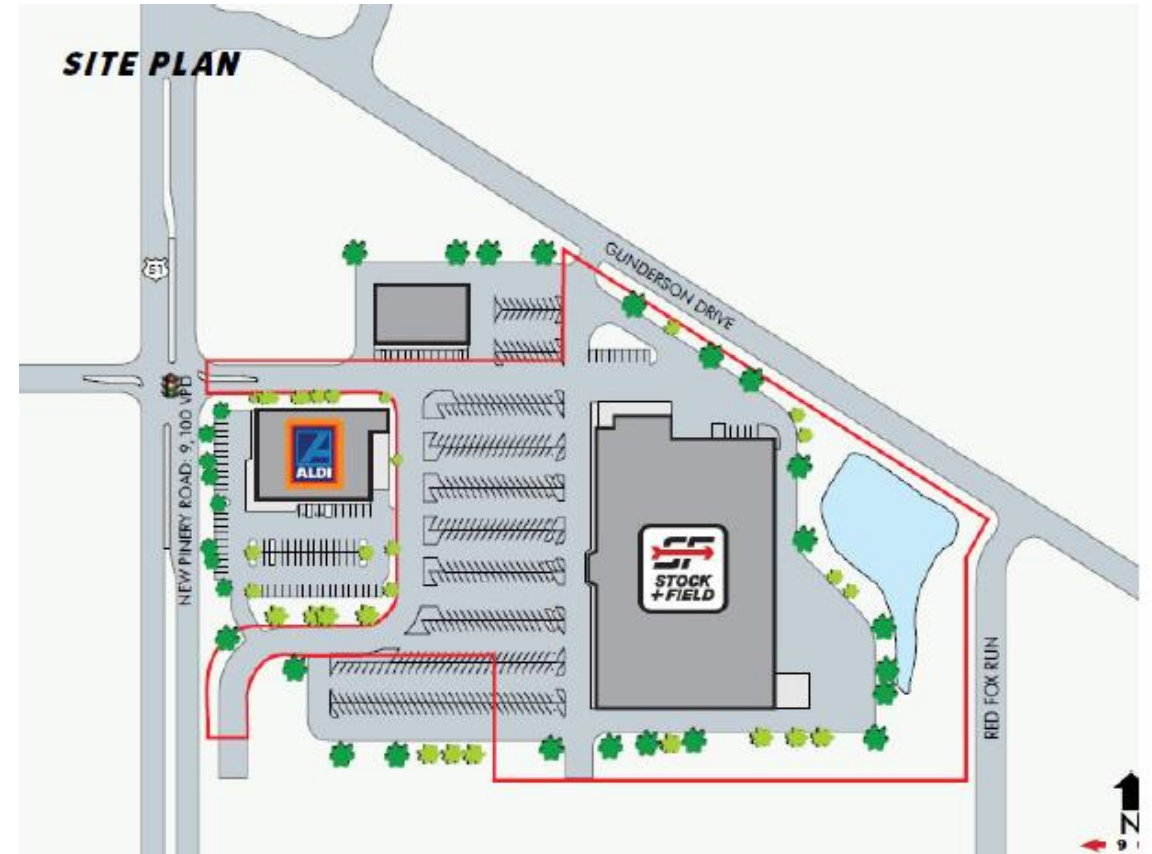




IMPROVEMENT OVERVIEW

IMPROVEMENT DESCRIPTION

Foundation:	Reinforced concrete
Frame:	Steel
Exterior Walls:	Concrete block
Interior Walls:	Textured and painted drywall, concrete block
Roof:	Built-up composition
Ceiling:	Open web joist to roof deck
HVAC System:	Roof mounted HVAC units
Exterior Lighting:	Fluorescent fixtures
Interior Lighting:	Suspended fluorescent fixtures
Flooring:	Vinyl tile and wood planking over concrete
Sprinkler System:	Yes
Parking:	Asphalt paved open parking
Landscaping:	Grass, gravel and irrigated planted beds



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS





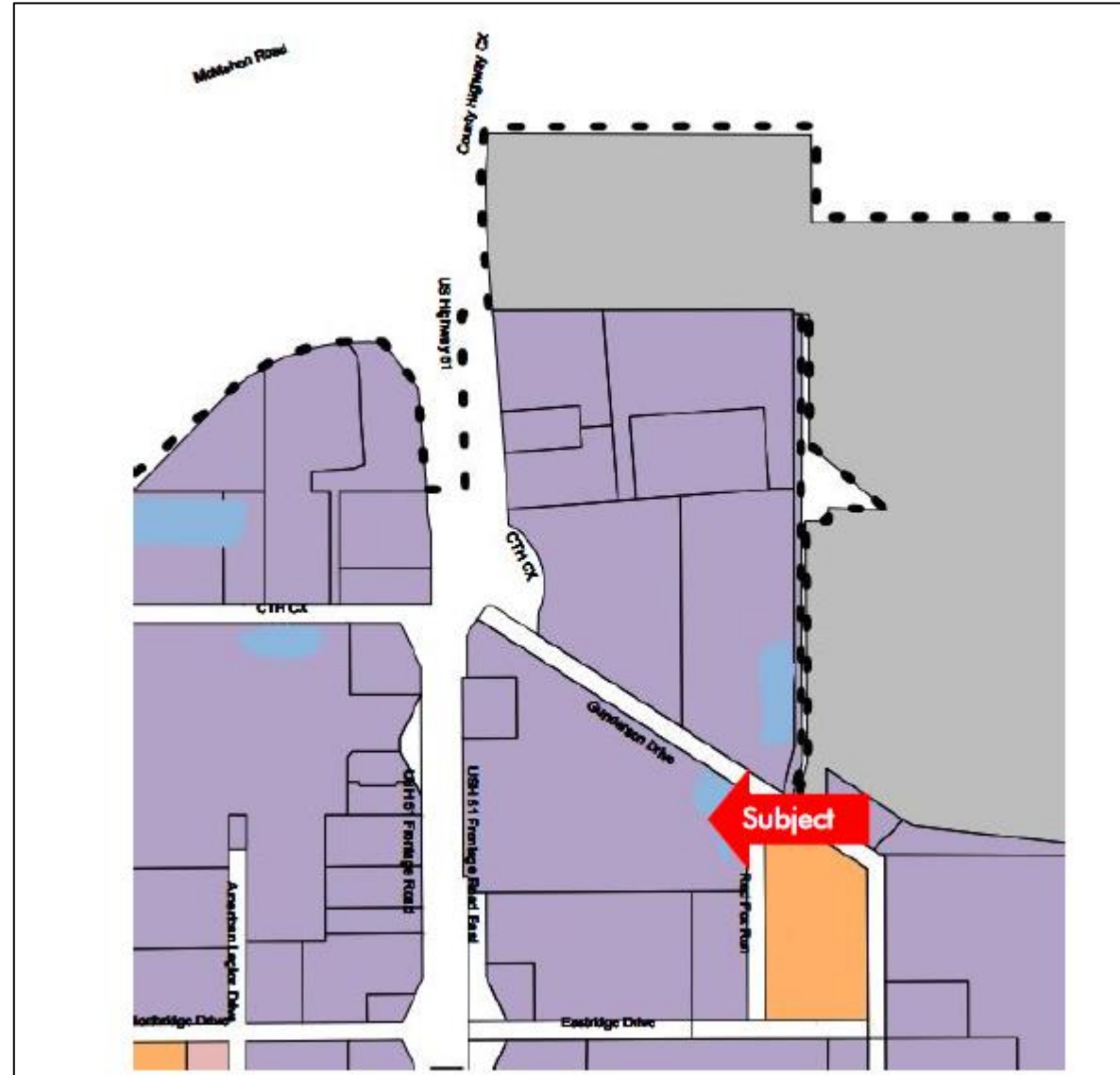
PROPERTY MAPS

PLAT MAP



ZONING OVERVIEW

- The property is currently zoned B3, Interchange Business and is legally conforming.
- Permitted uses include commercial development that is compatible with and achieves the desired character for highway corridor areas including indoor sales or service.

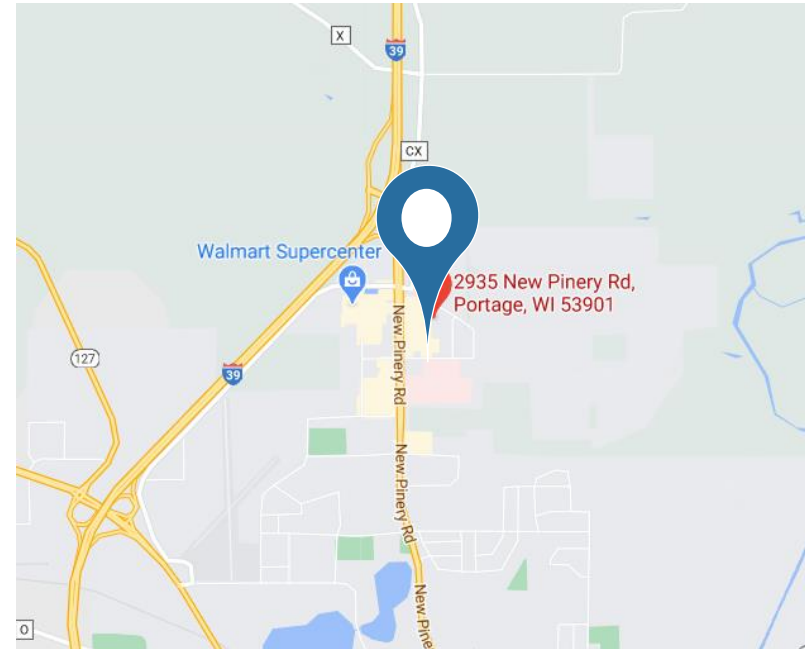


LOCATION HIGHLIGHTS

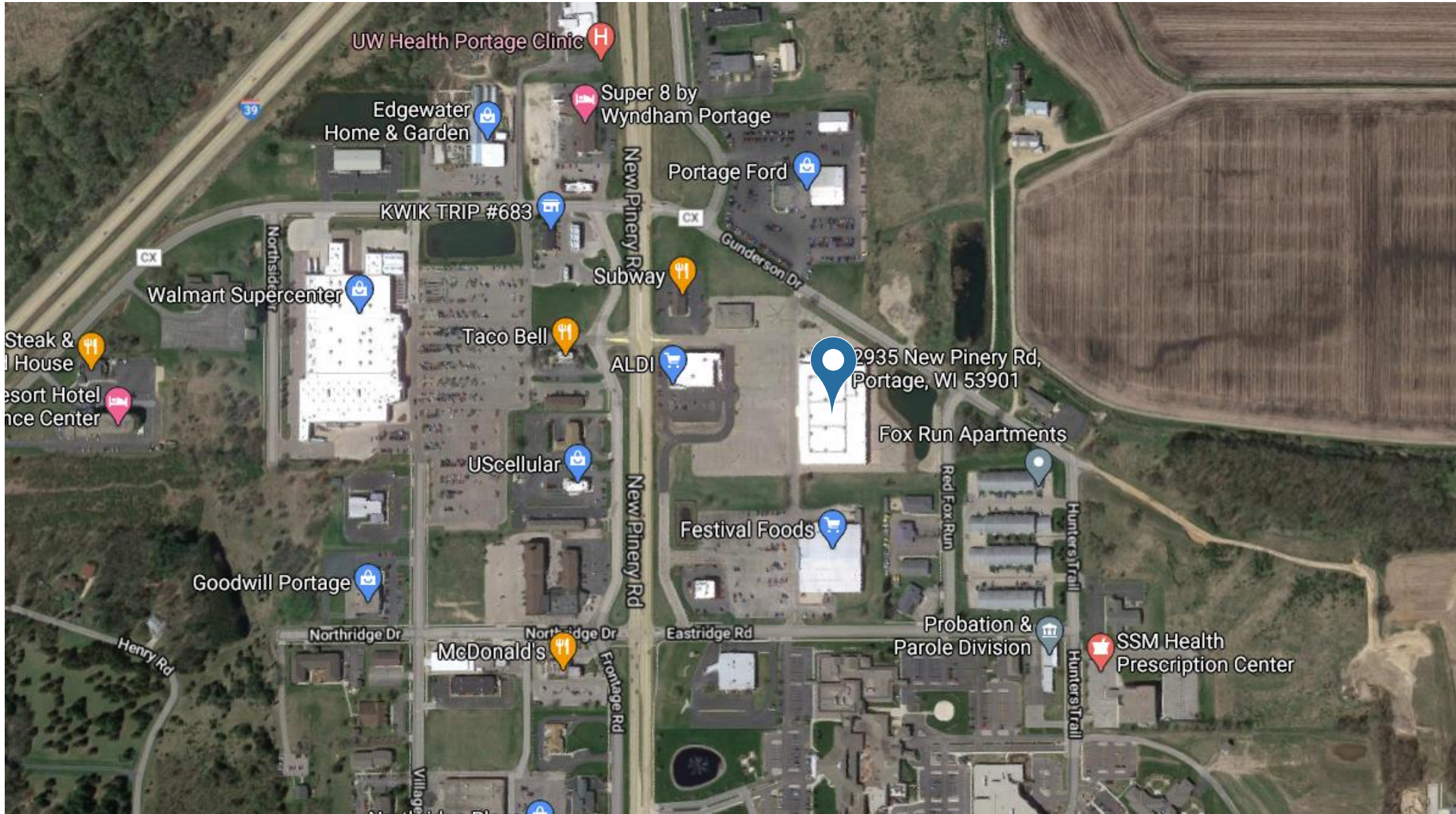
- The property is located in the city of Portage, in Columbia County.
- Portage (10,406 people) is the largest city and county seat for Columbia County (57,532 people).
- The property lies on the northern edge of a primary commercial node for the city of Portage, while the surrounding area is primarily agricultural.

ACCESS SUMMARY

- Primary access to the property is provided by New Pinery Road/US Highway 51, a north/south two-lane divided highway. New Pinery Road provides northern access to Interstate 39, as well as access to the limited downtown business district of Portage.



AERIAL MAP





Confidentiality and Conditions

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