



*Boundary is approximate

CONFIDENTIAL OFFERING MEMORANDUM



PRIME INDUSTRIAL INVESTMENT

Introducing 205 Industrial Circle, a prime industrial property in Stoughton, Wisconsin. Now available for sale with a leaseback commitment from the current occupant. This single-tenant facility offers approximately 95,081 sf of versatile warehouse space on a 4.2-acre lot, featuring five dock-high doors and two drive-in doors to accommodate diverse operational needs.

This sale/leaseback opportunity provides investors with a stable, long-term tenant and a well-maintained asset in a growing regional market. For more information or to schedule a private tour, please contact us today.

PROPERTY DETAILS

Total Building Size: 95,081 s/f
Parcel Size: Approximately 4.2 acres
Year Built: Various
Zoning: HI - Heavy Industrial
Parking: +/- 72 parking spots
Overhead Doors: 2
Loading Docks: 5
Sprinkler: Fully building
Clear Height: 18-23' (sloped roof)

For Sale: \$9,500,000



Artisan Graham Real Estate
106 E. Doty St. Suite 320
Madison, WI 53703

Jeff Hoeye | Broker
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Cory Lucke, MBA
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Confidentiality Agreement



This Offering Memorandum contains select information pertaining to the business and affairs of **Marquis Star Holding, LLC**, located at **205 Industrial Circle** (the “Property”). It has been prepared by Artisan Graham Real Estate. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Artisan Graham Real Estate. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Artisan Graham from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Artisan Graham Real Estate, you agree:

- 1) The Offering Memorandum and its contents are confidential; You will hold it and treat it in the strictest of confidence; and You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Artisan Graham Real Estate expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **205 Industrial Circle** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Artisan Graham Real Estate or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.



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Marquis Star Holdings

Marquis Star Holdings, a subsidiary of Canada-based Sinobec Trading Inc., presents a compelling opportunity for investors seeking a stable, high-performing tenant. Backed by Sinobec's global presence and nearly two decades of experience in the metals industry, Marquis Star benefits from a robust international supply chain and a diverse portfolio of aluminum products serving key sectors such as construction, automotive, and manufacturing. The company is recognized for its operational reliability, strong supplier partnerships, and ability to meet evolving market demands.

Tenant | Sale Leaseback

Address	205 Industrial Circle, Stoughton, WI 535589
Price	\$9,500,000
Cap Rate	7.5%
Net Operating Income	\$713,107.50
Occupancy	100%
NRA	95,081
Land Area	4.3 Acres
Year Built / Renovated	1965
Ownership Interest	Fee Simple



Proposed Rent Schedule

Term	Beginning	Ending	Annual Base Rent	Monthly Rent	Monthly PSF	Base Rent Increase
NNN	Month 1	Month 12	\$713,108	\$59,426	\$7.50	--
NNN	Month 13	Month 24	\$734,976	\$61,248	\$7.73	3%
NNN	Month 25	Month 36	\$756,845	\$63,070	\$7.96	3%
NNN	Month 37	Month 48	\$779,664	\$64,972	\$8.20	3%
NNN	Month 49	Month 60	\$803,434	\$66,953	\$8.45	3%
NNN	Month 61	Month 72	\$827,205	\$68,934	\$8.70	3%
NNN	Month 73	Month 84	\$851,926	\$70,994	\$8.96	3%
NNN	Month 85	Month 96	\$877,598	\$73,133	\$9.23	3%
NNN	Month 97	Month 108	\$904,220	\$75,352	\$9.51	3%
NNN	Month 109	Month 120	\$931,794	\$77,650	\$9.80	3%

Lease Abstract



Tenant	Marquis Star Holdings, LLC
Address	205 Industrial Circle, Stoughton, WI 53589
Rentable Sq. Ft.	95,081
Initial Lease Term	10-Year Term
Rent Commencement	Upon Closing
Renewal Options	(2) Five-Year Renewal Options
Rental Increase	3% Annually
Expense Structure	NNN
Landlord Obligations	Roof, Slab, Structure



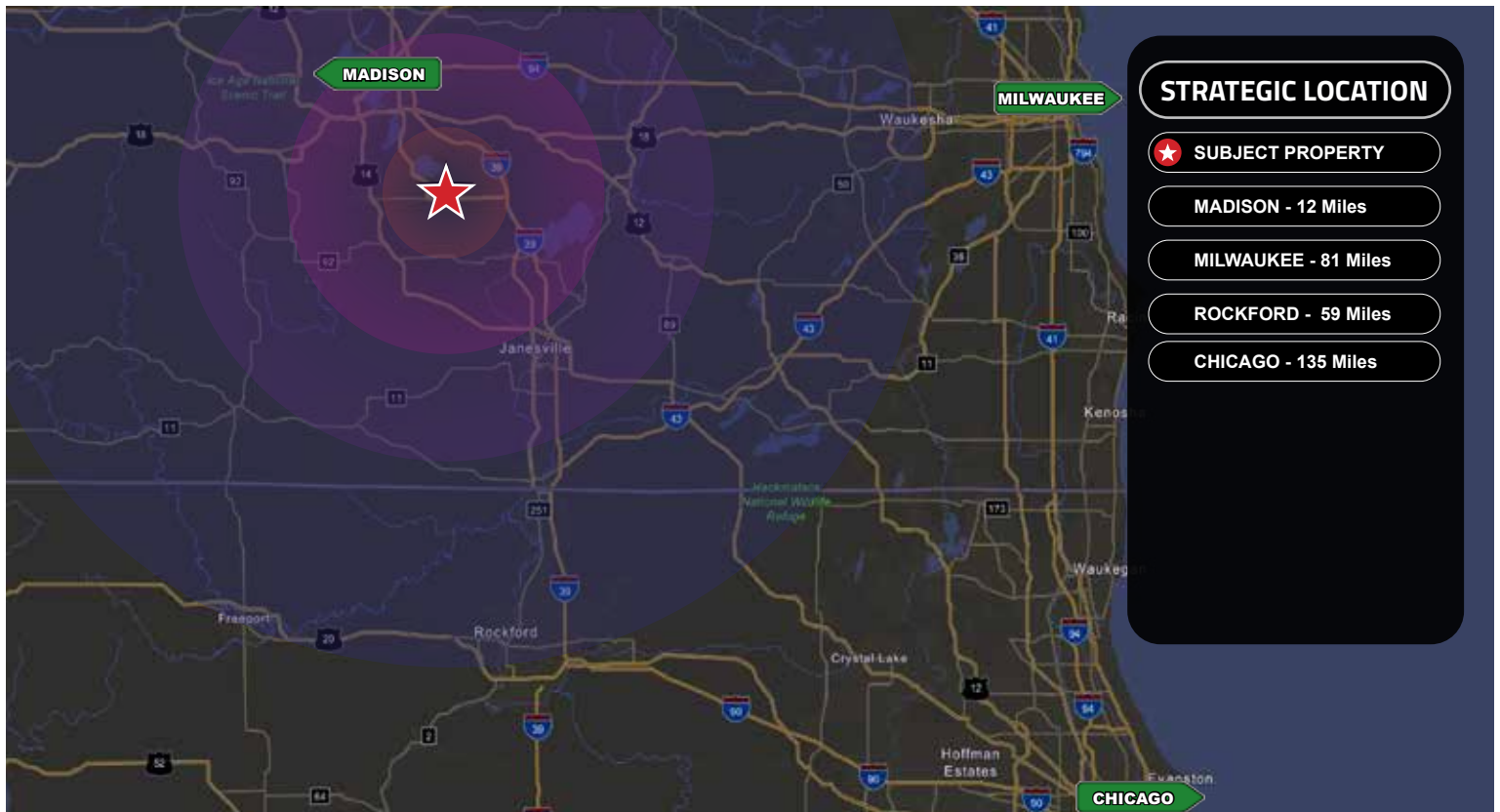
This offering presents a rare opportunity to acquire a mission-critical industrial asset occupied by a well-established tenant, Marquis Star Holdings—a subsidiary of global metals leader Sinobec Trading. The ±95,000 SF facility is highly functional with dock-high and drive-in loading, heavy power, and flexible space suited for manufacturing or distribution. Located in Stoughton's growing industrial corridor, the site offers excellent access to I-90 and key regional markets, enhancing long-term demand and tenant retention.

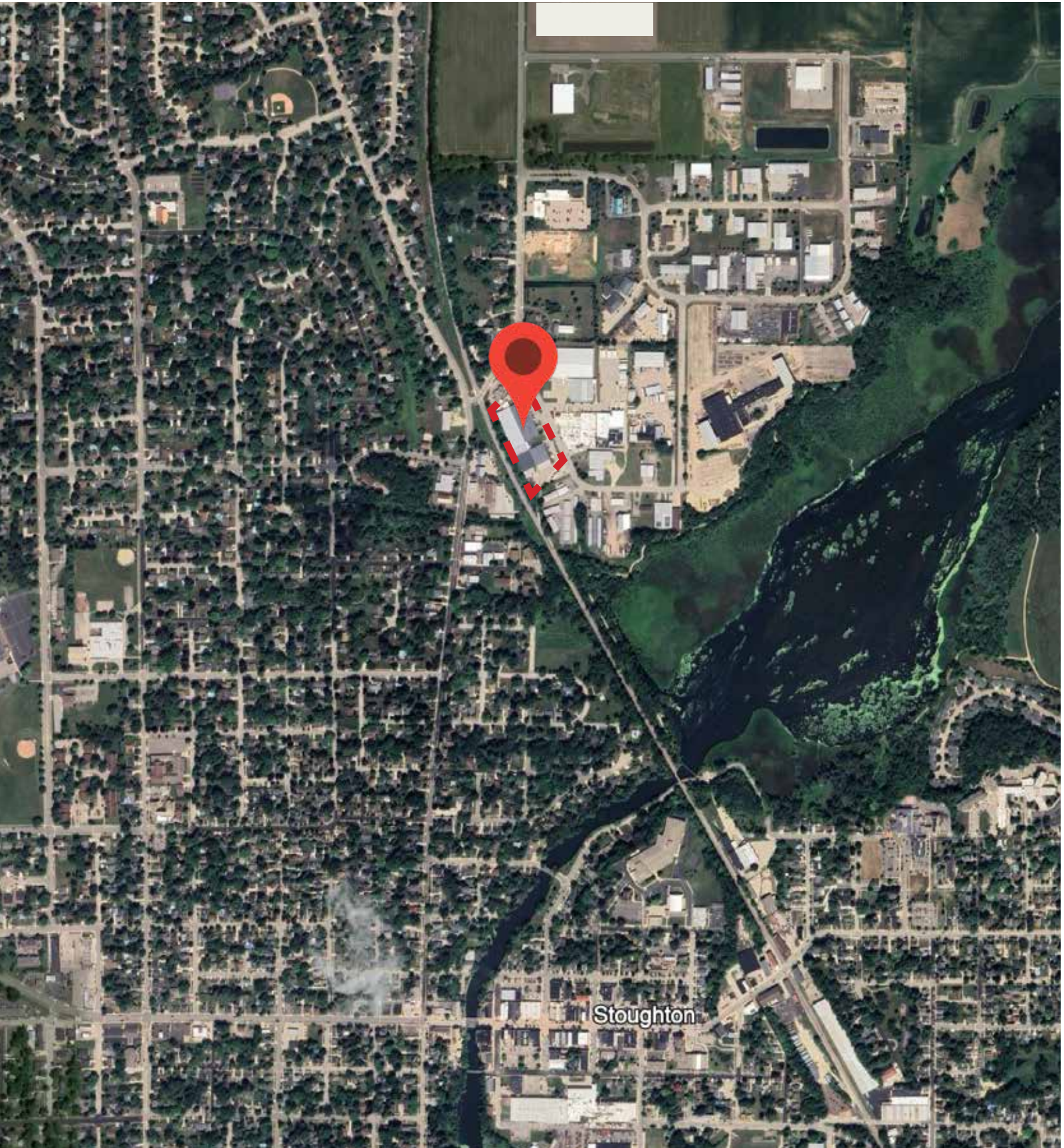
The sale/leaseback structure provides immediate in-place cash flow backed by a creditworthy tenant with global operations. With below-market rents and strong lease terms, the investment offers stable income and potential upside in future rent growth or long-term appreciation. Don't miss this opportunity to secure a high-quality industrial asset in a thriving Midwest location—contact us today to learn more or schedule a tour.

Asset Profile

Tenant	Marquis Star Holdings, LLC
Address	205 Industrial Circle, Stoughton, WI 53589
Ownership Interest	Fee Simple
Occupancy	100%
Property Type	Industrial Manufacturing
County	Dane
Total Size	95,081







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The Americas'
Fastest-Growing
Companies
2023



2022
REPORT ON BUSINESS
CANADA'S TOP GROWING
COMPANIES



Marquis solar frameworks aluminum solar panel frames, located in Stoughton Wisconsin, is a trusted source for PV module manufacturers seeking superior mold sophistication with an excellent service, and time delivery Logistic solutions. Produced in a state-of-the-art automatic production facility, the solar frames we supply and assembled using high-precision fully automatic equipment to ensure reliable performance and a lengthy product lifespan.

We have in house R&D team, that can provide design and deployment for our customers, meeting your special needs. We can manufacture different colors, better drainage and mounting options for your desired installation environments. Adding value to our products and adding compatibility for customers.



Corporate
Headquarters
Saint-Laurent, QC



Year Founded
2002



Award Winning



Investment
Opportunity
NNN

**("Best Managed Companies, Fastest Growing Companies,
Top Growing Companies, Growth 500")**

A Sinobec Trading Company.
<https://msfwi.com/>
<https://sinobectrading.com>

Additional tenant information available upon request.



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Dane County, WI



Dane County, anchored by Madison, is one of Wisconsin's most dynamic and economically diverse regions. It is home to a thriving mix of public institutions, healthcare systems, technology firms, and advanced manufacturing companies. The area benefits from a highly educated workforce, a robust research ecosystem, and a strong quality of life that continues to attract talent and investment.

Economy & Major Employers

Dane County's economy is anchored by a blend of public and private sector employers. The University of Wisconsin–Madison is the largest employer, supporting research, education, and innovation across the region. Other major employers include Epic Systems (healthcare software), American Family Insurance, UW Health, and SSM Health Madison Economic Development. The region is also a hub for biotechnology, agriculture, and clean energy initiatives.

Cost of Living

Dane County has a Cost of Living Index of 103.4, making it 3.4% more expensive than the U.S. average and 15% higher than the Wisconsin average. The median home price is \$384,100, which is 13.6% above

the national average. Rent for a two-bedroom apartment averages \$1,380 per month, slightly below the national average but 25% higher than the state average. Despite higher housing costs, transportation and healthcare expenses remain relatively affordable.

Infrastructure & Transportation

Dane County continues to invest in transportation infrastructure. In 2024, the Greater Madison Metropolitan Planning Organization (MPO) secured \$1 million in federal funding to enhance roadway safety across the county. This funding supports safety action plans in multiple communities, aiming to reduce roadway fatalities and injuries by 2040.

Additionally, Wisconsin is expanding its electric vehicle (EV) charging network. Governor Tony Evers signed legislation unlocking nearly \$80 million in federal funds to construct Level 3 high-speed charging stations along major highways. This initiative will add 65 new stations, ensuring that EV drivers are never more than 25 miles from a charger on 85% of the state's highway system.

Infrastructure & Transportation

Dane County's strategic location, educated workforce, and commitment to innovation position it for continued economic growth. Ongoing investments in infrastructure, public safety, and clean energy initiatives further enhance its appeal as a destination for businesses and residents alike.

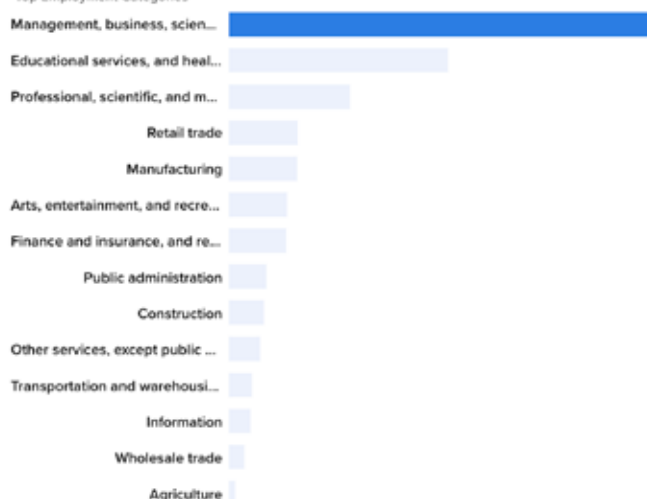


Madison MSA at a glance

Number of Employees

464.6k

Top Employment Categories



Renter to Homeowner Ratio

1:1

1:1 predicted
by 2028

Renters

Homeowner

Housing Occupancy Ratio

26:1

22:1
predicted by
2028

Occupied

Vacant

Population

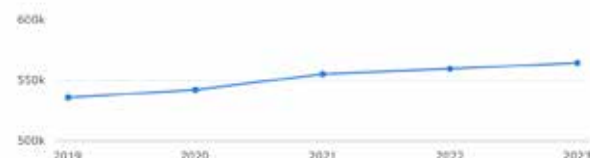
564.8k

↑ 5%

Compared to 536.3k in 2019

0%

Compared to 559.9k in 2022



Household Income

\$89.1k

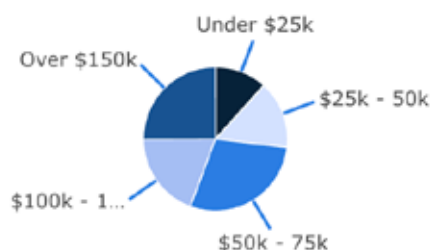
Median Income

\$105k

2028 Estimate

↑ 18%

Growth Rate



Age Demographics

36

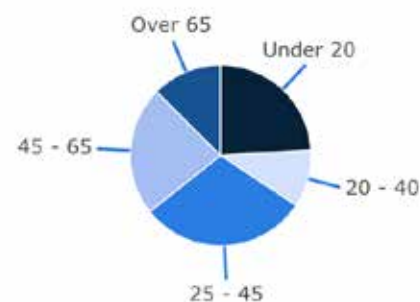
Median Age

38

2028 Estimate

↑ 5%

Growth Rate



STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker’s duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A “Material Adverse Fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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

