

For Sale

cresa

46,000 SF Fully Conditioned Warehouse/Flex Building

5964 Executive Drive, Fitchburg, WI 53719

Property Overview

| | |
|------------------------------|--|
| Property Type: | Flex/warehouse - Current use is indoor sports facility; however, the building is conducive for warehouse/flex requirements |
| Offering Price: | \$3,750,000 |
| Date of Construction: | 1996 |
| Building Size: | 45,661 SF: 41,386 SF (1st floor): 4,275 SF (Mezzanine) |
| Land/lot Size: | 120,120 SF (2.76 Acres) |
| Zoning: | B-G, General Business District |
| Parking Stalls: | 103 |
| Clear Height: | 24' |
| Loading: | 1 grade level door; dock positions can be added |
| Exterior Details: | Foundation: Poured Concrete / Asphalt & Gravel Frame: Steel Walls: Stucco / Metal Roof: Pitched metal roof |
| Interior Details: | Flooring: Tile / Carpet / Field Turf / Concrete Walls: Painted drywall / Exposed insulation / Painted block Ceiling: Suspended acoustical tile / Exposed insulation Lighting: Recessed incandescent / Fluorescent |
| HVAC: | Gas-fired forced-air furnaces with air conditioning throughout the building and independent de-humidification system |
| Other Features: | Fire & Life Safety: The building is fully sprinklered (NFPA 13) Mezzanine level with viewing gallery Parking Lot has recently been resurfaced |

For More Information:



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Cresa Madison
613 Williamson Street, 210
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Current Layout and Features

Building Breakdown: ~45,661 Sq. Ft.

MAIN FLOOR 41,386 (finished = 40,303)

| | |
|---|--------|
| Field area | 30,067 |
| A. Field Size (2fields x 80ft x 180ft) | |
| B. Bench area (9.42x134.5sqft= 1,267) | |
| Front area rooms (118 x 20sq') | 2,360 |
| C. Concessions, Offices, | |
| D. Lockers, Entry | |
| Spectator Area | 6,185 |
| E. Sides (180 x 10 = 3600) | |
| F. Front (approx. 2224.5sq') | |
| G. Miscellaneous - Goal to Side (accounted asphalt to side of goals) (3' x 30' x 4 = 360) | |
| Lease area | 1,691 |
| H. Chiropractic (approx 1,116sq.ft) | |
| H. MAYSA (approx 575sq.ft.) | |
| I. Storage Areas (approx. 775sq.ft) (Not incl beneath stairs) | 775 |
| Stair Footprint = | 308sq' |

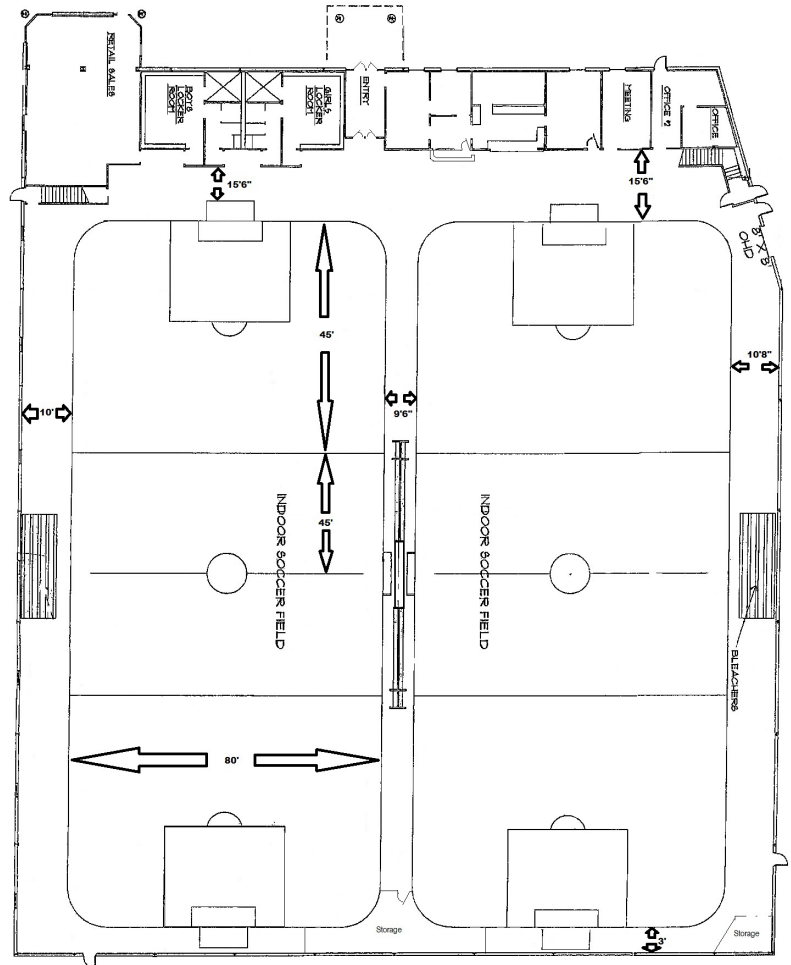
UPSTAIRS 4,275 (finished = 2,919)

| | |
|--|--------|
| meeting & Office | 884 |
| J. Office -stairs: 145sq' | |
| J. Office middle: 163sq' | |
| J. Office - mtg: 144sq' | |
| K. Meeting: 432sq' | |
| viewing. | 2,035 |
| L. Main (12x135 = 1620sq') | |
| L. Cove (13 x24 = 312sq') | |
| L. Miscell (67 + 36= 103sq') | |
| Storage, | 1,092 |
| M. 13 x 48 = 642sq' | |
| M. Behind stairs: 30 x 15 = 450sq' | |
| N. Stairs Landings (SE= 4.5' X 18' = 81sq') (SW= 4x6=93) | 93sq.' |
| Mechanical (not assigned) 19 x 9 = | 171sq' |

All measurements are approximation

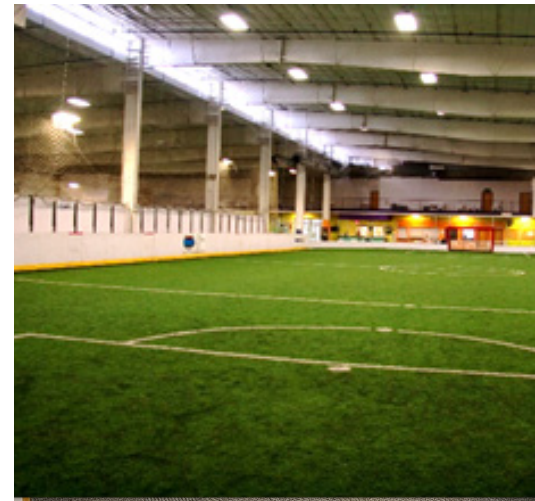
Did not use Measuring Sq.ft Practices/Standards:

<https://www.blankrome.com/index.cfm?contentID=37&itemID=3278>



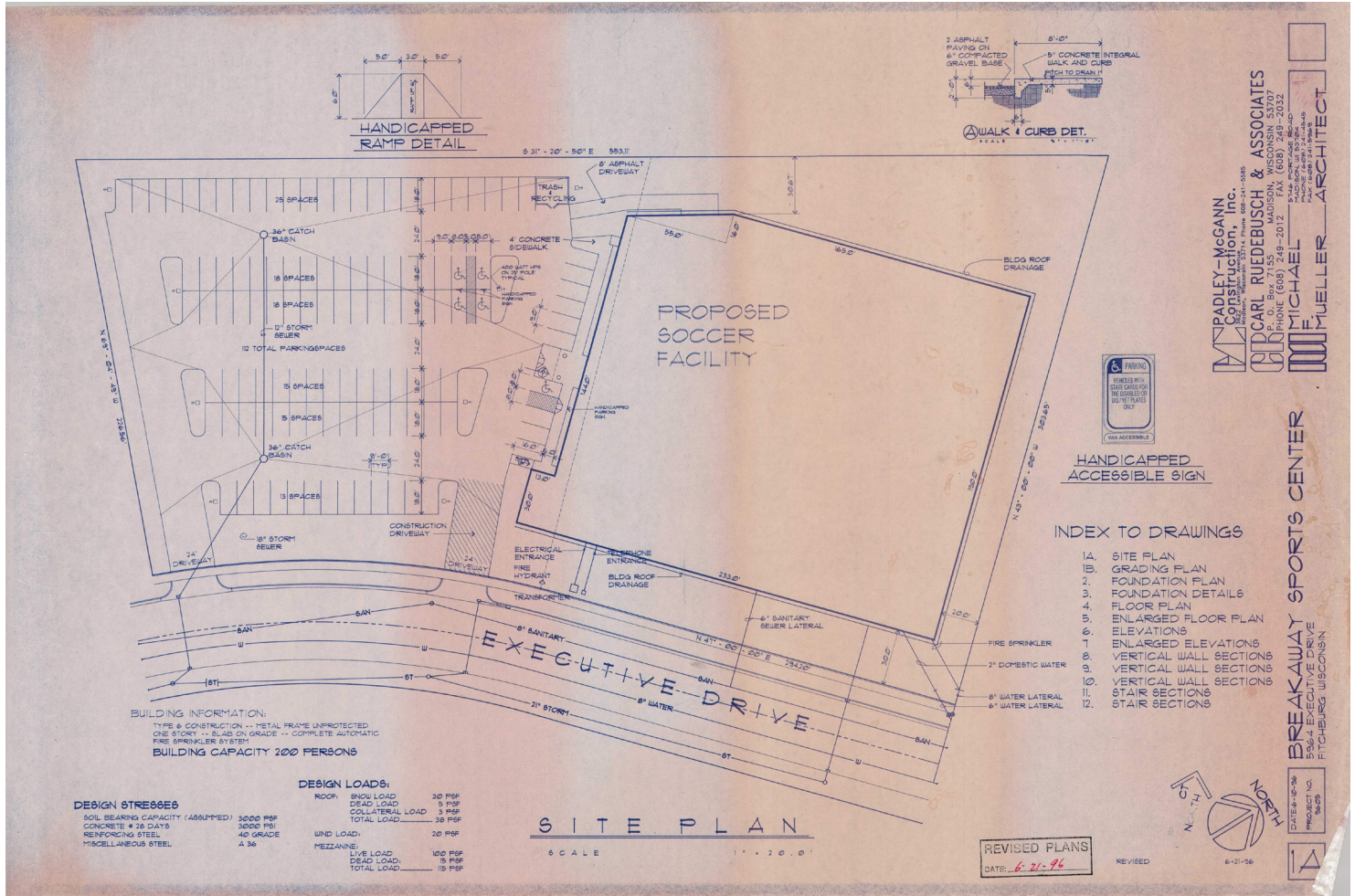
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Overview Map and Building Pictures



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Site Plan



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