



JANESVILLE

401 E CONDE STREET
JANESVILLE, WI 53546



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American Extractions™



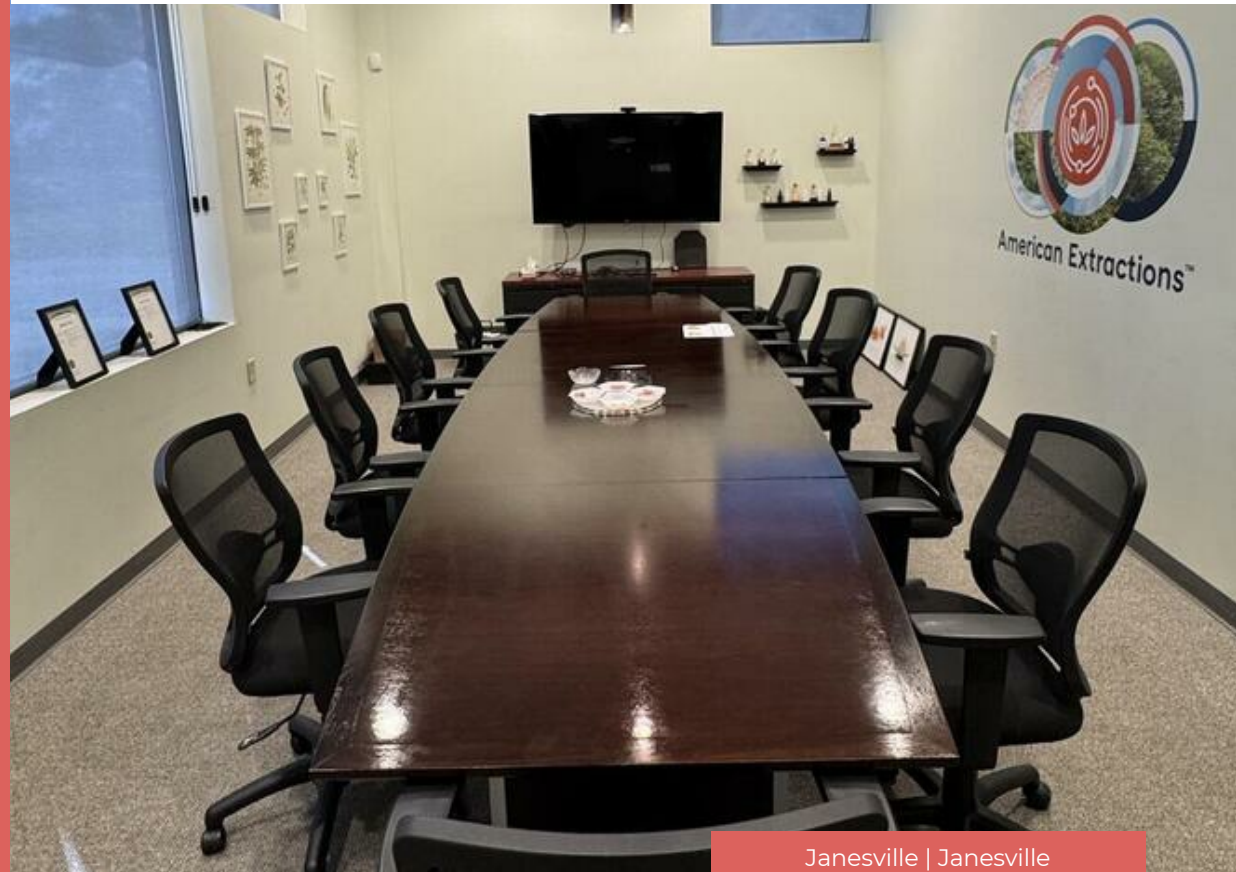
PROPERTY SUMMARY

Offering Price	\$2,700,000.00
Building SqFt	30,000 SqFt
Year Built	1990
Lot Size (SF)	139,828.00 SqFt
Parcel ID	0307100018
Zoning Type	M2
County	Rock
Frontage	1,000.00 Ft
Coordinates	42.653623,-89.006130

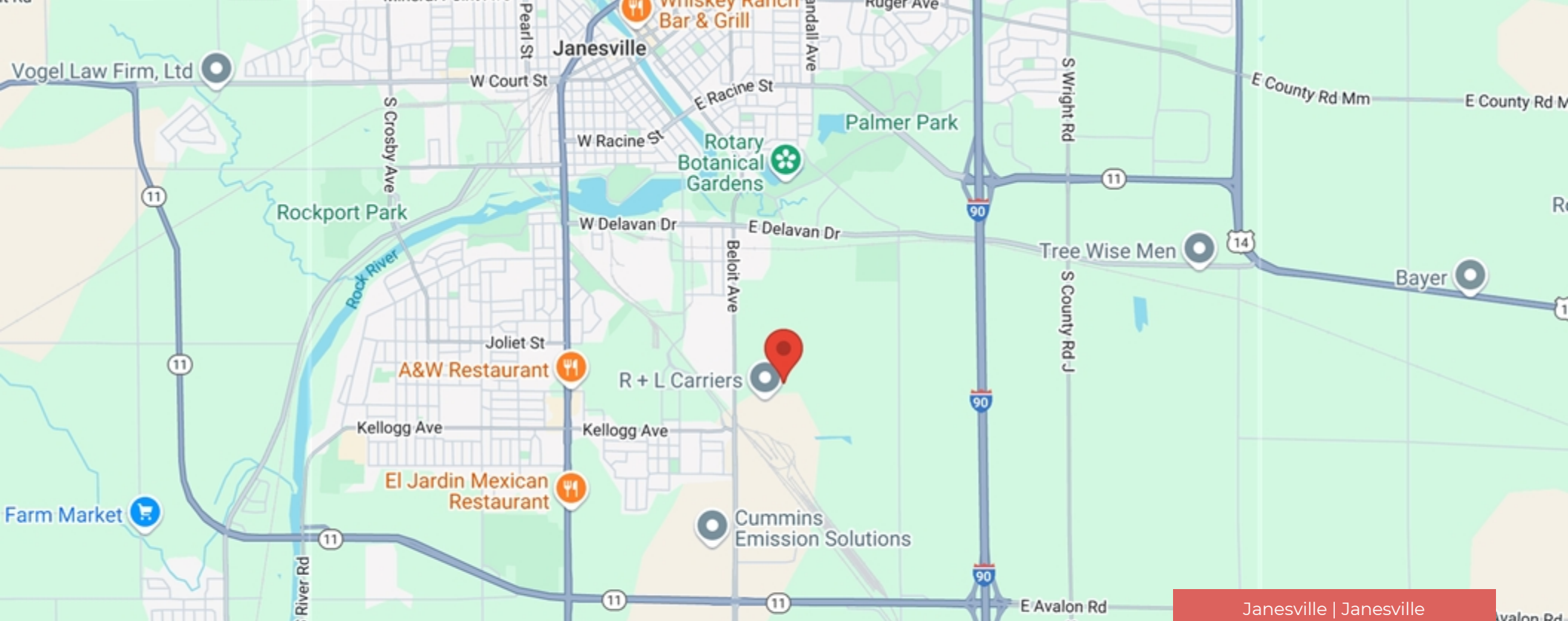
INVESTMENT SUMMARY

Premier 30,000 sq ft industrial facility on 3 acres in Janesville's South Side industrial corridor, offered at \$2,400,000 — just \$80 per sq ft. This Class-A asset includes 7,406 sq ft of upscale office and lab space, featuring white rooms, an executive office with ensuite, conference room, locker rooms, and modern finishes throughout. The 22,594 sq ft warehouse offers 20–24 ft clear heights, two loading docks, one overhead door, and a fully secured perimeter with a 6-ft fence, razor wire, automatic gate, and integrated security system. Architectural plans are complete for a 26,000 sq ft expansion, providing a clear path for future growth.

The property is supported by exceptional infrastructure, including 1,800 amps of power, a 300 kVA ABB transformer, NFPA-13 sprinklers, 576,000 gpd wastewater capacity, 12" water and sewer mains, natural gas from Alliant Energy, and multiple fiber providers (TDS, AT&T, Metronet, Spectrum). Zoned M-1, the site accommodates manufacturing, distribution, R&D, and office uses. The current tenant is planning to relocate, and the property is also available for lease at \$6.95 per sq ft NNN, offering flexibility for owner-users, investors, and tenants alike.



INVESTMENT HIGHLIGHTS





LOCATION HIGHLIGHTS



3 MILE RADIUS



POPULATION
32,887



DAYTIME POPULATION
35,781



HOUSEHOLDS
14,077



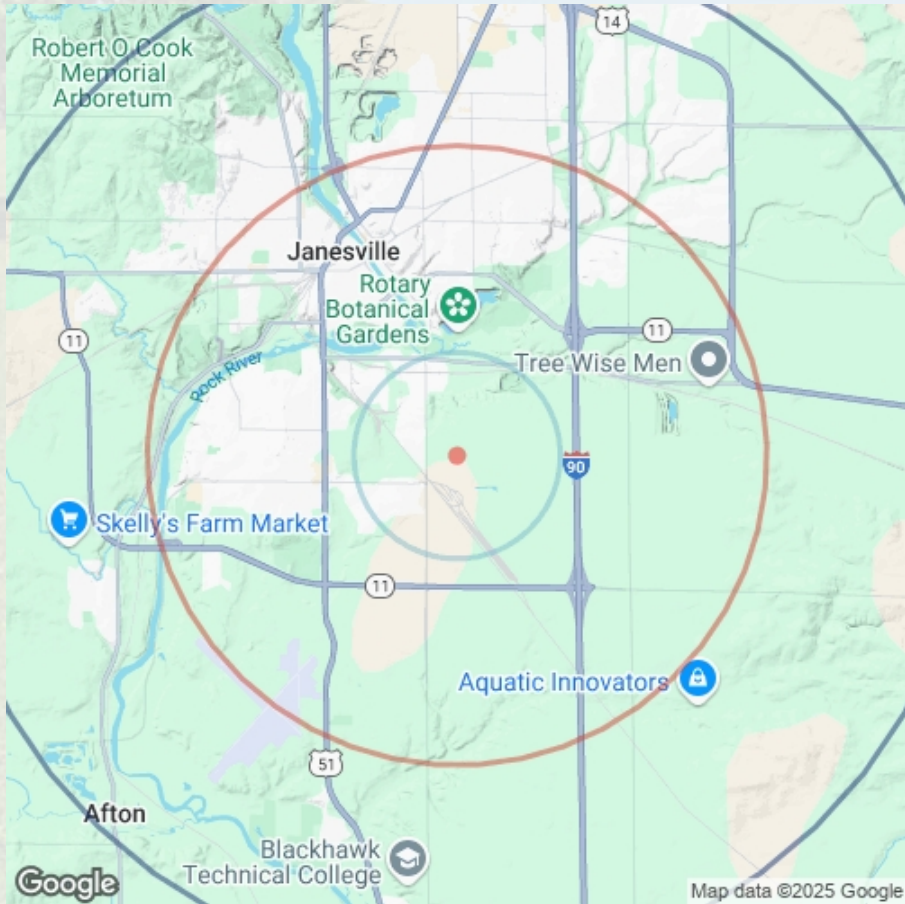
AVG. HOUSEHOLD INCOME
\$ 81,833



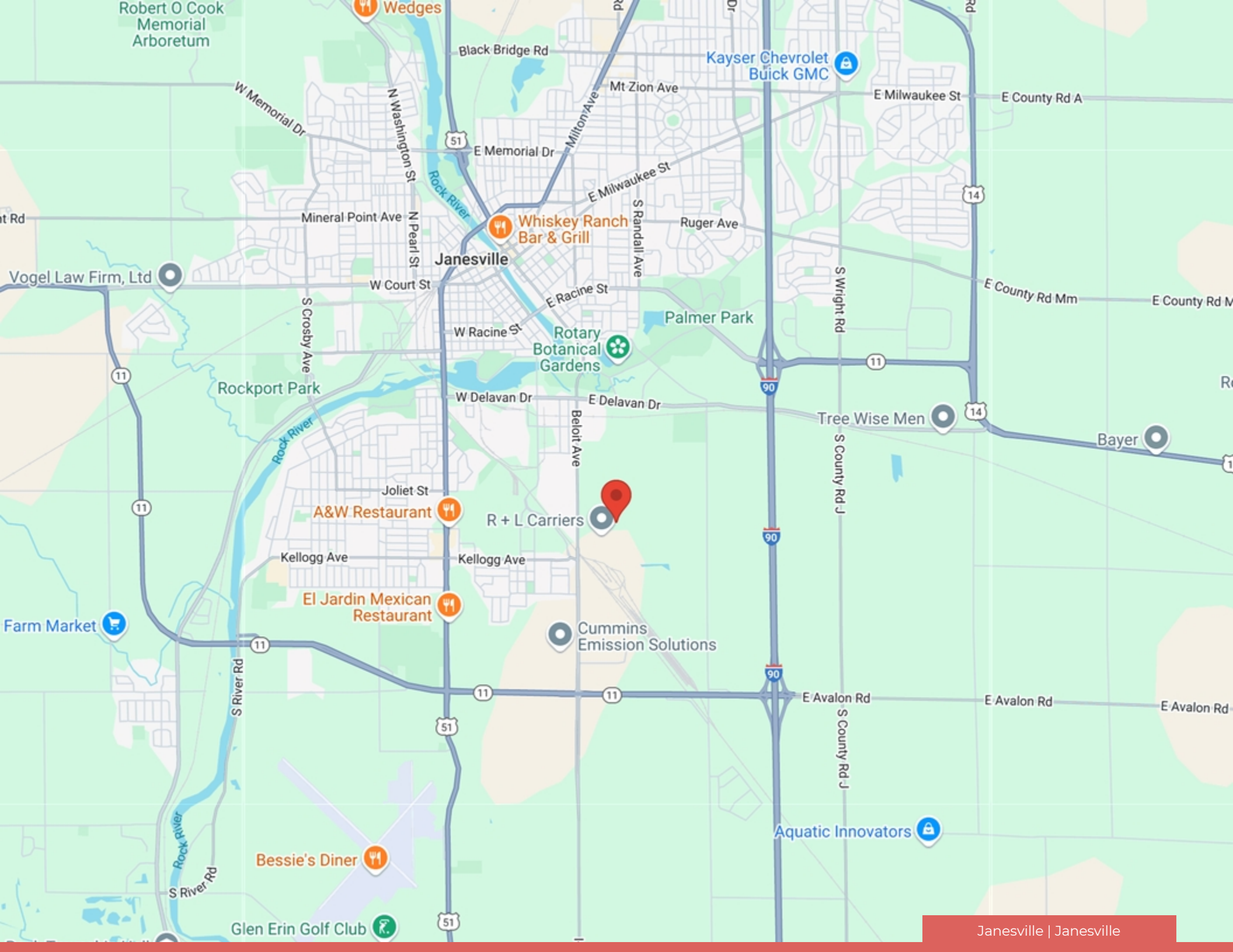
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,511	33,933	62,204
2010 Population	2,439	32,612	62,609
2025 Population	2,395	32,887	63,208
2030 Population	2,379	32,879	63,164
2025-2030 Growth Rate	-0.13 %	0 %	-0.01 %
2025 Daytime Population	3,660	35,781	66,655

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	92	1,217	2,096
\$15000-24999	47	1,027	2,026
\$25000-34999	84	788	1,353
\$35000-49999	155	2,238	3,923
\$50000-74999	208	2,398	5,168
\$75000-99999	155	2,034	4,302
\$100000-149999	156	2,827	5,109
\$150000-199999	74	997	2,125
\$200000 or greater	19	552	1,075
Median HH Income	\$ 56,896	\$ 66,580	\$ 68,853
Average HH Income	\$ 71,807	\$ 81,833	\$ 83,372



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,003	13,542	24,818
2010 Total Households	973	13,306	25,594
2025 Total Households	989	14,077	27,178
2030 Total Households	992	14,286	27,553
2025 Average Household Size	2.42	2.31	2.3
2025 Owner Occupied Housing	733	8,852	17,760
2030 Owner Occupied Housing	747	9,172	18,358
2025 Renter Occupied Housing	256	5,225	9,418
2030 Renter Occupied Housing	245	5,115	9,195
2025 Vacant Housing	75	793	1,283
2025 Total Housing	1,064	14,870	28,461



ABOUT JANESVILLE

Janesville is a city and the county seat of Rock County, Wisconsin, United States. As of the 2020 census, the city had a population of 65,615, making it the tenth-most populous city in Wisconsin. It is a principal municipality of the Janesville–Beloit metropolitan statistical area, which consists of all of Rock County and is included in the greater Madison–Janesville–Beloit combined statistical area.



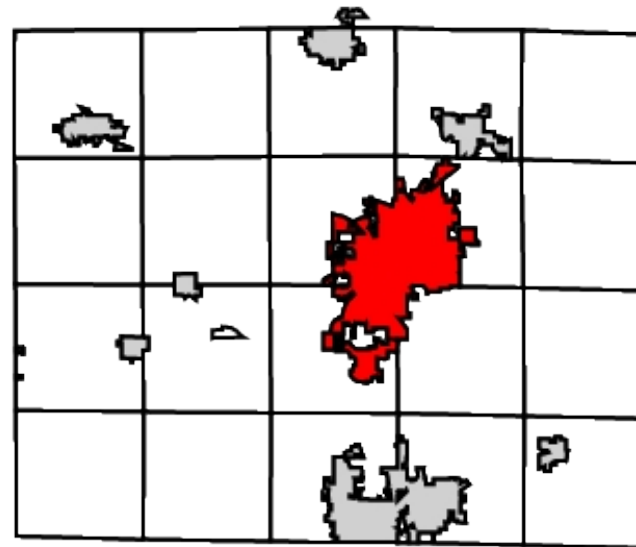
CITY OF JANESVILLE

AREA

CITY	34.8 SQ MI
LAND	34.2 SQ MI
WATER	0.6 SQ MI

POPULATION

POPULATION	65,615
RANK	10
DENSITY	1,890.37 SQ MI



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BAEHR INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BAEHR INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BAEHR INC. has not verified, and will not verify, any of the information contained herein, nor has BAEHR INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BAEHR INC. ADVISOR FOR MORE DETAILS.**

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