

INDUSTRIAL BUILDING - FOR SALE

Contiguous to Oshkosh Corporation



Subject Property

2855 Oregon St. Oshkosh, WI

Unique 55,886 Sq. Ft. Industrial Building
Contiguous to Oshkosh (Truck) Corporation



Earl Real Estate, Inc.

COMMERCIAL & INDUSTRIAL

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Information contained herein is taken from sources deemed reliable but is not guaranteed and is subject to change.

SALE – TEMPORARY LEASE BACK: All interested parties be aware ANY SALE will be subject to the Seller leasing the subject property post-sale for a time deemed sufficient for Seller to construct a replacement facility at the site of Seller's sister facility in Little Chute, WI. All terms and conditions of the lease shall be acceptable to Seller and Buyer and agreed as part of the Offer to Purchase.

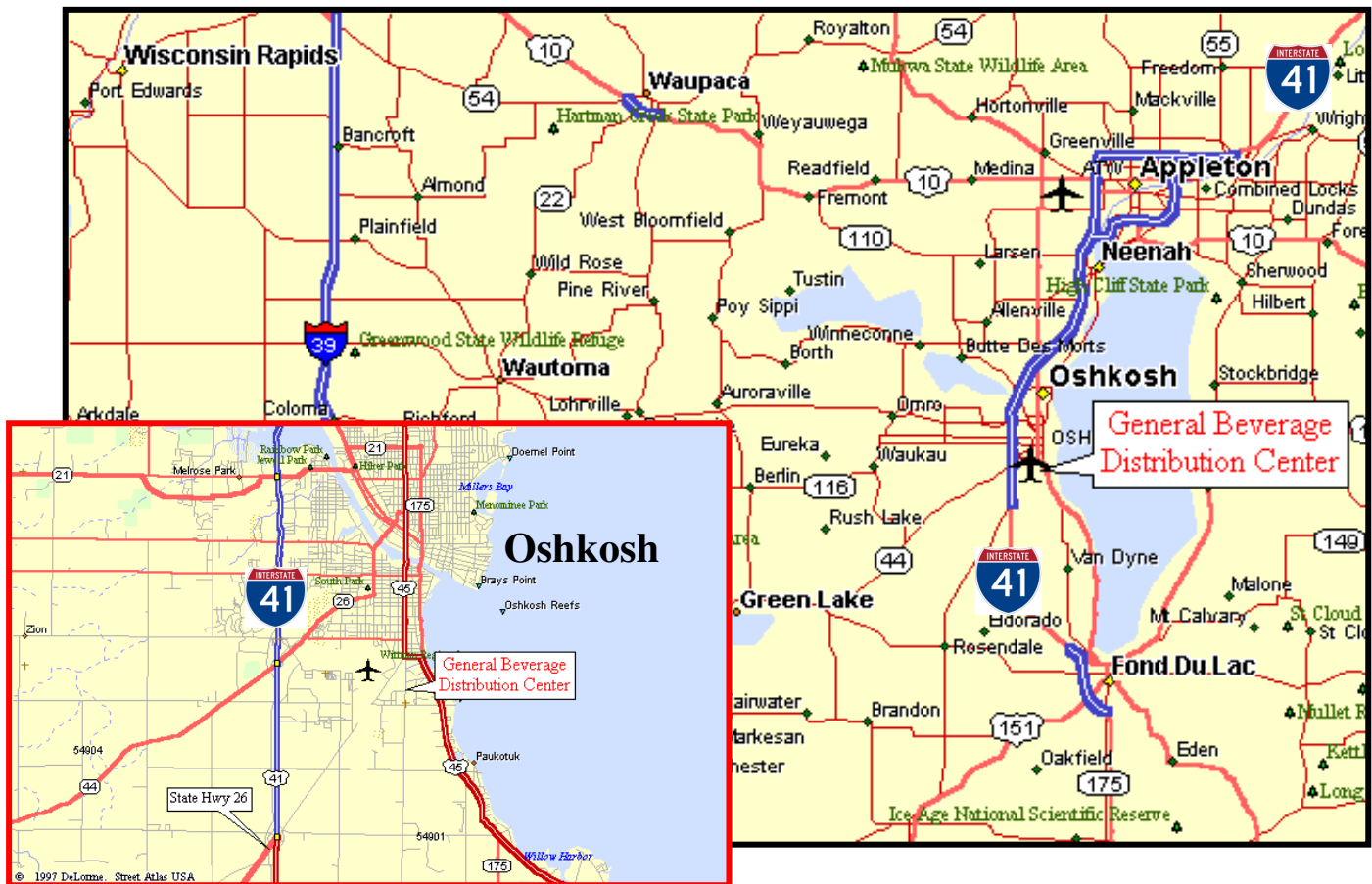
2855 Oregon Street, Oshkosh, Wisconsin

This is the current site of General Beverage Sales Company and is used as the warehouse and distribution center for a variety of beer, wine and liquor products to retailers throughout the City of Oshkosh and several satellite communities. The total **building is over 55,000 sq. ft.** And, with **4.08 acres of land**, there is room for building expansion.

The main building is a pre-engineered steel frame **non-sprinkled building** with metal roof and wall panes. Walls are concrete block and insulated metal panels.

The current main building design incorporates a cooler area of about 5,730 sq. ft. Approximately 7,000 sq. ft. in the southwest corner of the main building is a Temperature Controlled area.

This distribution facility is located in Oshkosh, Wisconsin. Oshkosh is part of the Fox River Valley metroplex, twenty miles north of Fond du lac and 10 miles south of Neenah/Menasha. The Fox River Valley is the second largest population base in Wisconsin. The property has access to points north and south via State Highway 45, State Highway 76 and INTERSTATE Highway 41. Access to points west and southwest are via State Highway 21 and State Highway 26 respectively.



DESCRIPTION OF THE SITE

Lot Size	445' (f) x 400' (d) = 178,000 sq. ft. or 4.086 Acres
Topography	The lot is generally level and approximately level with the centerline of the street on which it fronts.
Drainage	Drainage appears to be adequate from within the subject property lines and from without.
Utilities/Service	Municipal sewer, water, commercial natural gas and electric are all available to the subject property.
Access	This is a corner lot and has vehicular access on both Oregon Street & 29 th Avenue. Oregon Street is a principal north-south roadway in Oshkosh. 20th Street, about a mile and one half north, runs west past Wittman Regional Airport (the Winnebago County Airport) to join with Interstate Highway 41 (I-41) I-41 serves Appleton and Green Bay to the north plus Fond du Lac and Milwaukee to the south. One can also continue south on Oregon Street to Fisk Avenue which will deliver you to I-41 @ State Highway 26. The site is considered convenient to major city streets, hence a good location for distribution or manufacturing purposes.
Improvements	<p>Other than the building, site improvements are limited to the original site and include:</p> <p>In addition to the landscaping and lawn area there is a large area of paved asphalt plus paved concrete pads in the truck dock area.</p>
Rail Siding	N/A
Zoning	City of Oshkosh: M-3, Commercial Class County Airport Zoning: Air-3 (Max. Bldg Height = 48 ft.)
Flood Plain	Not in the 100-year flood plain per FEMA Map # 55139C0335E dated March 17, 2003.

DESCRIPTION OF BUILDING & ADDITIONS

Gross Building Area:	55,886 sq. ft. (Ground Floor Area) per City.
Building Breakdown:	Main Building (original 1967, 64.28%) 34,790 sq. ft. (Ground Floor Area)

DESCRIPTION OF BUILDING & ADDITIONS (cont.)

South Addition (18.9%)

4,500 sq. ft. (Ground Floor Area)

5,730 sq. ft. (Cooler Area Maintains 36 degrees)

10,230 sq. ft. (Gross Addition Area)

North Addition (1991, 8.41%)

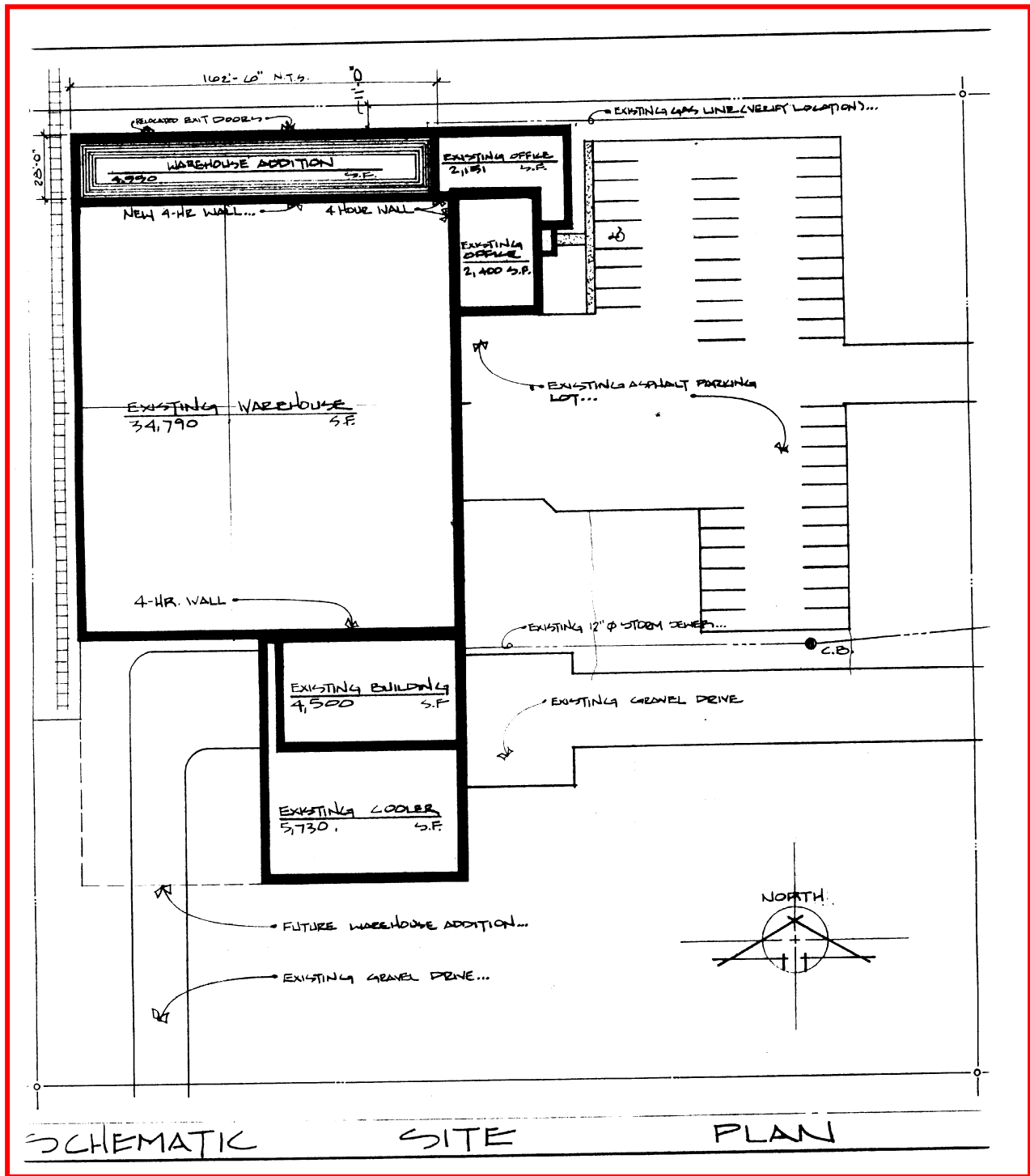
4,550 sq. ft. (Ground Floor Area)

Office (1967 & 1989, 8.41 %)

4,551 sq. ft. *

* A more recent interior office addition is not accounted for in the figures above.

Current Use	Beer, liquor and wine distribution center and office
Foundation	Poured Concrete
Roof	Enameled metal panels & built-up over rigid insulation and ½ inch ribbed metal decking
Frame & Ext. Walls	Pre-engineered steel frame.
Eave Height	18 ft. to 22 ft. +/-
Truck Docks	Five truck docks @ front or east side of building
Rail Docks	Four rail docks @ rear or west side of building
Drive In/Drive Thru	Yes at southerly end of building
Floor Structure	Poured in place concrete
Floor Cover	Warehouse: Exposed concrete Office: Either carpet or vinyl tile
Interior Walls	Warehouse: Exposed framing and insulation Office: Panel, drywall, vinyl clad or painted concrete block
Ceiling Finish	Warehouse: Open framing, exposed vinyl clad insulation Office: Suspended acoustical tile with recessed lighting
Electric Service	600 amp. 120/208 three phase & 200 amp 240 VAC
Sprinklers	None
Heat & Ventilation	Warehouse: Suspended unit heaters Office: Gas fired packaged heating units
Air Conditioning	Warehouse: None Office: Central w/electric cooling



General Illustration Only! Not to Scale and Not 100% Accurate

Asking Price: \$2,400,000

Note: I have an Investor interested in leasing this building to a Single-Tenant either Long-term or Lease-to-Own.

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMER

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
 - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

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

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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Drafted by Attorney Debra Peterson Conrad