



### Investment Property

- Price: \$1,470,000
- Cap Rate: 8
- Monthly Rent: \$10,078.55 / 3% Annual Increases
- Long Term Single Tenant: OfficeSupply.com
- Expiration Date: December 31, 2024
- Property Type: Industrial / Property Sub-type: Manufacturing
- Building Class: C / Zoning: I-1 Light Industrial District
- Lot Size: 3.14 Acres / Building Size: 13,420 SF
- (2) Driveways off Industrial Drive serving the asphalt parking lot with 30 parking spaces. Gravel driveway accessing the loading dock.
- (1) 10' Loading Dock Overhead door
- Located near 5 major highways



### For more Information:

**Dan Holvick**

Partner/ Managing Broker

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## **Investment Summary**

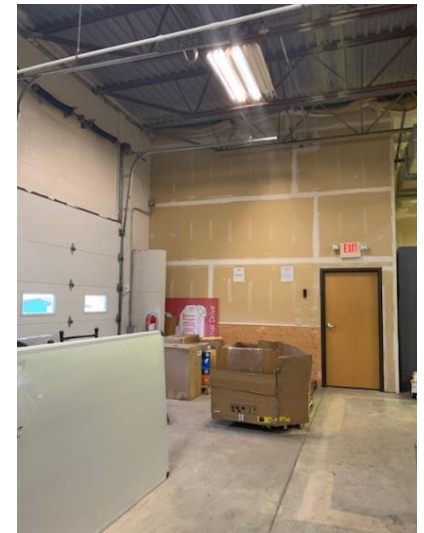
NAI Madison is please to present this OfficeSiuply.com a triple net lease investment property located in Columbus, WI. OfficeSupply.com. This property is 13,420 square feet and sits on 3.14 acres of land.

OfficeSupply.com has been at this location since 2008 and is in a current lease that expires in 2024. This lease provides the tenant to have the option to renew this lease for up to two (2) three (3) year terms (each, an “option term”) after the expiration of the initial term, as the same terms of this lease, except the base rent shall be set fourth in Section 1.6. Tenant shall give landlord written notice of it’s intention to renew this lease at least six (6) month prior to the expiration of the initial term or six (6) months prior to the expiration of any “option term”, as applicable.

Landlord shall maintain, at landlord’s sole cost and expense, in good order, condition and repair (including replacement, if necessary) the foundation, structure walls, parking area, and roofs included in the building and property, the exterior of the property, and the HVAC, plumbing and electric systems.

OfficeSupply.com was founded in 2003 and home to Columbus, WI. This company offers online customers a large product selection, low discount products with top notch customer service.

OfficeSupply.com one of the largest online retailers of products for: schools, furniture, electronics, janitorial, cleaning, food service, restaurants, technology, industrial, safety, warehouse and human resources.



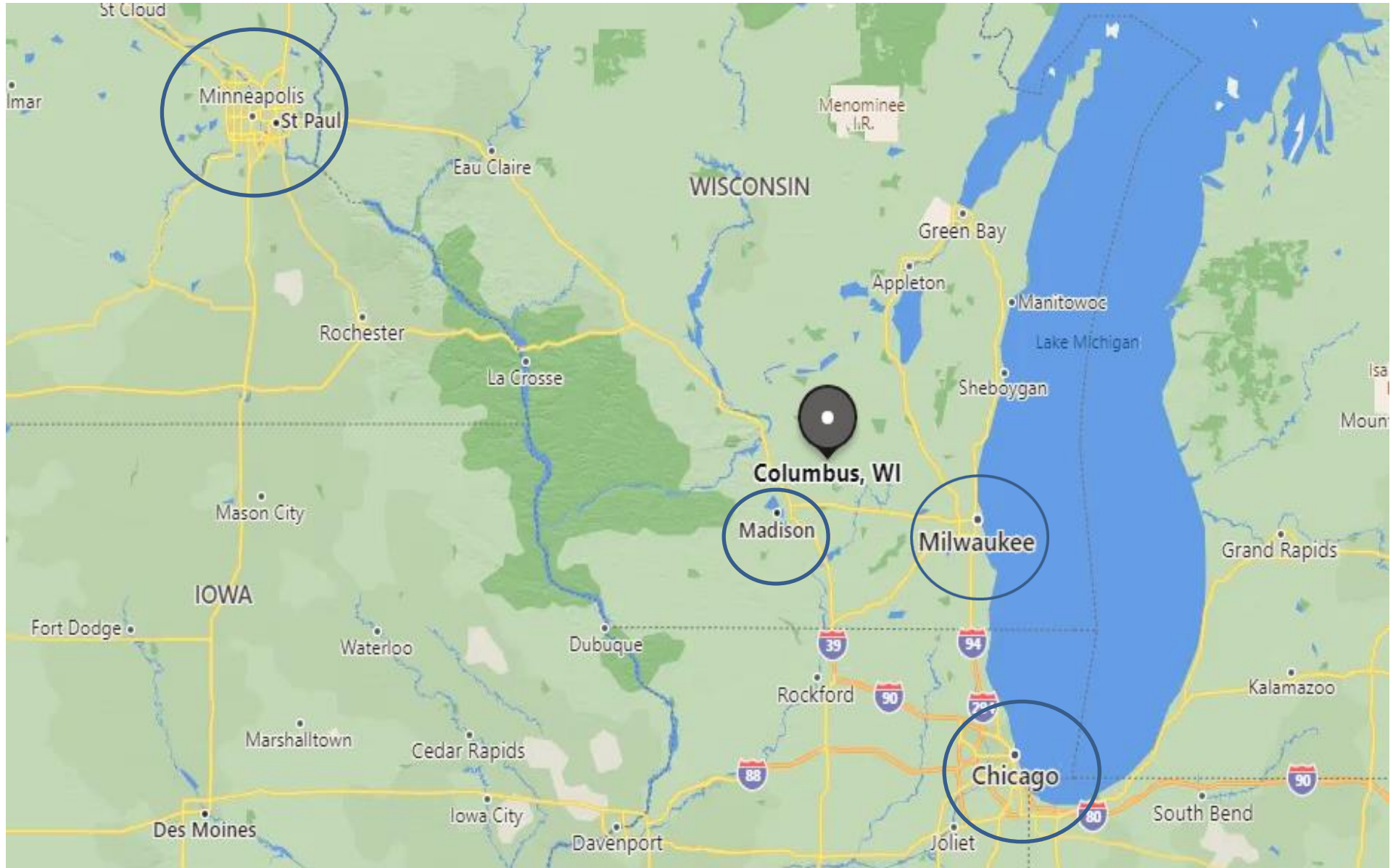




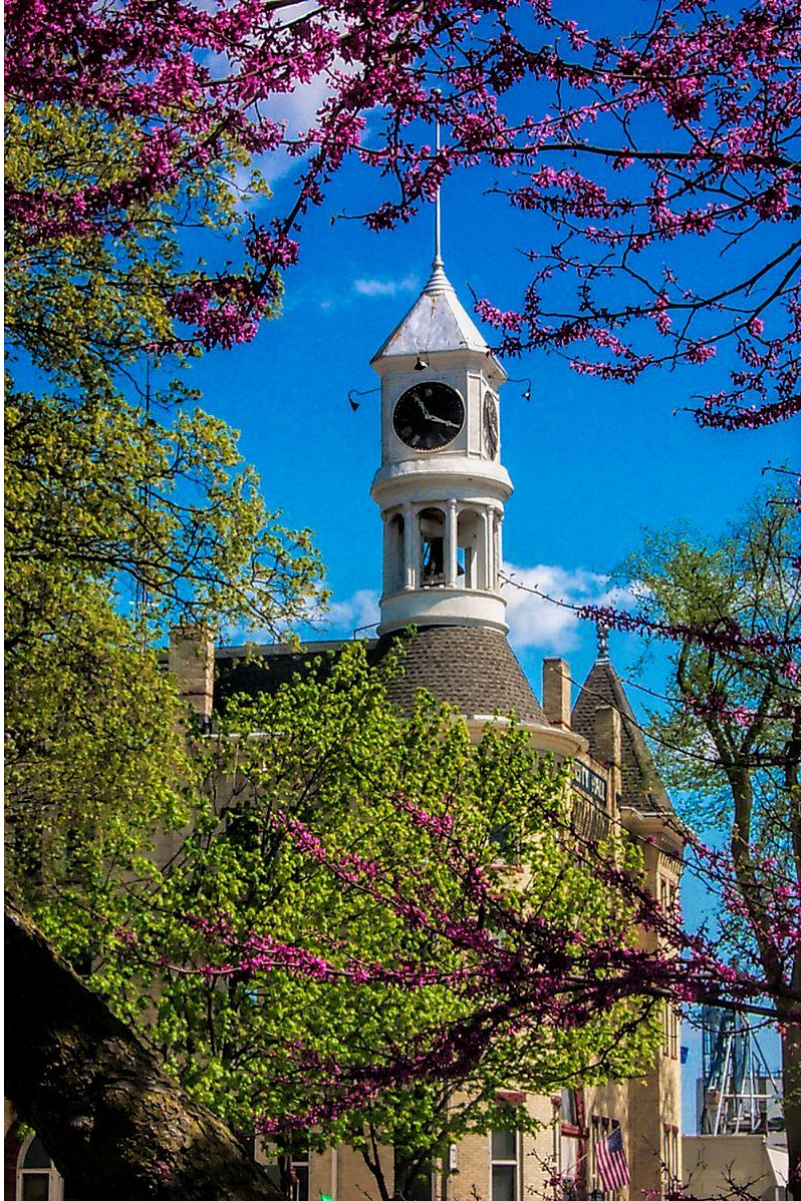












Columbus (known as the redbud city) is a city in Columbia and Dodge County. Columbus is less than 30 miles from Madison, Wisconsin and is located on five major highway corridors: Highway 151, 73, 89, 16 and 60.

Columbus is known for its History, beautiful downtown area, parks, schools, specialty shops, the States largest Antique Mall, The Christopher Columbus Museum or a tour of our Historic Downtown.

Columbus is one of a few cities in Wisconsin that offer Amtrak service daily. Lamers Connect now provides daily bus service between the Columbus Amtrak station and Madison, the Fox Valley area, and others in between.

Businesses locate here because Columbus is easy to reach, has a skilled labor force and is close to the major metropolitan areas of Madison, Milwaukee, Chicago and Minneapolis.

### Location Facts & Demographics

Demographics are determined by a 10 minute drive from 302 Industrial Drive

, Columbus, WI 53925

#### CITY, STATE

**Columbus, WI**

#### POPULATION

**8,126**

#### AVG. HH SIZE

**2.51**

#### MEDIAN HH INCOME

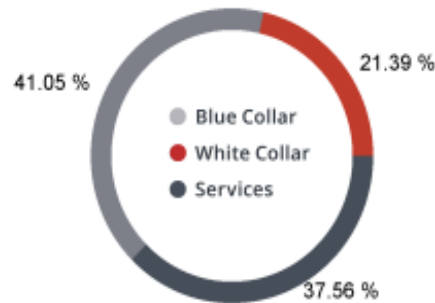
**\$55,516**

#### HOME OWNERSHIP

Renters: **981**

Owners: **2,302**

#### EMPLOYMENT



**54.88 %**

Employed

**0.95 %**

Unemployed

#### EDUCATION

High School Grad: **38.86 %**

Some College: **20.97 %**

Associates: **6.87 %**

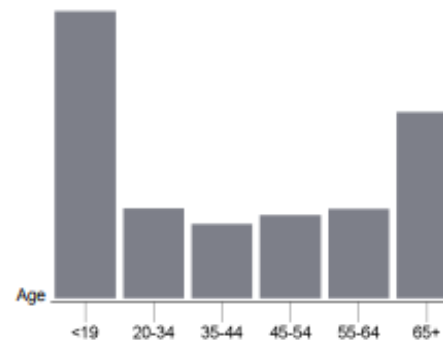
Bachelors: **19.93 %**

#### GENDER & AGE

**49.30 %**



**50.70 %**



#### RACE & ETHNICITY

White: **95.72 %**

Asian: **0.12 %**

Native American: **0.00 %**

Pacific Islanders: **0.00 %**

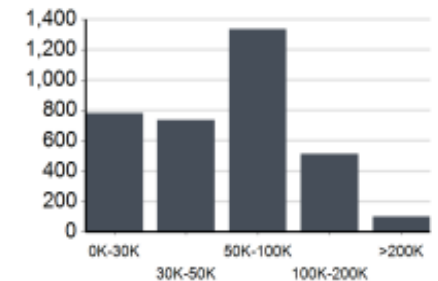
African-American: **0.04 %**

Hispanic: **2.29 %**

Two or More Races: **1.83 %**

### Catylist Research

#### INCOME BY HOUSEHOLD



#### HH SPENDING

