

FOR SALE

Immediately Available | 450 9th Ave, Grafton, Wisconsin 53024

**TURNKEY
OPPORTUNITY**

Complete Precision CNC Machining Operation

**BIDS DUE
OCT 26**



**40,000
SQ. FT.
OF MFG SPACE**

- Well-established, fully-operational, and strategically located precision machining operation, just 30 miles from Milwaukee
- Family owned and operated provider of high-quality CNC machined components
- Currently staffed and operating with a highly-skilled and dedicated workforce of 35 professionals, making this a complete turnkey offering
- More than 25 CNC machines - as new as 2018
- Machinery mix promotes processing flexibility, machine operator familiarity & maintenance commonality
- Dedicated 500-SF, climate-controlled QA lab
- Precision machining of aluminum castings, aluminum, cast iron, steel, plastic, titanium, zinc and other materials
- Serves a wide variety of industries and markets, including: transportation, off road/heavy equipment, industrial products, energy/oil & gas, utilities, pharmaceutical and more

Machinery & Equipment

CNC Horizontal Machining Centers

- (2) DMG/Mori Seiki NH4000DCG (New 2015), Full 4th Axis
- (3) Mori Seiki NH4000DCG (New 2010-2011), Full 4th Axis
- Mori Seiki NH4000DCG (New 2005)
- Mori Seiki NH4000 (New 2008), Full 4th Axis
- Mori Seiki NH5000 (New 2002)
- Mori Seiki MH-40
- Toyoda FH400J (New 2014), Full 4th Axis
- Toyoda FH630R (New 2004)
- Toyoda HSP500 (New 2003)
- Hitachi Seiki HS800 (New 2001)
- Hitachi Seiki HS500 (New 2000)
- Hitachi Seiki HG400III

CNC Milling & Turning Centers

- Doosan Puma 4100LMB (New 2016; Installed July 2017), Live Tooling, Long Bed
- Miyano BNE64SY2 (New 2001), Live Tooling

CNC Turning Centers / Lathes

- Trak TRL-1630SX (New 2018)
- Doosan Puma 300L (New 2008)
- Doosan S280N (New 2006)
- (2) Mori Seiki SL-25
- Hitachi Seiki HiTec-Turn 20SII

CNC Vertical Machining Centers

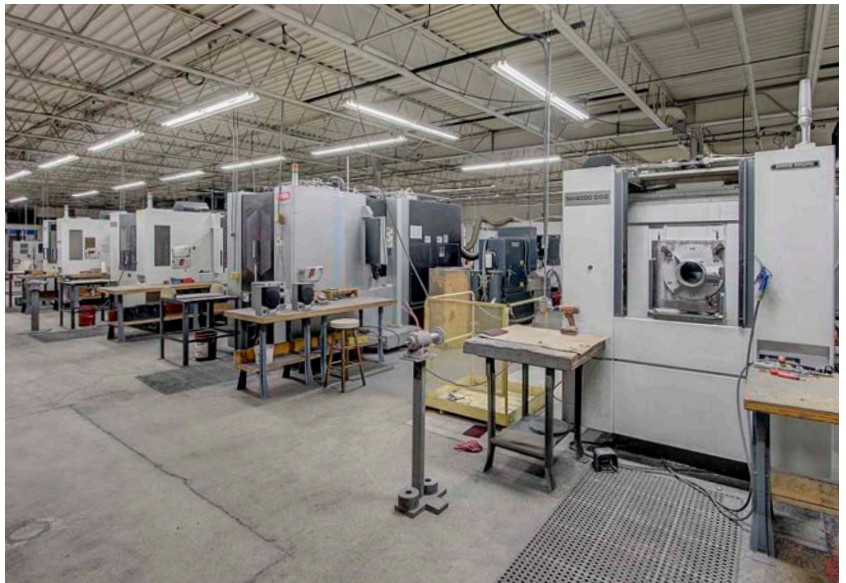
- Mazak MTV-815/80 (New 2001), Upgraded PC Fusion Control
- Kitamura Mycenter-3
- (3) Hitachi Seiki VM40III & VK45

Quality Assurance

- Brown & Sharpe Global 07-10-07 CMM (New 2013)
- Brown & Sharpe Xcel 9-15-9 (New 1998)
- Mitutoyo SVC-3200 Contracer
- CCP CC-16L Optical Comparator
- Large Assortment of Manual Gauging

Plant & Production Support

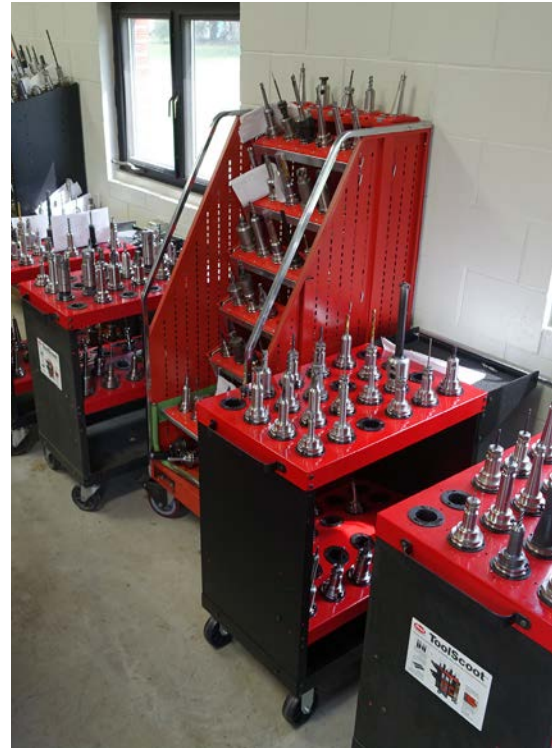
- Large Quantity of CAT 40 Tool Holders
- Tooling Cabinets & Racks
- Manual Machine Tools
- (2) Atlas Copco Air Compressors
- Material Handling & Rolling Stock



Also includes all plant & production support equipment, infrastructure, material handling equipment, spare parts, office FF&E and more.

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www.hilcoind.com/sale/wisconsin-precision



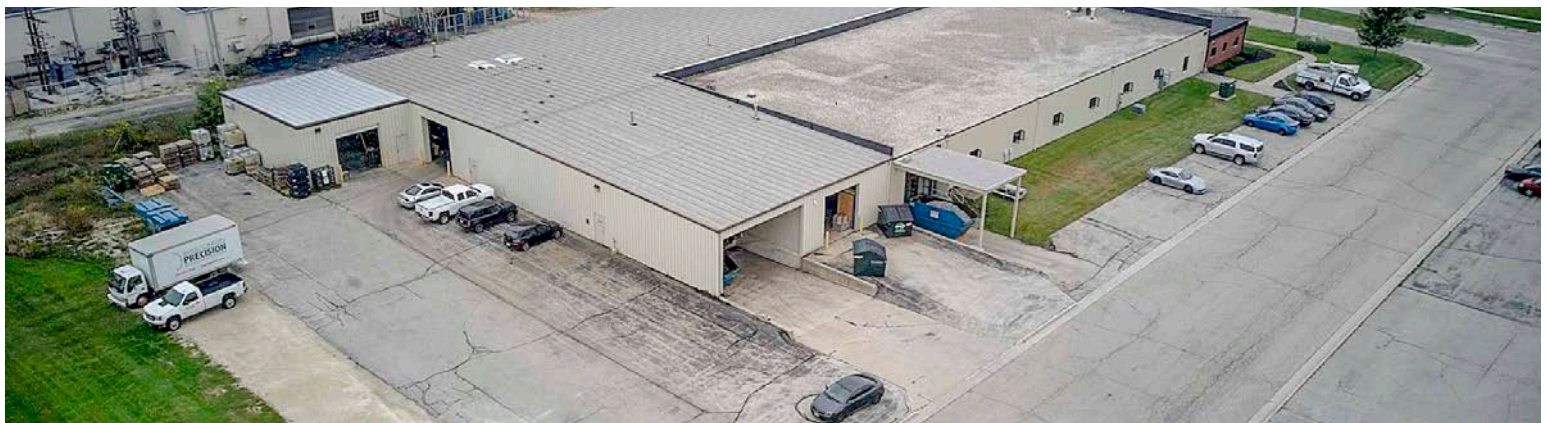


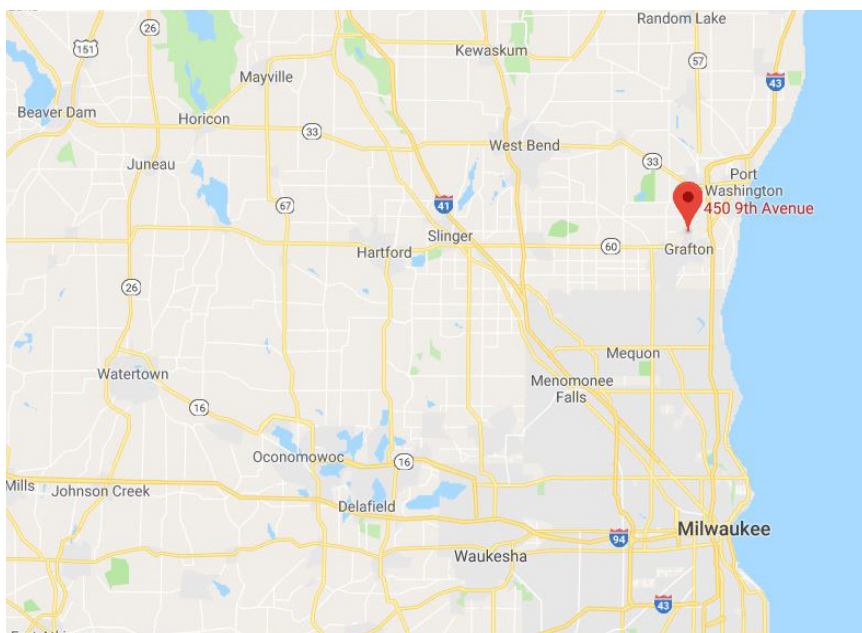
Offering Summary

Sale Price:	Subject To Offer
Lot Size:	1.89 Acres
Total Building Size:	40,000 SF +/-
Year Built:	1965
Renovated:	2012
Zoning:	M-1 Industrial
MSA:	Milwaukee

Property Highlights

- Turnkey 40,000 SF +/- precision machining building
- All production and support CNC machinery & equipment included
- Situated just 1.5 miles from downtown Grafton and 30 miles from Milwaukee via nearby I-43
- 35,100 SF dedicated manufacturing space, 4,756 SF of office space
- 18' - 20' clear heights, 4" concrete floor, 2 dock doors, 4 drive-in doors, 40+ parking spaces
- New exterior storage/maintenance building
- One acre of land located to the rear of the building that is ideal for future expansion/development





Local Information

Grafton is a dynamic community with a population of over 11,000 people and a median household income of \$66,436. The median property value in Grafton is \$201,000, and the homeownership rate is 62.6%.

Grafton is also a destination for great companies who take advantage of the area's locational assets, including: Concordia University Wisconsin, Kapco Metal Stamping, Rexnord Flattop Conveying Solutions, Albany Molecular Research and Gauthier Biomedical, just to name a few.

Grafton sits just 23 miles north of Milwaukee, 30 miles from General Mitchell International Airport and on the northern edge of Lake Michigan, approximately 100 miles from Chicago. Grafton has a small-town feel, but offers easy access to the urban atmosphere of downtown Milwaukee.

Terms of Sale

BID DEADLINE: October 26 - 5:00 PM CT
ON-SITE INSPECTIONS: By appointment only.

Bids must be delivered to the offices of Hilco Real Estate on or before 5:00 p.m.(CT) on the day of the deadline to be considered. Interested buyers may submit their bids via mail to the following address: Hilco Real Estate, 5 Revere Drive, Suite 320, Northbrook, IL 60062, or via email to smadura@hilcoglobal.com.

EARNEST MONEY DEPOSIT: A refundable deposit of \$30,000 must accompany any bid in order to be eligible for consideration. Deposits may be submitted via wire transfer or certified/cashier's check. Wiring instructions are available for download at www.hilcorealestate.com. If you are not the successful buyer, your deposit will be refunded.

DUE DILIGENCE INFORMATION: A Virtual Data Room has been set up and contains important due diligence information on the property. To gain access, buyers must register for an account at www.hilcorealestate.com.

BROKER PARTICIPATION INVITED: A real estate broker licensed in the property's state whA co-op fee of 2% will be paid to the REALTOR®/Broker whose registered buyer closes on the property offered as part of this sale. See Terms of Sale, available in the virtual data room, for further information.