

Single Tenant Net Leased Investment Opportunity

8.50% CAP | Below Market Rents | Low Basis | Rail-Served

1940 Jefferson St, Wisconsin Rapids, WI 54495



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The Offering

Colliers is pleased to present the opportunity to acquire a 150,390 SF single-tenant industrial facility in Wisconsin Rapids, WI. The property is 100% leased to WSI on a new 3-year NNN lease with 2.5% annual escalations, providing immediate cash flow and a strong going-in yield.

The in-place lease rate of \$3.65/SF is below market, creating a clear opportunity for rent growth at expiration. The short-term lease structure offers flexibility to renew or reposition, allowing investors to capture upside while benefiting from stable in-place income.

The asset is a functional distribution facility with 14 dock doors, 19'-21' clear heights, and ample trailer parking, located within an established industrial corridor serving Central Wisconsin.

Highlights:

- New 3-year NNN lease providing immediate cash flow
- Attractive annual rent of \$550,000 with 2.5% annual escalations
- Functional distribution facility with dock-high loading and ample truck court
- Positioned within an established industrial corridor in Wood County
- Short-term lease at below market rent provides both strong in-place yield and near-term upside



Pricing & Financial Summary

Lease Structure

Tenant	WSI
Structure	NNN
Current SF	150,390
Lease Term	3 years
Lease Rate	\$3.65/SF
NOI	\$550,000

Annual Escalations	2.5%
CAP	8.50%
Renewal Options	1 Renewal Option - 4-year term *Rent is flat during the 4-yr term matching yr 3 rent. A 9 month advance written notice is required.
Asking Price	\$6,470,000 (\$43.02/SF)

Rent Roll

Tenant Name	Square Feet	Period	Annual Rate/SF (NNN)	Monthly Rent	Annual Rent
WSI	150,390	7/15/2026 - 7/31/2027	\$3.65/SF	\$45,833.33	\$550,000
		8/1/2027 - 7/31/2028	\$3.71/SF	\$46,979.17	\$563,750
		8/1/2028 - 7/31/2029	\$3.80/SF	\$48,153.65	\$577,843.75
		Renewal Option Year 1	\$3.80/SF	\$48,153.65	\$577,843.75
		Renewal Option Year 2	\$3.80/SF	\$48,153.65	\$577,843.75
		Renewal Option Year 3	\$3.80/SF	\$48,153.65	\$577,843.75
		Renewal Option Year 4	\$3.80/SF	\$48,153.65	\$577,843.75

Property Details

Address:	1940 Jefferson St, Wisconsin Rapids, WI 54495
PID:	3400711
Building SF:	150,390 SF
Office SF:	3,000 - 5,000 SF
Site Area:	9.3 Acres
Clear Height:	19' - 21'
Dock Doors:	14
Year Built:	1969
Power:	Heavy industrial (3-phase, estimate 800–2,000 amps)
Lighting:	LED
Sprinkler:	Wet system
Zoning:	Industrial
Parking:	Ample surface parking + trailer storage
Rail Service:	Canadian National
Est. 2025 Taxes:	\$55,269

* Listing broker has an ownership interest in the property



Tenant Profile



WSI is one of the largest privately held 3rd party logistics companies in the U.S. They help companies manage and optimize their supply chains. Their core services include warehousing, distribution, order fulfillment, and transportation management, along with specialized capabilities such as freight brokerage, e-commerce fulfillment, inventory management, and handling of complex or regulated goods like chemicals and hazardous materials.

By acting as an outsourced logistics partner, WSI enables manufacturers and retailers to store products, move them efficiently across the country, and deliver them to customers while reducing costs and improving service levels.

VIEW WEBSITE



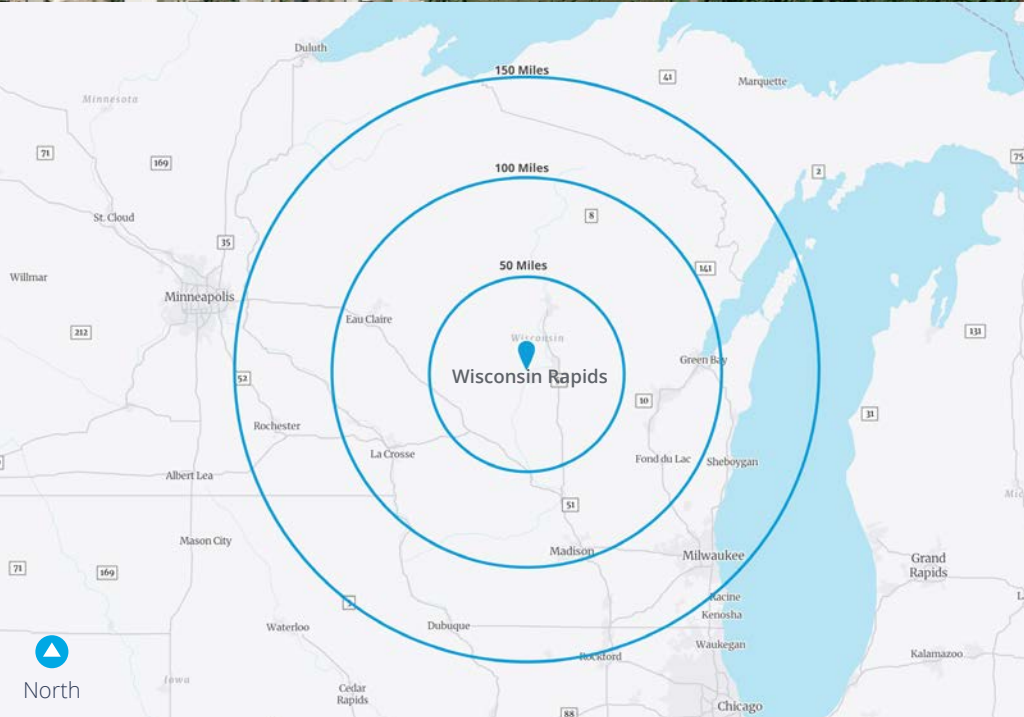
Property Photos



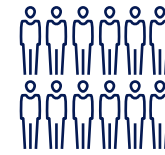
Interior Photos



Location Overview



Wood County



2025
Population

74,277



2025 Average
Household Income

\$86,679



2025 Daytime
Work Population

36,705



Households

32,263



Businesses

3,059

Web Links

[Wood County](#)

[Wisconsin Rapids, WI](#)



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