



200 STATE
STREET

BELOIT, WI

**INVESTMENT GRADE TENANT
WITH POTENTIAL UPSIDE**



449 GARDNER
STREET

200 STATE ST + 449 GARDNER ST



PREMIER TWO-BUILDING PORTFOLIO FOR SALE

Savills is pleased to offer for sale a premier two-building portfolio for Regal Rexnord, a global leader in the engineering and manufacturing of industrial powertrain solutions, and the existing owner/occupier. The investment represents the strategic opportunity to acquire a 100% occupied portfolio with an investment grade public tenant on a shorter term lease offering a potential investor a substantial upside.

SPACE PROFILE

2
Units

156,691 SF
Total SF

100%
Occupancy

KEY HIGHLIGHTS

- Investment grade credit tenant with long history in Beloit, WI
- Institutionally maintained assets
- High yield opportunity attractive to opportunistic investors with residual upside
- Upside through re-leasing at substantially higher rental rates
- Owner/User opportunity at 200 State Street
- Opportunity to potentially sell assets separately



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	52,056 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	44,892	197,900	279,079
Total Population	111,637	459,594	637,508
Average HH Income	\$74,316	\$68,416	\$69,245

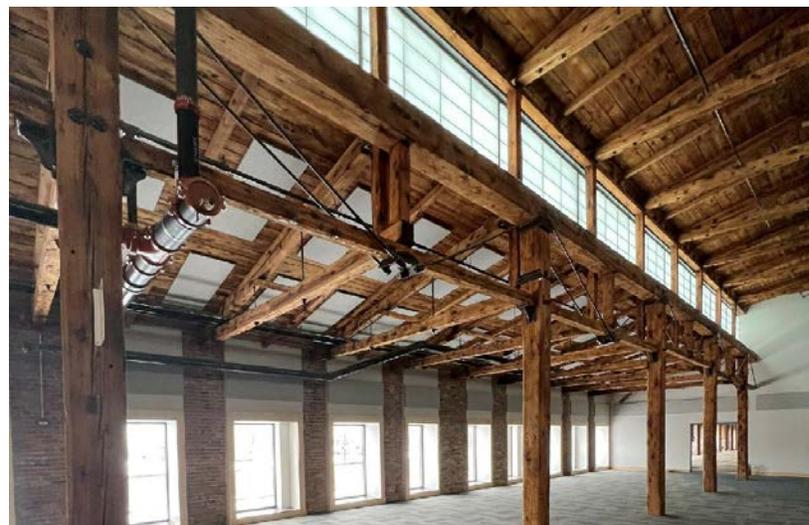
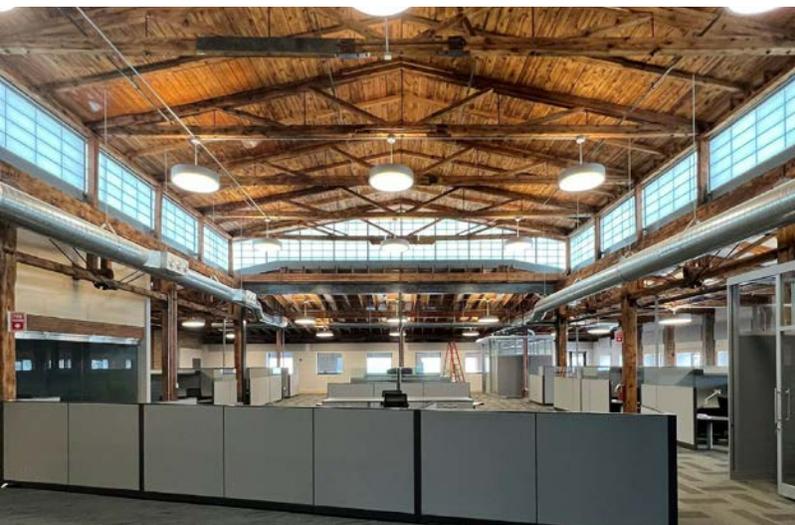
PROPERTY DESCRIPTION

This office building is a Class A professional building in the Janesville/Beloit market. The property is located in Beloit’s central business district across from city hall. Beloit’s central business district is vibrant and a strong plus for the property.

PROPERTY HIGHLIGHTS

- All brick and glass construction
- Open floor plan with surrounding private offices
- Zoning allows for office and housing uses
- On-site employee parking (155 Total)
- Close proximity to downtown shops & restaurants
- 200 State Street has a Walk Score of 75 out of 100.
- This location is very walkable.

449 GARDNER ST



OFFERING SUMMARY

Sale Price	N/A
Number of Units	2
Lot Size	4.56 Acres
Building Size:	115,263 SF
Zoning	IH
APN	04-05-326-007

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Total Households	2,898	17,859	27,440
Total Population	7,164	43,914	67,301
Average HH Income	\$47,474	\$57,587	\$66,049

PROPERTY DESCRIPTION

Engineering and lab facility located just 2 miles from I-90 Exit One Exit. The building features a model shop with 3D printing, a 17,000 Sf test lab, factory/warehouse space and newly rehabbed (2022) office and customer entrance.

PROPERTY HIGHLIGHTS

- Factory floor space is clean and neat
- Modern open plan office appointed
- Close to interstate (I 90 & I 43)
- Additional parking lot across the street
- Quality lab space

200 STATE STREET

449 GARDNER STREET



Adam Shultz
Managing Broker
O: 608 314 8257 | C: 608 201 4794
adam@mcguiremears.com

Bill Mears, CCIM, SIOR
Broker
O: 608 314 8251 | C: 608 359 3031
bill@mcguiremears.com

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.

STATE OF WISCONSIN

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:

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 the 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 home inspection, contact an attorney, tax advisor, or home 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.

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and 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 Wis. Stat. § 452.01(5g) (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 are 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 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.)

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.

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 telephone at 608-240-5830.

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