

Distribution Center FOR SALE OR LEASE

808 Industry Road

SAUK CITY, WISCONSIN



51,558 sq. ft. Warehouse + 31,192 sq. ft. Metal Mezzanine + 4,364 sq. ft. Office Space
= 87,114 total sq. ft.



BROKERAGE BY

JESSE SCHLUTER | 608.669.2671 | JESSE@WICOMMERCIALRE.COM

**WISCONSIN
COMMERCIAL**
— REAL ESTATE —



SELLER INFORMATION

APH - Automotive Parts Headquarters Inc. (APH) is a third-generation family-owned aftermarket auto parts distributor based in Saint Cloud, Minnesota. APH was established in 1920 in Minneapolis, as National Bushing & Parts Company and today operates Auto Value parts stores throughout Minnesota, Wisconsin, North Dakota, South Dakota, Michigan, Montana, Iowa, Nebraska and Wyoming. With its network of nearly 300 corporate and independent stores, APH's team consists of 1,800 employees. Seller will leaseback 15,818 sq. ft. of warehouse space (includes a 12,432 sq. ft. mezzanine) and 2,182 sq. ft. of office space. Call Broker for details.

4,800 sq. ft.
**COLD
STORAGE
AVAILABLE**

30,940 sq. ft.
+
18,760 sq. ft.
**MEZZANINE
AVAILABLE**

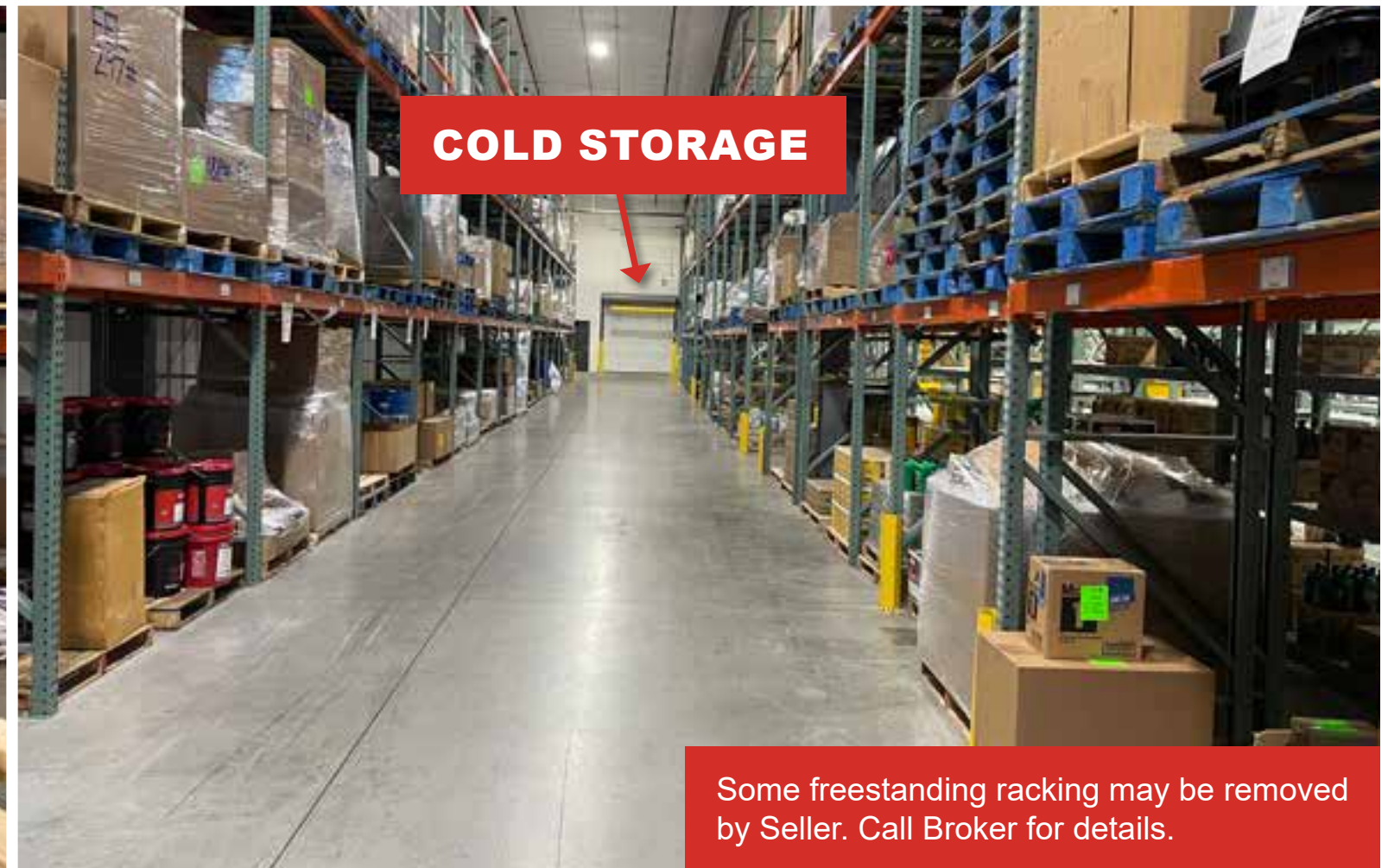
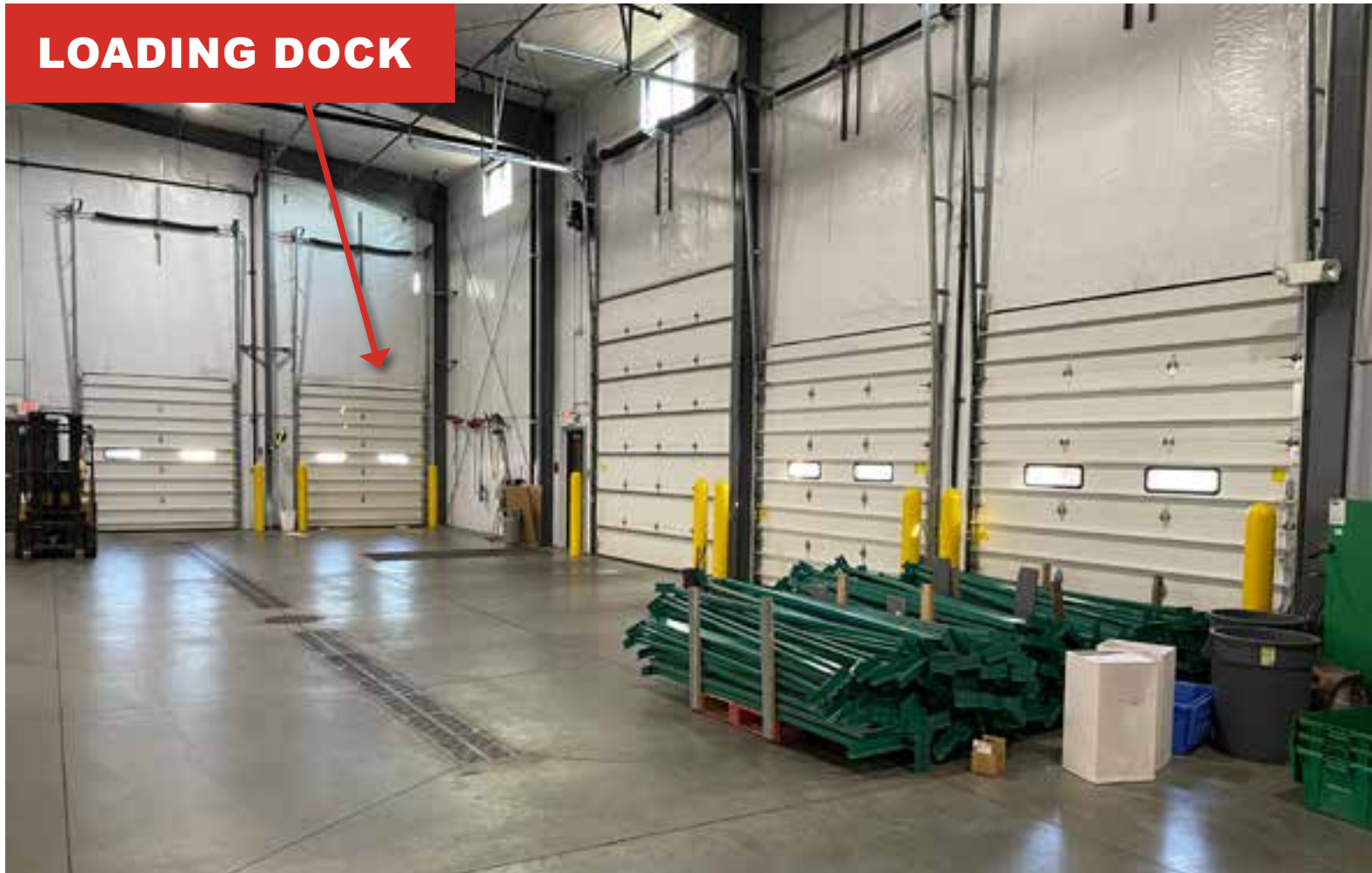
15,818 sq. ft.
WAREHOUSE
12,432 sq. ft.
MEZZANINE
2,182 sq. ft.
OFFICE
SELLER LEASEBACK



2,182 sq. ft.
**OFFICE
AVAILABLE**

3.52 ACRES

LOADING DOCK



COLD STORAGE

Some freestanding racking may be removed by Seller. Call Broker for details.

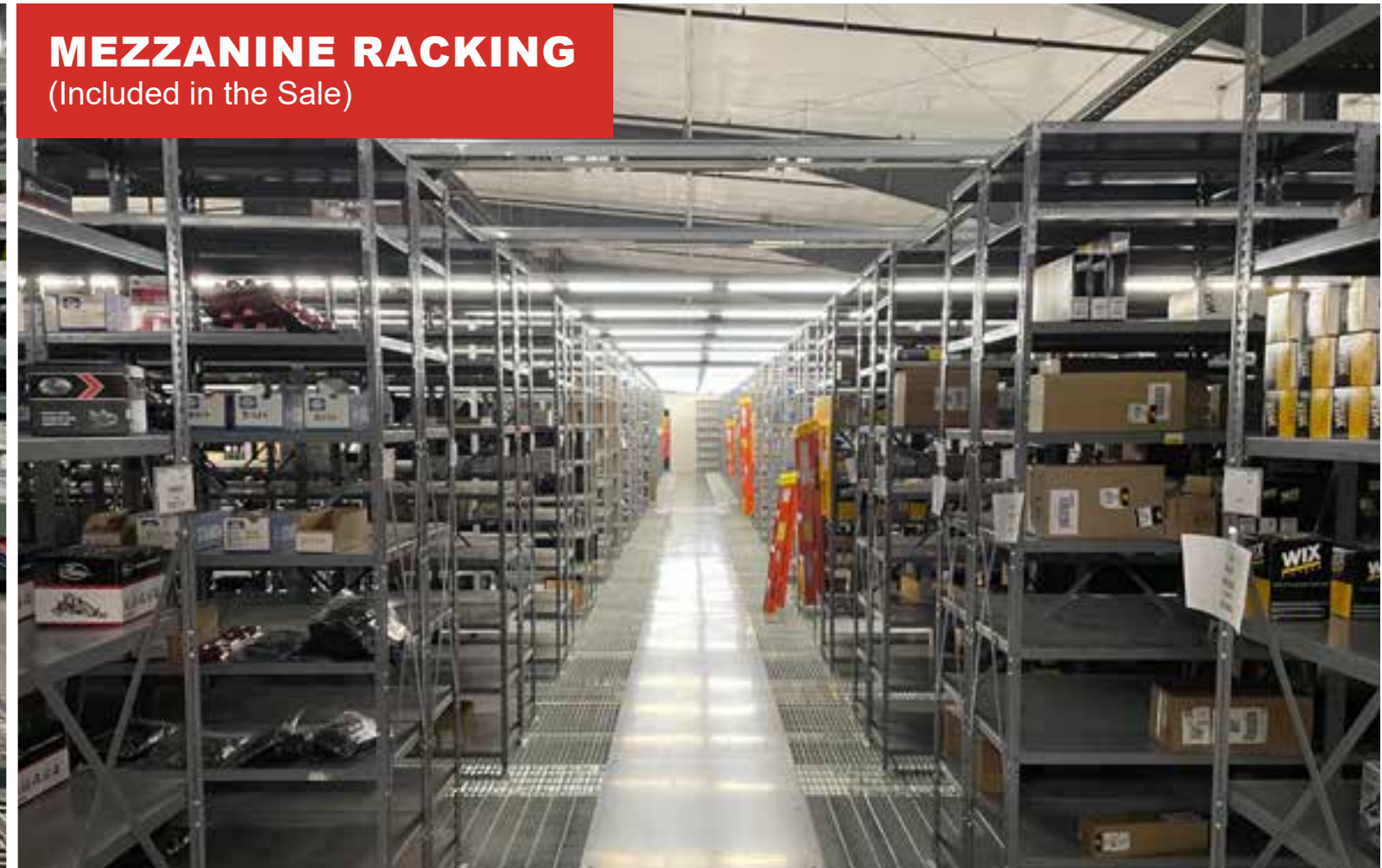
FIRST FLOOR RACKING

(Included in the Sale)



MEZZANINE RACKING

(Included in the Sale)



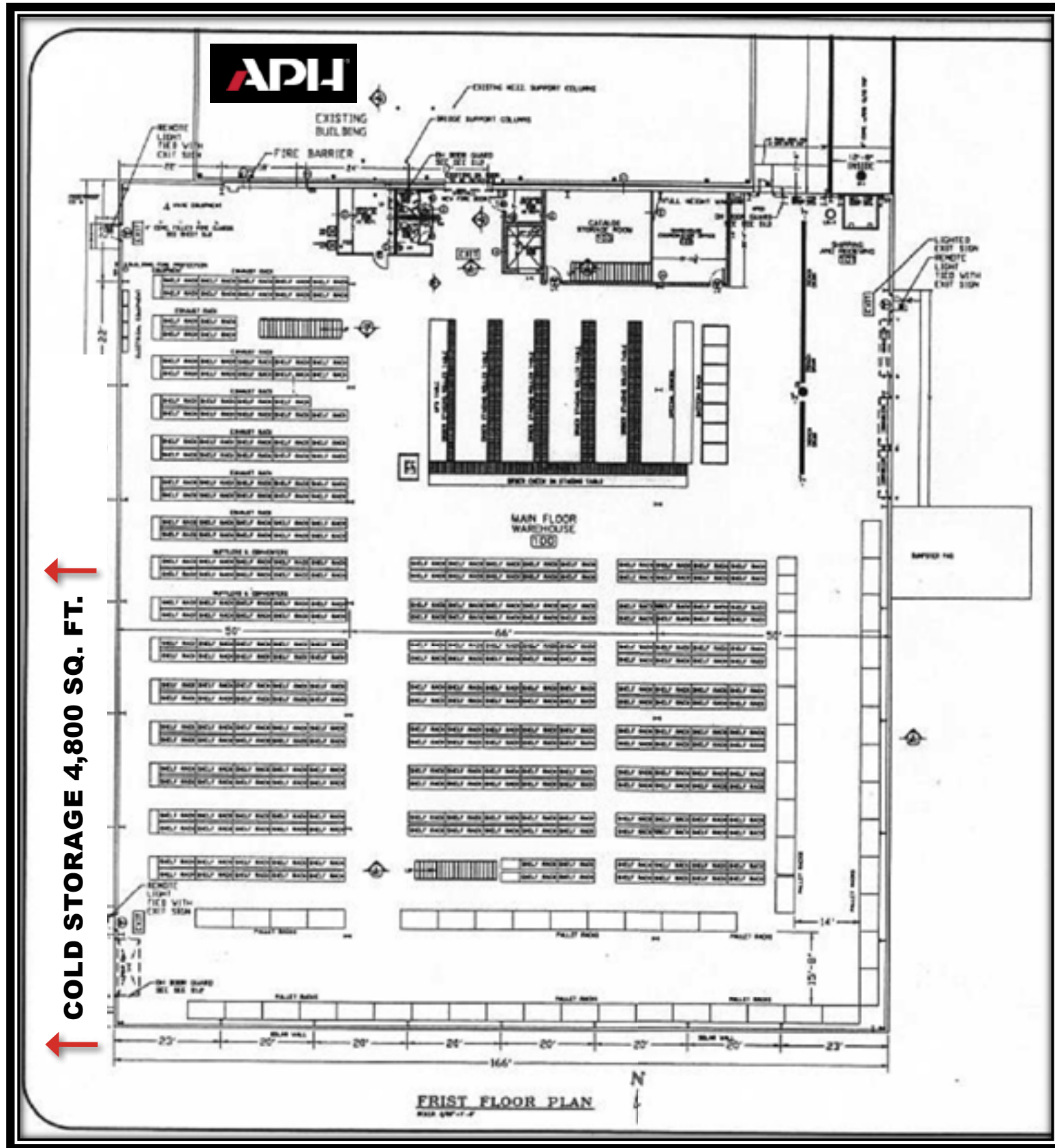
4,800 SQ. FT. COLD STORAGE



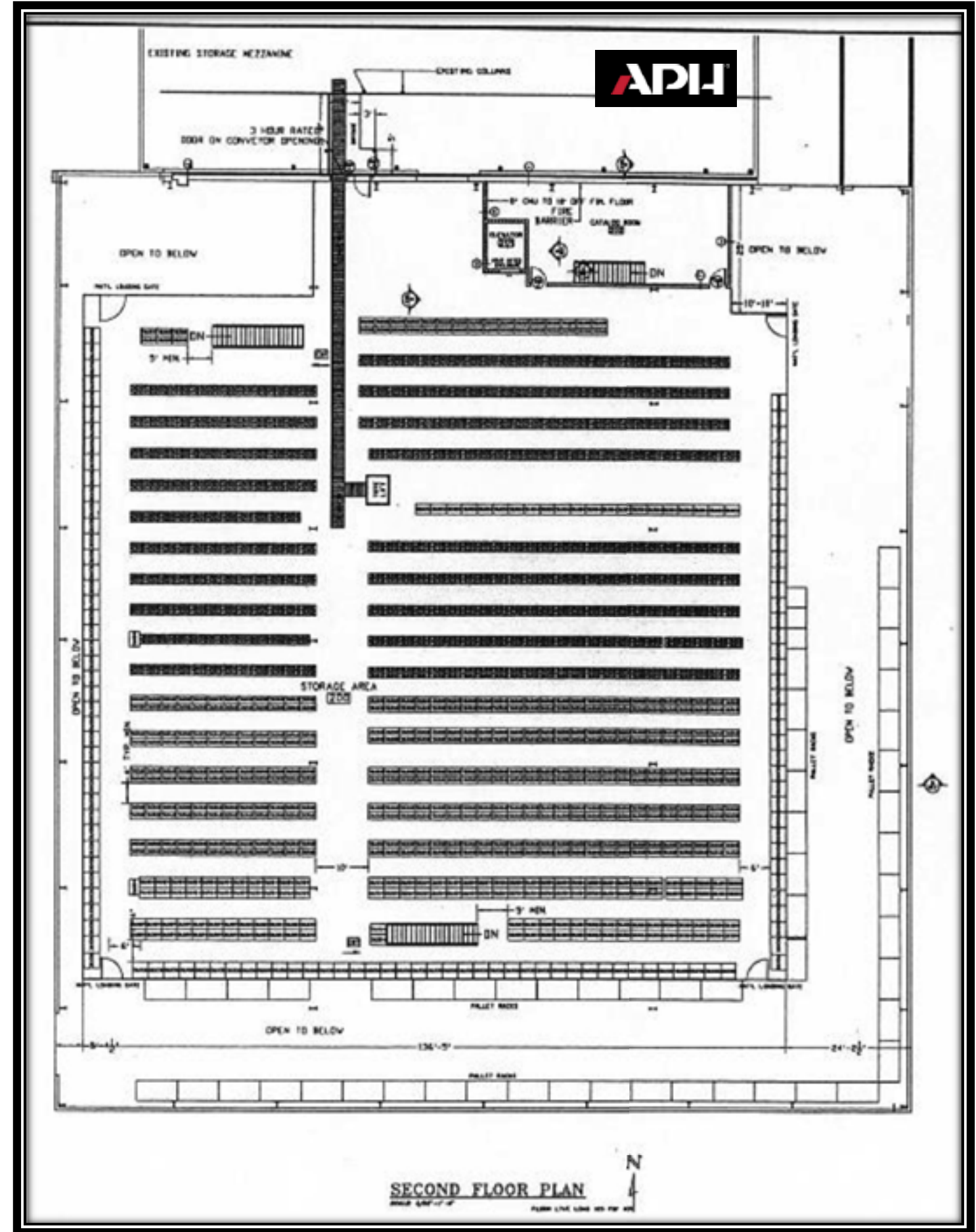
CONVEYER SYSTEM

(Included in the Sale)





COLD STORAGE 4,800 SQ. FT.



SECOND FLOOR PLAN

ORIGINAL BUILDING SUMMARY (SELLER TO LEASE BACK)

- 18,000 sq. ft. footprint (+12,432 sq. ft. mezzanine)
- 4,364 sq. ft. of office space (2,182 first floor space / 2,182 sq. ft. second floor space)
- Seller to lease back 2,182 sq. ft. of the office space
- 600 amp 3 phase electrical service
- 4ft tube LED and high bay LED lighting
- Geothermal heating and cooling in the warehouse (office has a traditional HVAC system)
- 2 loading docks / 2 overhead doors
- 24' sidewall height, 30' at the peak
- Built in 1980 and remodeled in 1995
- Seller to lease this space back from new owner. Call Broker for details

BUILDING ADDITION SUMMARY (AVAILABLE FOR SALE OR LEASE)

- 30,940 sq. ft. with an 18,760 sq. ft. mezzanine
- 800 amp 3 phase electrical service with a 36kw solar grid on the roof
- 60kw natural gas back up generator
- 4ft tube LED and high bay LED lighting
- Geothermal heating and cooling throughout
- 1 loading dock and 4 overhead doors
- Elevator
- Sprinkler system throughout racking grid
- Cardboard and plastic compactors included in the lease / sale
- 26' sidewall height, 34' at the peak
- Built in 2010

808 Industry Rd



COLD STORAGE SUMMARY (AVAILABLE FOR SALE OR LEASE)

- 4,800 sq. ft.
- No HVAC
- High bay LED lighting
- Built in 2007

OFFICE SPACE SUMMARY

- 4,364 sq. ft. office space (divided equally on the 1st and 2nd floor)
- Seller to lease back 2,182 sq. ft. of office space. Call Broker for details.
- 2,182 sq. ft. available

PRICING

- Sale price with Seller leasing back 15,818 sq. ft. warehouse, 12,432 sq. ft mezzanine and 2,182 sq. ft office space **\$4,500,000**. Call Broker for details.
- Asking Warehouse / Cold Storage lease rate with all distribution infrastructure in place: **\$7.00 / sq. ft. NNN**
- Asking office space lease rate: **\$10.00 / sq. ft. NNN**

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 _____

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.

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