

Industrial Building for Lease

2530 Agriculture Dr., Madison, WI



Proposed building located on Madison's east side in the World Dairy Center with easy access to Interstate 39/90/94 and US Highways 51 and 151.



Property Overview

- Approximately 22,500 sq. ft. available
- Industrial/Flex spaces divisible to 2,500 sq. ft.
- 9 overhead doors
- Loading dock
- 20'-24' ceiling height
- 47 parking stalls

Lease Rate: \$8.00/Sq. Ft. (NNN)

Demographics	1 Mile	3 Miles	5 Miles
Population	3,732	48,051	125,778
Avg. H.H. Income	\$82,596	\$90,387	\$84,699



800 W. Broadway, Suite 500 | Madison, WI 53713
608-327-4000 | lee-associates.com/madison

For more information,
please contact:

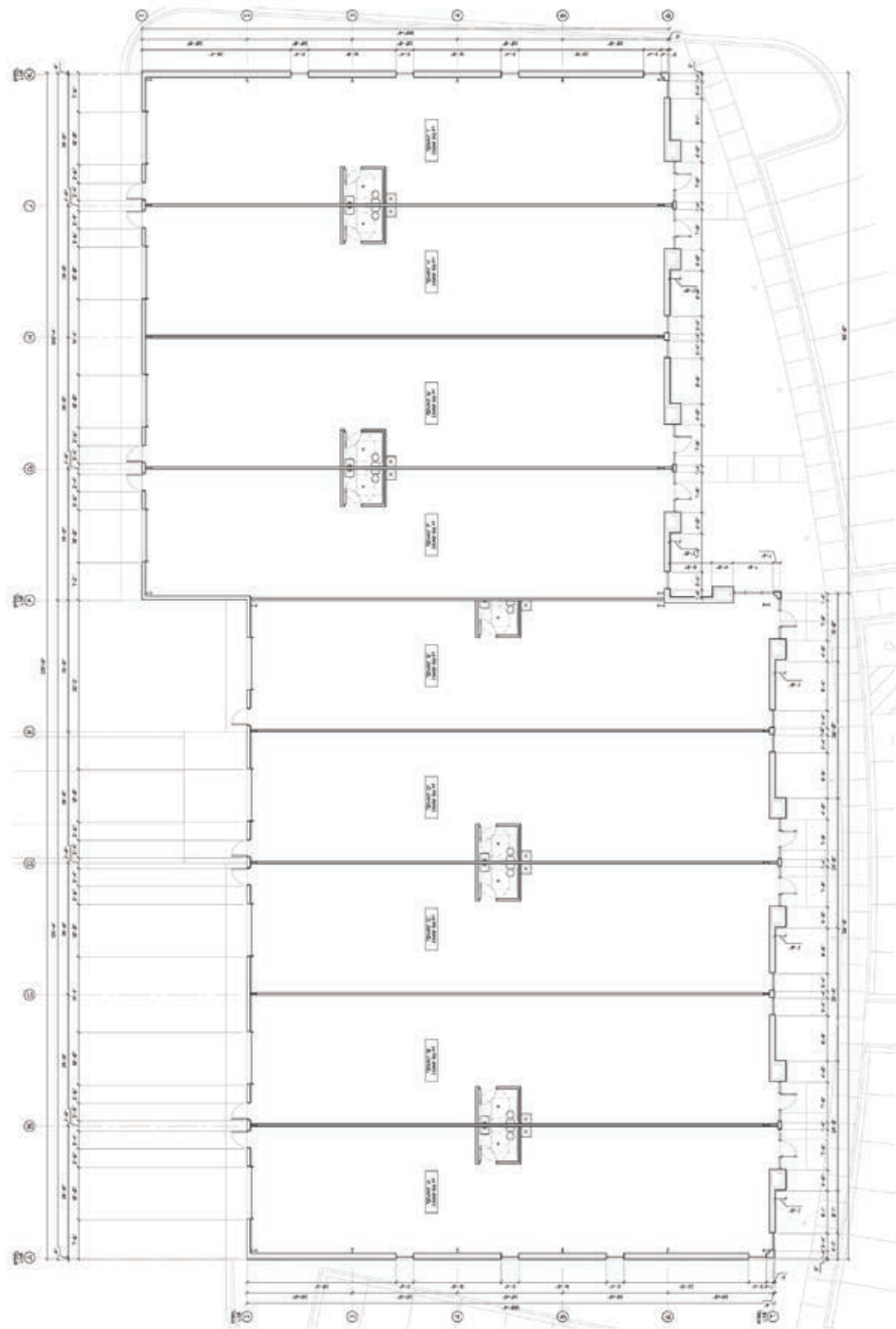
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Floor Plan



Agriculture Dr. 1,215 AADT



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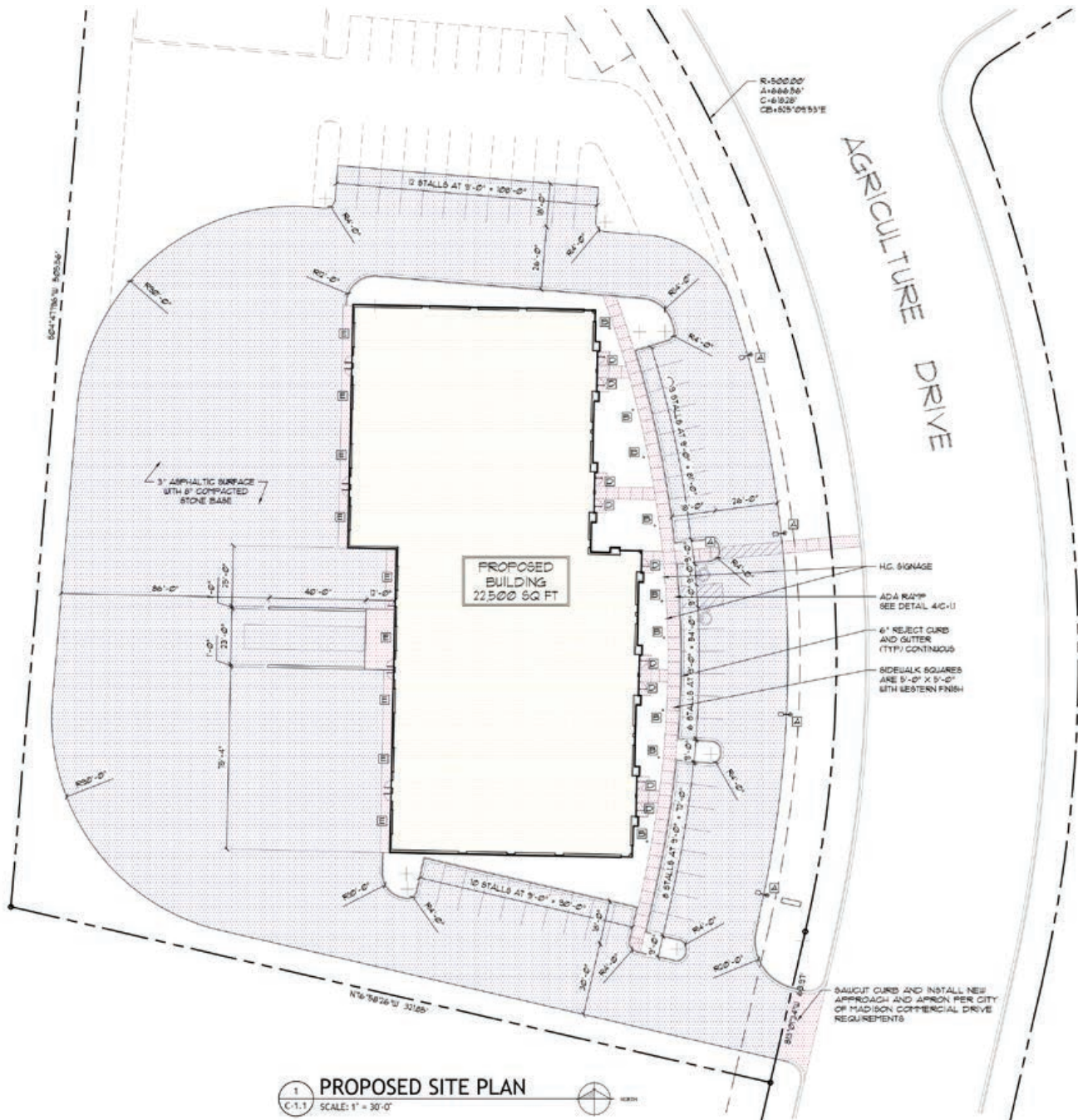
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Site Plan



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Building Specifications



Lot 8: Industrial Flex

Suites A, B, C, D, E, F, G, H, I: Grey Box Specs

2) Demising walls (8 Total):

- Separating tenant Spaces. Full height 6" Steel studs, 18 gauge to deck with sound batt insulation and 5/8" drywall fire taped both sides.

3) Fire Protection:

- Sprinkler system throughout.
- State of Wisconsin plan review documents.
- Vertical and Horizontal sprinkler pipes distributed per code (excluding drops).
- Monitoring equipment as required.

4) Plumbing:

- Permits.
- State of Wisconsin plan review documents.
- 4- exterior hose bibbs.
- All sanitary waste and vents schedule 40 PVC.
- All domestic water lines shall be PEX.
- Select fill for under slab plumbing as necessary.
- (1) - 4" building sanitary drain throughout entire length of building approx. 200 L.F. Each tenant space shall have a 4" sanitary turned up above final grade for future tenant connection (total of 9 tenant connections). Confirm locations with GC.
- Cold water distribution from service entry at Sprinkler Riser w/2" water stubbed to each suite.
Separate water meters for up to (9) tenant spaces.
- (9) interior catch basins at Overhead Doors.



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5) Unit Pricing for Toilet rooms (9) Total:

- (1) hollow metal door frame and privacy hardware to match.
- (1) 3'-0" x 7'-0" solid core oak veneer door in HM frame.
- (1) Gerber, pressure assist, ADA compliant toilet with open front seat.
- (1) Kohler #2005 ADA wall hung lavatory with Kohler #15199 ADA faucet. Offset grid, fixtures stops, and trap wrap.
- Toilet accessories, grab bars, paper dispensers, mirror.
- No floor coverings, or base included. Sealed concrete floor.
- Provide and install bathroom exhaust fan to include electrical fan connection and wall motion sensor.
- Provide and install baseboard electric heater.
- (1) GFI receptacle.
- (1) motion sensor.
- Provide & install (1) 6 gallon electric water heater with drain pan & open site.

6) Unit Pricing for mop basin:

- Located on outside wall of bathrooms.
- (1) Mustee #63, 24"x 24" fiberglass mop basin with Chicago #305-RCCF Faucet; (9) total.
- (1) 2" floor drain at each mop basin location.

7) HVAC:

- Permits
- State of Wisconsin plan review documents.
- Provide and install (9) natural gas lines from (9) independent meters, confirm location of meters with GC.
- Provide and install 9 unit heaters.



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8) Electrical:

- Electrical permit
- Temporary panel.
- Electrical plan.
- (1) 1600 amp service; 120/208 volt; (3) phase.
- (1) 100 AMP House Meter
- (10) Meter rack stacks (two high).
- (9) Three pole 200 amp breakers
- (9) 200 amp three-phase 42 circuit panels to be located on west wall of each tenant space.
- (9) 1" PVC pipe to each tenant space for phone service. Confirm location with GC.
- All exterior lighting on building and parking lot poles complete with concrete bases to include:
 - (4) Single head decorative pole lights and base.
 - (9) wall mounted wall pac fixtures.
 - (9) can lights at canopy entrance.
 - (10) decorative sidewalk bollards.
 - (8) decorative wall pac fixtures.
- All exterior egress lighting.
- Sprinkler riser room provide GFI receptacle for monitoring equipment.
- Sprinkler riser room provide phone and data lines as required for monitoring.

9) Electrical per Suite: (9) Locations:

- (1) 120v 20 amp overhead door connection w/controls.
- (2) 20 amp GFI Receptacles.
- (1) 120v 20 amp overhead unit heater connection.
- (1) 120v. 20 amp bathroom electric baseboard heater.
- (1) Hot water heater connection.
- (2) Exit / emergency combo light fixtures.
- (1) LED High Bay Fluorescent fixture/ 100 SF.
- (1) Sign Conduit and J Box to Exterior Wall.



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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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Drafted by Attorney Debra Peterson Conrad