

For Sale



COMMERCIAL KITCHEN/ PICK & PACK WAREHOUSE

300 Commerce Parkway
Cottage Grove, WI

PROPERTY PROFILE

Asking Price: \$2,400,000

Building Size: 18,800 SF

Site Size: 3.58 acres

Year Built: 2016

Electrical: 600-amp, 480-volt

Expansion: Up to 16,000 SF

PROPERTY HIGHLIGHTS

- 11,000 square feet of warehouse and garage with 8 drive-in doors, floor drains, make-up air, power drops, and a loading dock with leveler.
- Next to the garage is a 4,900 square foot dry goods warehouse, which features a walk-in cooler and freezer (700 square feet each).
- The adjacent 2,700 square foot commercial kitchen has a 200 sq. ft. walk-in cooler, large food preparation area, hood with exhaust system and fire suppression, a parts washer, external grease trap, and food-grade walls, floors, and ceiling.
- The nicely finished office space totals about 2,700 square feet and features 5 private offices on windows, a break room, IT/storage, restrooms, and open office area for workstations.

PLEASE CONTACT

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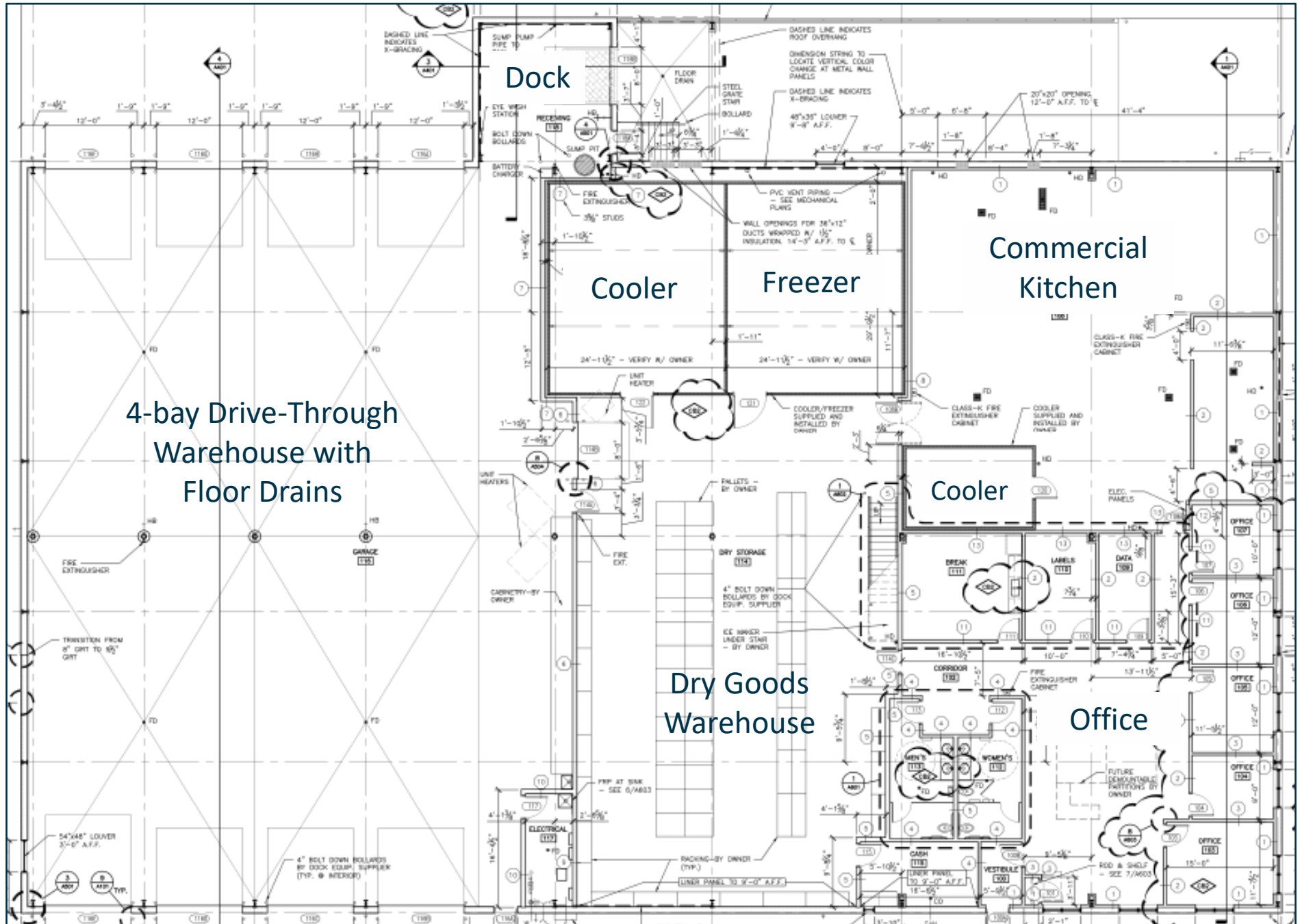
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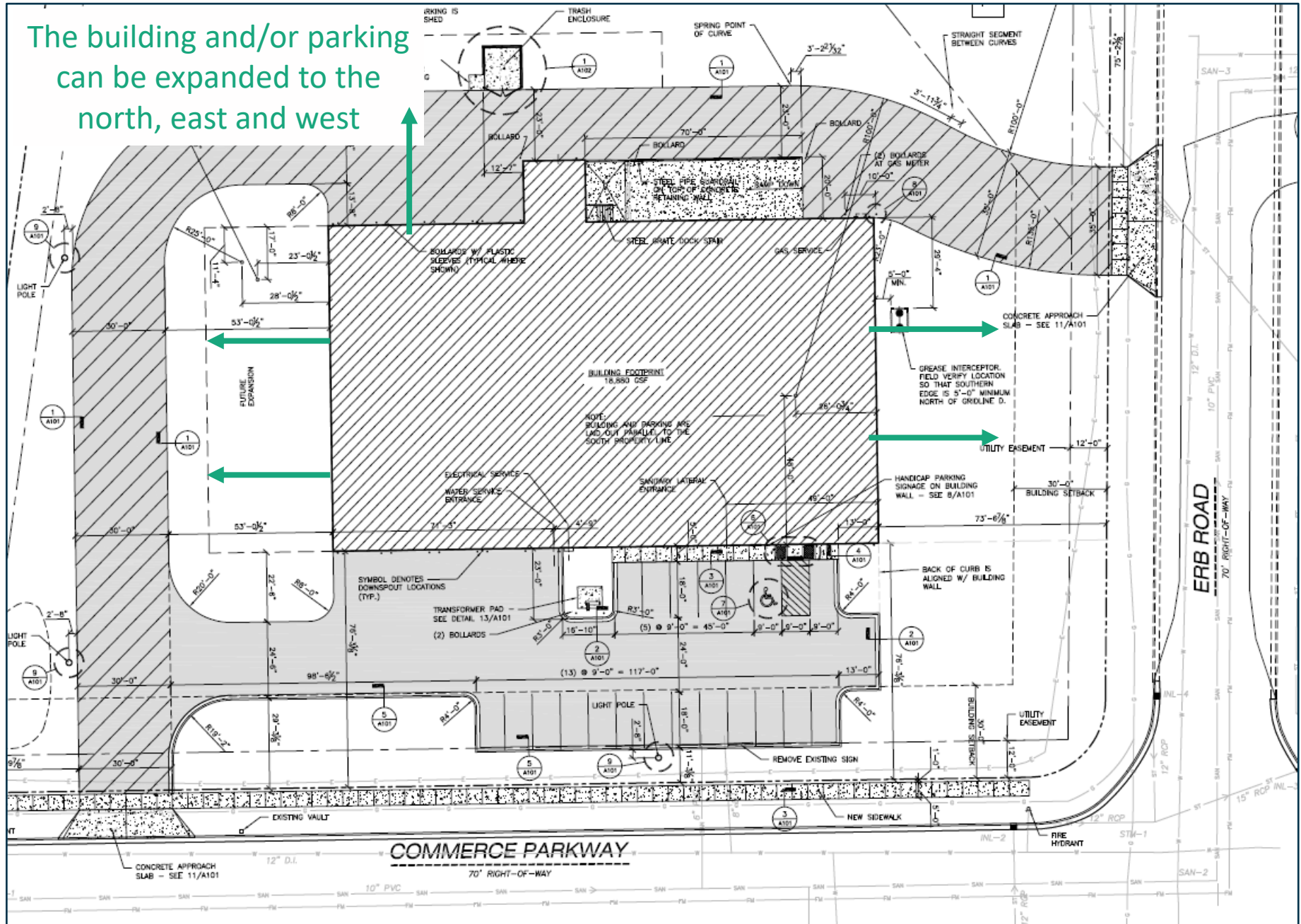
Photos - Aerial





Expansion Plan

The building and/or parking can be expanded to the north, east and west



Photos - Office



- 2,783 SF of office
- 5 private offices with windows
- Open area for workstations
- Break room
- Storage room, Data room
- Served by rooftop HVAC units

Photos - Kitchen



- 2,782 SF of kitchen space
- Hood & exhaust system
- Specialized electrical & HVAC
- 815 SF walk-in cooler
- 815 SF walk-in freezer

Photos - Warehouse

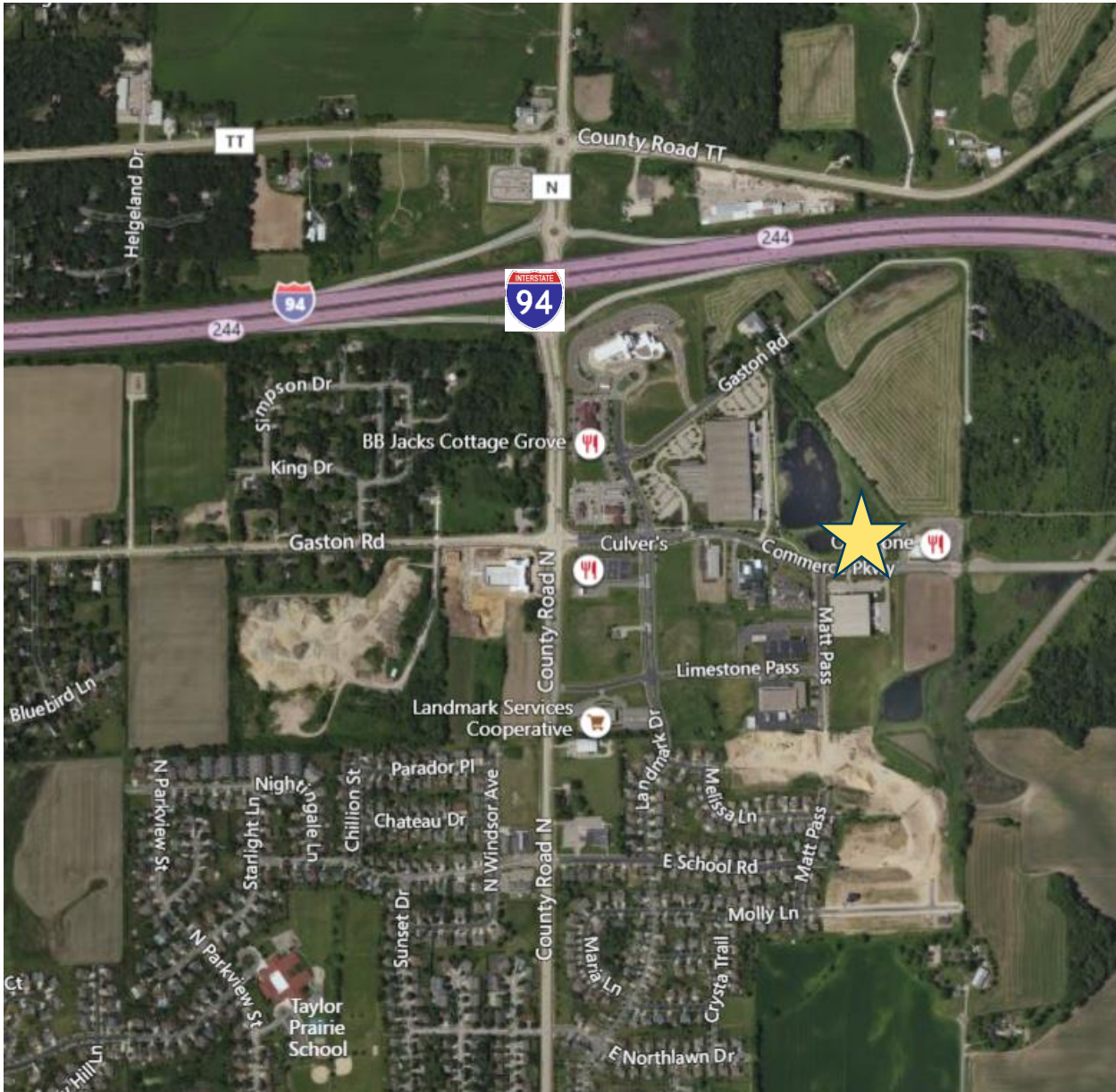


- 3,443 SF of warehouse space
- 7,665 SF of drive-through garage space
- One truck-height dock
- Eight drive-in doors
- Modine heaters in the drive-in bay and warehouse space
- Extra storage in a mezzanine area

Photos - Exterior



Aerial Map



- Located in the Cottage Grove Commerce Park along I-94 & Highway N in Cottage Grove, WI. Convenient access to Milwaukee, Chicago and the Interstate system serving southern Wisconsin and Northern Illinois.
- The park is owned by the Village of Cottage Grove and is governed by architectural covenants to assure the quality of the building and tenants.



WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Oakbrook Corporation
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.
28 The following information is required to be disclosed by law:
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.
35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 *(Insert information you authorize to be disclosed, such as financial qualification information.)*
42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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