

For Sale Industrial/Warehouse

W3126, W3128, W3130 State Hwy 59

Whitewater, WI 53190



Building Details

	1	2	3	4	5	6
Size	12,000	17,280	5,250	7,000	19,008	7,000
Year Built	1999	1990-1994	1995	1989	1986 & 1992	1997
Dock Doors/Drive-In's	5/0	2/1	0/1	0/0	7/1	8/0
Ceiling Heights	18' & 22'	12' & 16'	n/a	9' & 12'	16' & 24'	10' & 13'
Electrical	3 Phase/600 AMP	3 Phase/600 AMP	1 Phase/200 AMP	3 Phase/800 AMP	3 Phase/800 AMP	3 Phase/800 AMP
Air Conditioning	Office Only	Office Only	Yes	Yes	Partial	Office Only
Floor Thickness	5"	5"	5"	5"	5"	6"
Natural Gas Line Size	1' 2 PSI	1" 1/4 PSI	1" 1/4 PSI	1" 1/4 PSI	1" 1/4 PSI	1" 1/4 PSI
Water Line Size	1" - 1.5"	1" - 1.5"	1" - 1.5"	1" - 1.5"	1" - 1.5"	1" - 1.5"
Waste Water Line Size	3"	3"	3"	3"	3"	3"

Lot Size

Three lots for a total of 17.22 acres (7.45 acres, 5.91 acres & 3.86 acres)

MIKE HERL

Office: 608.709.5555 x1

Cell: 608.212.4623

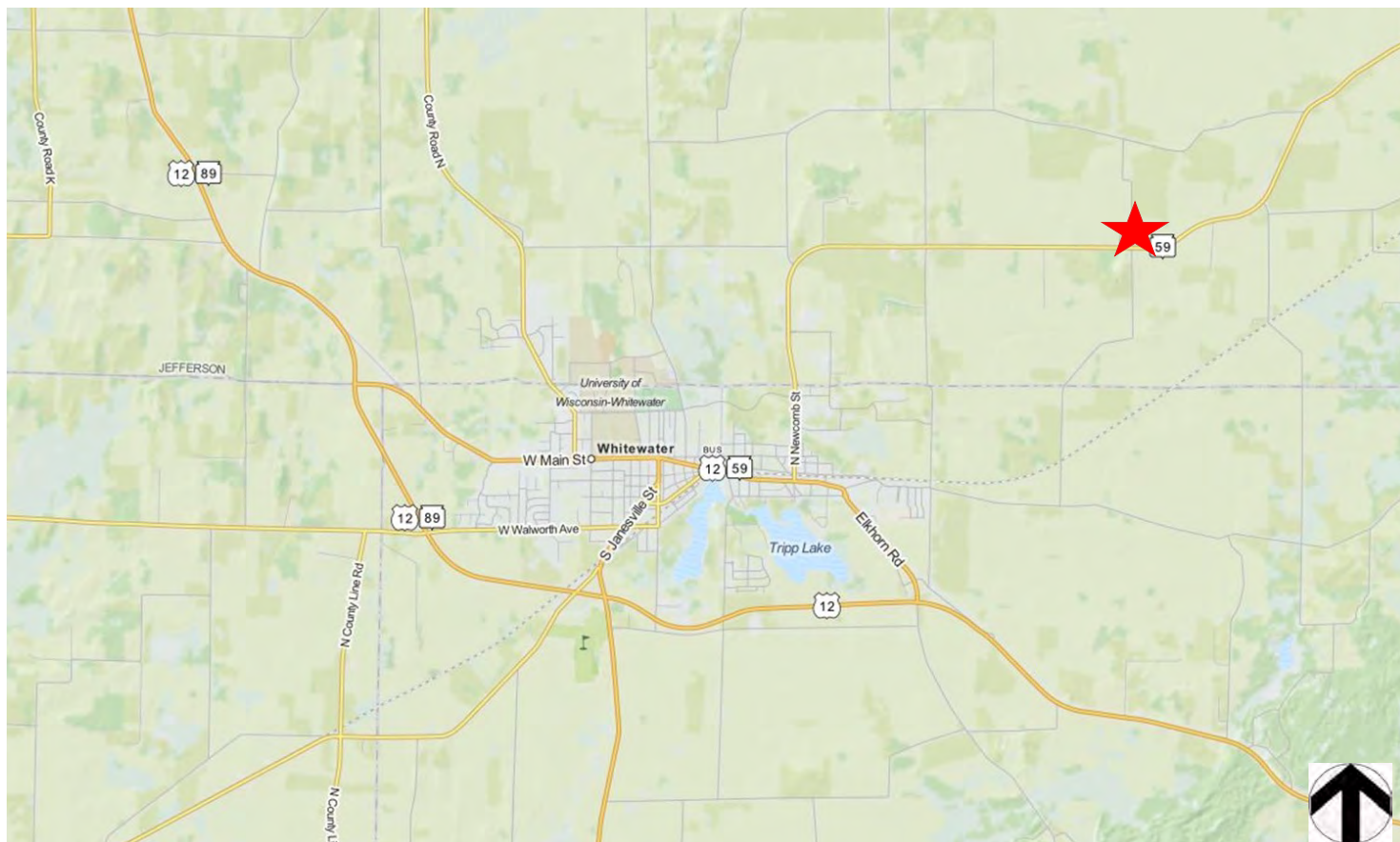
Mike.herl@madisoncommercialre.com

Madison Commercial Real Estate LLC, 5609 Medical Circle, Suite 202, Madison WI 53719

For Sale Industrial/Warehouse

W3126, W3128, W3130 State Hwy 59

Whitewater, WI 53190



Property Highlights

- > Former VyMaC Corporation Headquarters
- > Each building has office space and restrooms
- > Large breakroom/conference room connected to building 5
- > Building 3 was used as a retail showroom
- > Room for expansion
- > Great access & visibility from Highway, only 2 miles northeast of Whitewater
- > There are no columns or sprinkler system in any of the buildings.

Asking

\$1,950,000

Property can be divided and
Sold separately.

Lot 1—\$950,000

Lot 2—\$800,000

Lot 3—\$350,000

Lots 2 & 3—\$999,000 when
purchased together

MIKE HERL

Office: 608.709.5555 x1

Cell: 608.212.4623

Mike.herl@madisoncommercialre.com

Madison Commercial Real Estate LLC, 5609 Medical Circle, Suite 202, Madison WI 53719

Building Pictures



MIKE HERL

Office: 608.709.5555 x1

Cell: 608.212.4623

Mike.herb@madisoncommercialre.com

Madison Commercial Real Estate LLC, 5609 Medical Circle, Suite 202, Madison WI 53719

For Sale Industrial/Warehouse

W3126, W3128, W3130 State Hwy 59

Whitewater, WI 53190



Lot 3
(Lot 1 CSM 2857)

7.45 acres

Vacant Land

Lot 2
(Lot 1 CSM 2023)

5.91 acres

Buildings 3, 4, 5 & 6

Lot 1
(Lot 2 CSM 2023)

3.86 acres

Buildings 1 & 2

MIKE HERL

Office: 608.709.5555 x1

Cell: 608.212.4623

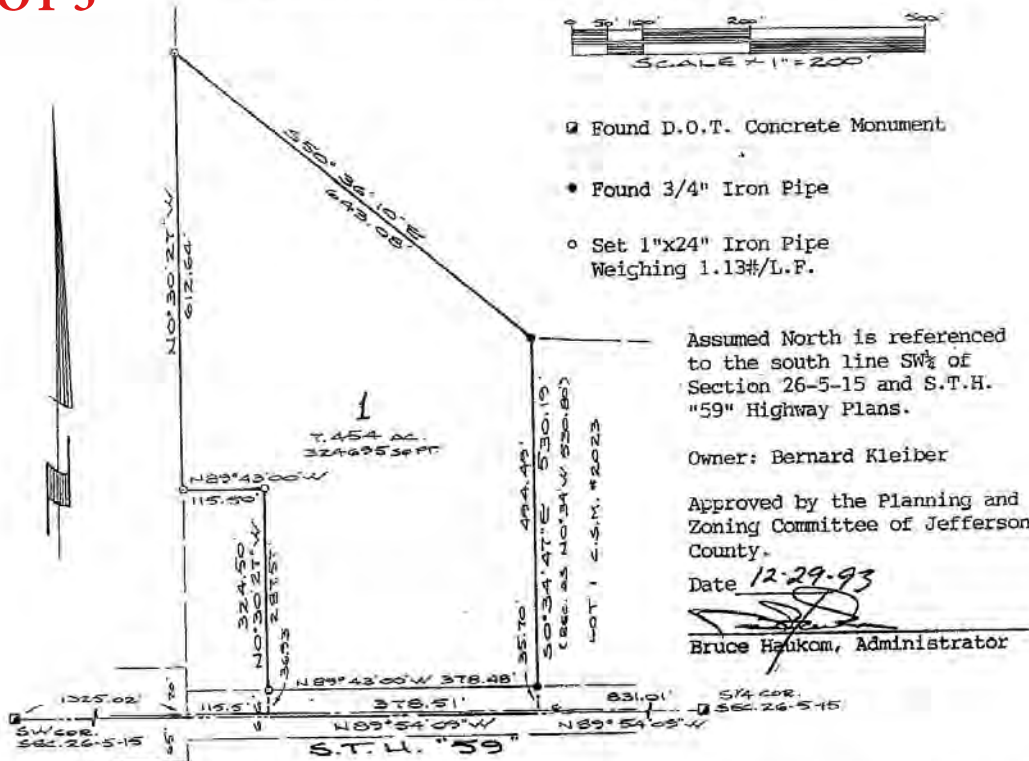
Mike.herl@madisoncommercialre.com

Madison Commercial Real Estate LLC, 5609 Medical Circle, Suite 202, Madison WI 53719

CERTIFIED SURVEY MAP Vol 11 Pg 137

Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, T5N, R15E,
Town of Cold Spring, Jefferson County, WI

LOT 3



Found D.O.T. Concrete Monument

Found 3/4" Iron Pipe

Set 1"x24" Iron Pipe
Weighing 1.13#/L.F.

Assumed North is referenced
to the south line SW $\frac{1}{4}$ of
Section 26-5-15 and S.T.H.
"59" Highway Plans.

Owner: Bernard Kleiber

Approved by the Planning and
Zoning Committee of Jefferson
County.

Date 12-29-93

Bruce Haukom, Administrator

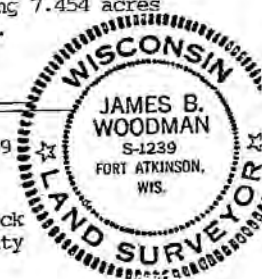
SURVEYOR'S CERTIFICATE

I, James B. Woodman, Registered Land Surveyor, hereby certify that in full compliance with Chapter 236.34, Wisconsin Statutes and the subdivision regulations of Jefferson County and by the direction of Bob Daniels, this land has been surveyed, divided and mapped under my responsible direction and supervision and is a part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, T5N, R15E, Town of Cold Spring, Jefferson County, WI, to-wit:

Commencing at the S $\frac{1}{4}$ corner of said Section 26; thence N89°54'09"W, along the south line of said SW $\frac{1}{4}$, 831.01 feet to the SW corner of Lot 1, Certified Survey Map #2023 and the point of beginning; thence continue N89°54'09"W, along said south line, 378.51 feet; thence N0°30'27"W, 324.50 feet; thence N89°43'00"W, 115.50 feet to the west line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence N0°30'27"W, 612.64 feet; thence S50°36'10"E, 643.08 feet to the NW corner of said Lot 1, Certified Survey Map #2023; thence S0°34'47"E, along the west line of said Lot 1, 530.19 feet to the point of beginning, containing 7.454 acres and subject to a road right of way across the southerly portion as shown.

Date 12-27-93

James B. Woodman
Registered Land Surveyor, S-1239



Received for recording this 29th day of December, 1993 at 11:05'clock
A.M. and recorded in Volume 11 of Certified Surveys of Jefferson County
at Page 137.

Document No. 917620

Certified Survey Map No. 2857

Larry D. Eckert, Register of Deeds

Sheet 1 of 1

JN 93S-140

WOODMAN, ANDERSON & ASSOCIATES

210 Madison Avenue, Fort Atkinson, WI 53538

Registered Land Surveyors

Phone (414) 563-8162

MIKE HERL

Office: 608.709.5555 x1

Cell: 608.212.4623

Mike.herl@madisoncommercialre.com

Madison Commercial Real Estate LLC, 5609 Medical Circle, Suite 202, Madison WI 53719

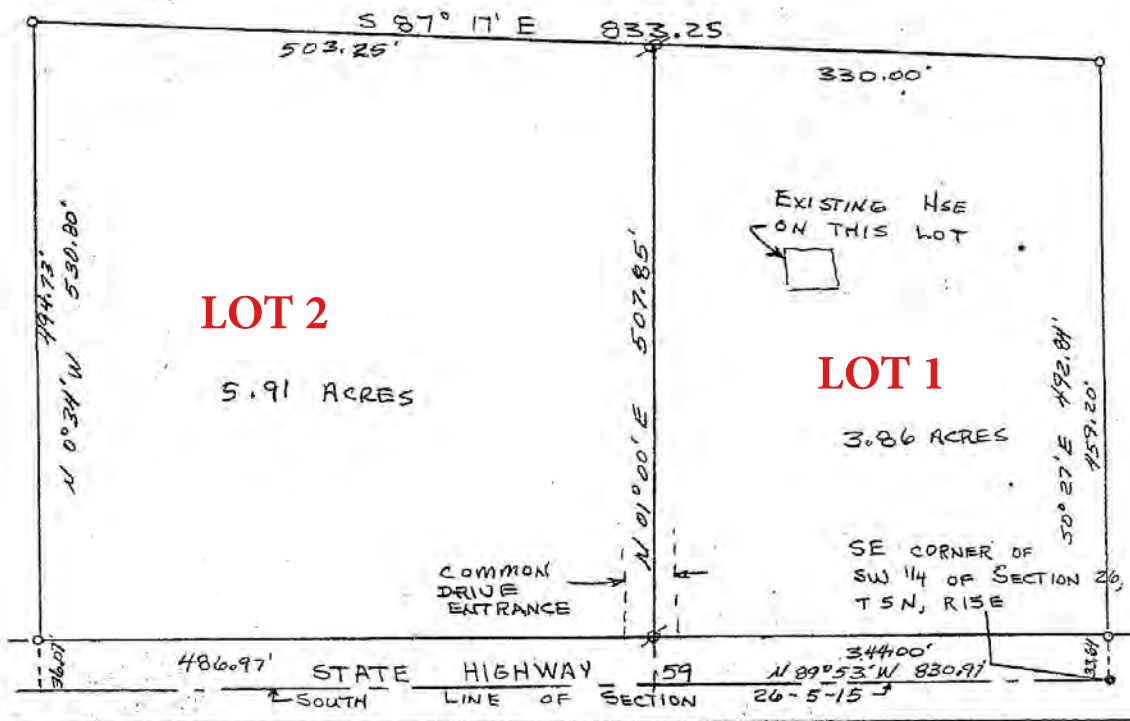
Certified Survey Map No. 2023

Vol. 6

Page 310 + 311

Parcel of land located in the
Southwest 1/4 of Section 26,
T5N, R15E Jefferson County, WI

Doc. No. 831150



- Legend
- Found 1" di. iron pipe
 - ⊕ Set 1" x 24" iron pipe weighing 1.13#/ft
 - Found County Monument

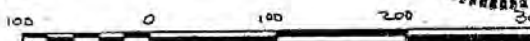
Bearing reference: South line of the SW 1/4 of section 26 assumed to bear N89°53'W as previously platted

Dated this 10th day of April, 1987

Daniel D. Cooper
Daniel D. Cooper, RLS No. S-1464

Sheet 1 of 2

D. D. COOPER & CO., INC.
Daniel D. Cooper
Rt. 4 Box 508B
Elkhorn, WI 53121



SCALE 1" = 120'

MIKE HERL

Office: 608.709.5555 x1

Cell: 608.212.4623

Mike.herl@madisoncommercialre.com

Madison Commercial Real Estate LLC, 5609 Medical Circle, Suite 202, Madison WI 53719

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 with 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.