

For Sale

Net Lease Investment

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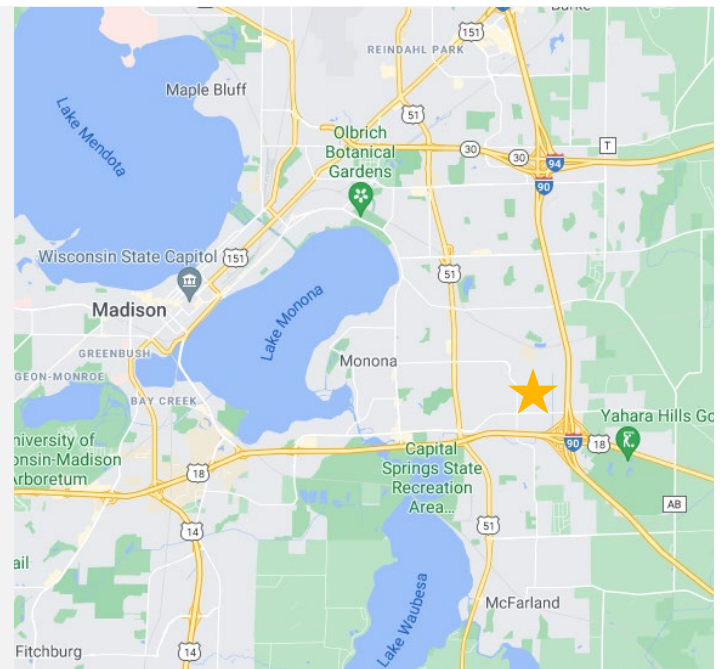


2 Marsh Court

Madison, WI

Property Snapshot – Lease Data

Sale Price:	\$4,000,000
Building Size:	30,000 SF
Lot Size:	3.72 acres
Year Built:	2002
Zoning:	IL, Industrial District
In Place NNN Rent:	\$9.79/RSF; 3.0% annual bumps
Cap Rate:	7.34%
Lease Expiration:	3/9/2025
Renewal Option:	One (1), 5-year option



Property Profile

- 120 surface parking stalls
- One (1) drive-in door
- 20' ceiling height
- Configuration:
 - 70% office
 - 20% climate-controlled warehouse
 - 10% lab

For More Information:



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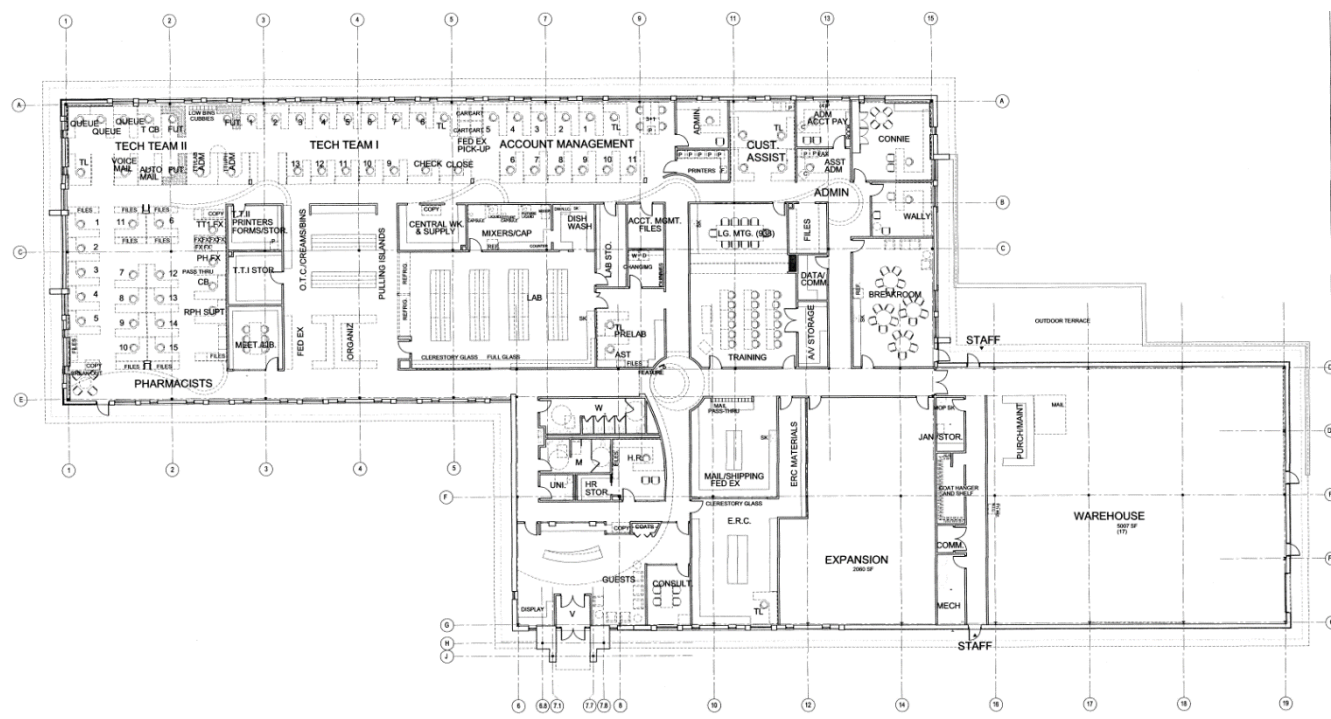
Executive Summary

- Construction was completed and the building has been continuously occupied by Women's International Pharmacy, Inc. since April, 2002.
- The Pharmacy is a compounding pharmacy specializing in compounded bio-identical hormones, nationally known, and licensed to do business throughout the United States.
- The building consists of approximately 30,000 square feet of which 5,000 is designated as warehouse space, 2,500 square feet is available for expansion and the balance of 22,500 sq. ft. is used for the pharmacy business operations: i.e., compounding lab, call centers for pharmacists and technicians, pulling and filling area for prescriptions, billing department, education resource center, and miscellaneous offices for managers to include accounting, human resources, purchasing, directors and the owner.
- There has been no major change to the layout of the building as reflected on the floor plan; however, some areas/rooms may have been repurposed.
- Women's International Pharmacy changed ownership in March 2021 – the transaction was conducted via a stock sale, so the tenant remains unchanged. The buyer is an affiliate of another nationally known compounding pharmacy having a similar business model to that of Women's International Pharmacy.

Reasons why Women's International Pharmacy is likely to exercise renewal option:

- They have continuously occupied this building since April 2002 and continue to have available space in the building for future expansion.
- The facility was constructed to suit WIP's business and expansion needs (however, the space is easily converted to meet other needs, including manufacturing).
- Women's International Pharmacy, Inc. employs approximately 65 pharmacists and skilled technicians that are not easily replaced.

Floor Plan



Site Plan



Interior Pictures



Exterior Pictures

