

SALE/LEASEBACK

ORION ENERGY SYSTEMS TECHNOLOGY CENTER

72,772 SQUARE FEET

2210 WOODLAND DRIVE, MANITOWOC, WISCONSIN 54220



EXCLUSIVELY LISTED BY:

Nick Keys

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ORION ENERGY SYSTEMS

EXECUTIVE SUMMARY | Investment Summary



Investment Snapshot	
Asking Price:	Contact Broker
Net Operating Income:	\$1,091,580 (\$15.00/SF)
Lease Term:	5 Years
Lease Type:	Absolute Net
Annual Escalator:	2%

Building Composition	
Building Size:	+/- 72,727 SF
Building Type:	Office & Technology Center
Building Class:	A
Year Built:	2009
Parcel Size:	17.86 Acres
No. of Stories:	3
Construction Type:	Composite steel and concrete floors, supported by a structural steel frame.
Roof Type:	Sections of rubber over steel deck
Elevators:	3
HVAC:	Forced air with zone control
Parking:	3.46/1,000 SF
Amenities:	<ul style="list-style-type: none"> - Cafeteria - Auditorium - Open Concept Office Layouts - Multiple Conference Rooms - Onsite Daycare Facility

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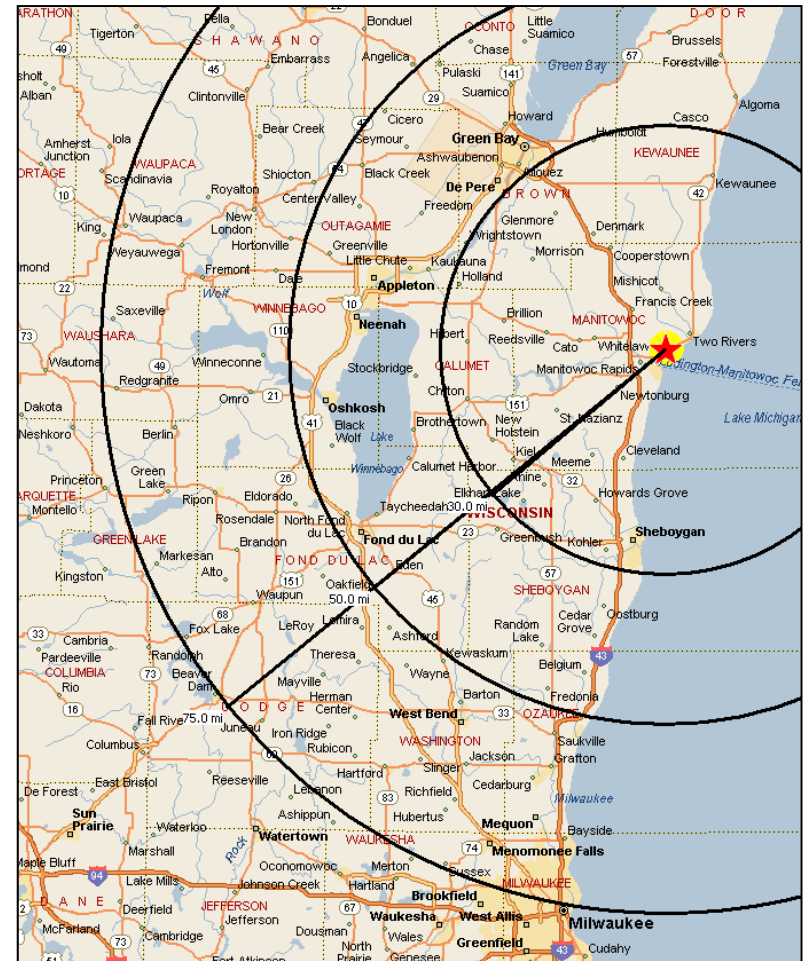


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OFFICE MARKET OVERVIEW

- **Milwaukee Office Market**
 - (Areas Included: Dodge, Downtown Milwaukee, Fond du Lac, Milwaukee County, Ozaukee, Racine, Sheboygan, Walworth, Washington, Waukesha)
 - Class A Office – Total RBA = 16,717,824 (*Sheboygan County average rate = \$15.58/SF/NNN)
- **Green Bay Office Market**
 - (Areas Included: Ashwaubenon, Belevue/De Pere, Calumet, Green Bay City, Howard, Kewaunee, Oconto, Outagamie)
 - Class A Office - Total RBA = 1,291,423 with an average quoted rate of \$14.79/SF/NNN

	Population	Avg. HH Income	Businesses
1 Mile	1,766	\$50,944	164
3 Miles	14,604	\$55,360	706
5 Miles	45,485	\$56,611	2,007



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SUMMARY | Procedural Guidelines

LETTER OF INTENT GUIDELINES

Please provide a Letter of Intent that specifies the following:

- Purchase price at closing
- Length of the Due Diligence period
- Contingencies to be satisfied during Due Diligence period
- Length of the Closing period after the expiration of Due Diligence
- Earnest Money deposits

To submit a Letter of Intent, or if you have any questions, please email or call:

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SITE VISITS

Prospective purchasers are encouraged to visit the subject property prior to submitting an offer. However, all site visits must be scheduled through the listing agents, Nick Keys at (715) 379-1662 or Samuel M. Dickman, Jr. at (414) 405-8514. Please do not contact the on-site staff or property owners directly.