



# **FORMER BREWERY BUILDING**

## **For Sale or Lease**

**2002 Pankratz Rd  
Madison, WI**

**Key Commercial Real Estate LLC**

**608-729-1800 | [www.keycomre.com](http://www.keycomre.com)**





## **TABLE OF CONTENTS**

<b>Overview of Opportunity .....</b>	<b>3</b>
<b>Building .....</b>	<b>4</b>
<b>Site .....</b>	<b>5</b>
<b>Photos.....</b>	<b>6</b>
<b>Site Plan &amp; Floor Plans .....</b>	<b>7-9</b>
<b>Location &amp; Demographics .....</b>	<b>10</b>
<b>Broker Disclosure.....</b>	<b>11</b>



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REAL ESTATE, LLC





# Overview of Opportunity

## OVERVIEW

Former brewery building for sale or lease. Includes bottling plant area, tap room, office space, full commercial kitchen, beautiful custom bar, and large outdoor patio areas. The building was custom built for this use and is in pristine condition.

The property is strategically located near the Madison Airport, Madison Area Technical College Campus and in close proximity to downtown Madison.

## HIGHLIGHTS

- **Sale Price:** \$5,300,000
- **Annual Lease Rate:** \$12.50/sf NNN
- **Building Size:** 45,038 sf
- **Parcel Size:** 4.861 acres
- **Year Built:** 2011
- **Zoning:** SE - Suburban Employment District
- **Ample Parking:** 150 on-site surface parking stalls
- **Expandable Building & Site**





## Building Specifics

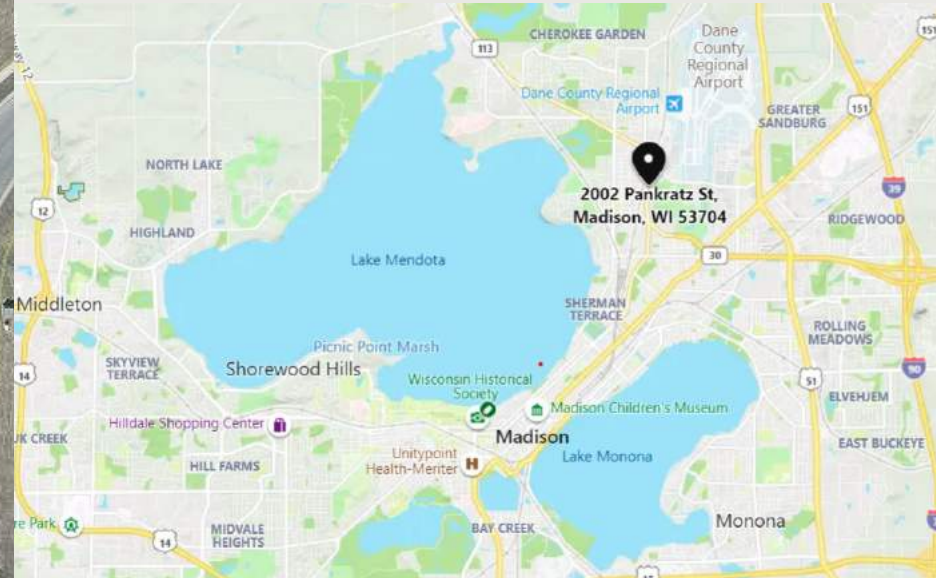
- **Building Size:** 45,038 sf
  - 1st floor 40,668 sf
  - 2nd floor 4,370 sf
  - Plant area approx 36,000 sf (on 1st floor)
  - Brewpub/Tasting room and Office area approx 9,000 sf (on 1st & 2nd floors)
- **Capacity Maximum:** 300 Guests
  - Indoor Brewpub: 164 capacity
  - 2 Outdoor Patios: 136 capacity
- **Ceiling Height:** 30'
- **Roof structure:** steel with flat roof.
- **Building Structure:** concrete precast tilt up panels and metal on expandable side.
- **Expansion Option:** building designed for easy expansion 50'x240' on current site; neighboring site also available.
- Three loading docks and 1 drive in door
- Food grade floor coating in plant
- Sloped floor for drainage
- Commercial kitchen services the brewpub/tasting room
- Two levels of outdoor patio space
- FF&E not included



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## Site Specifics



- Close proximity to Dane County Airport, Madison College, Lake Mendota and Madison Mallards Baseball at Warner Park
- Within 5 miles of Downtown, UW Madison, The State Capitol building and several transportation routes including Interstate 90/94 and Highways 51/151/30
- Ground Lease: 50 yr initial term commenced 7/1/99 plus 2 renewal options for 25 yrs each
- Parking: approx. 150 stalls in private lot. Two driveways from Pankratz Street.
- Frontage: 400 ft along Packers Avenue with traffic count of 37,350
- 4.861 acre parcel





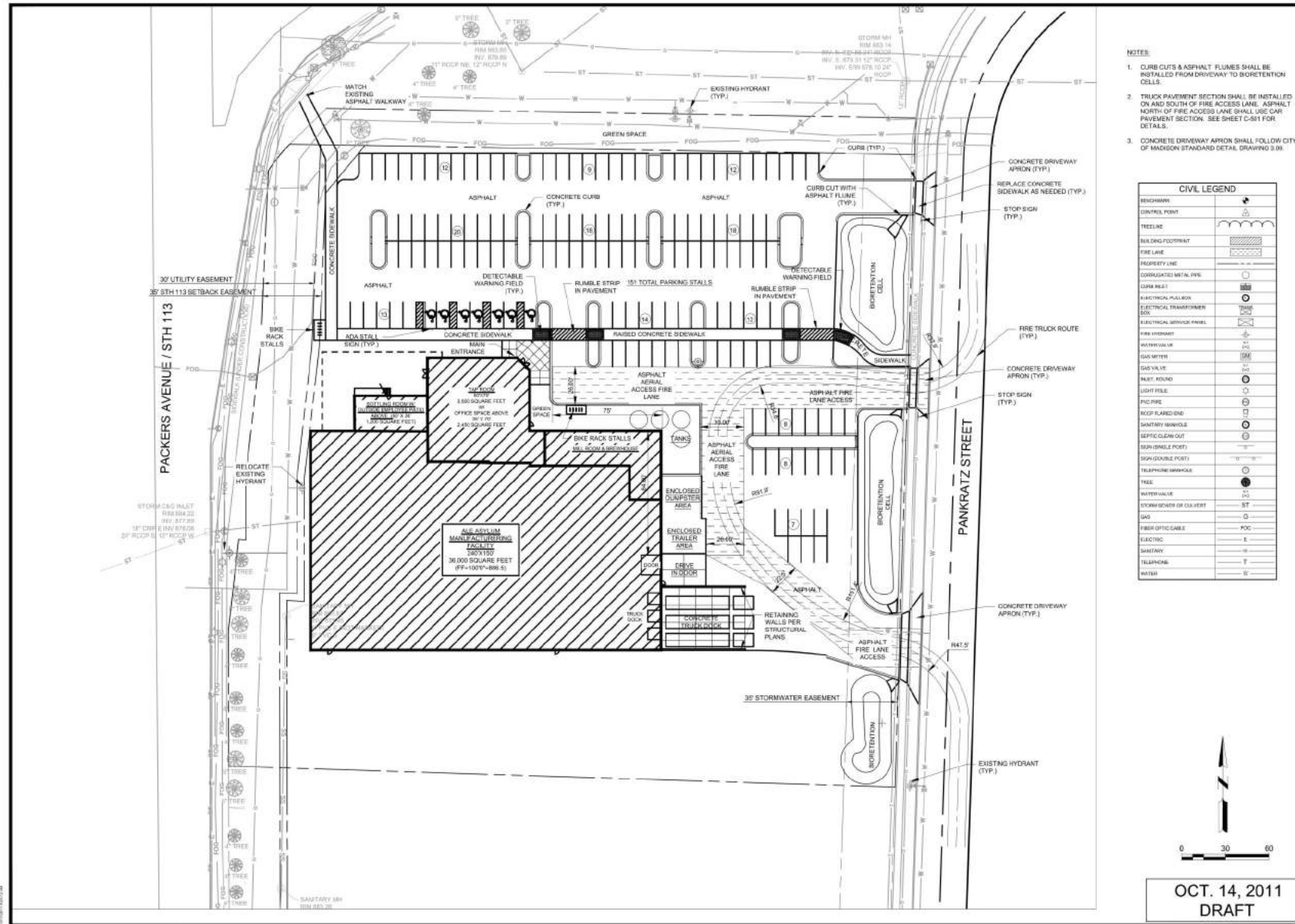
## Pictures



REAL ESTATE, LLC



# Site Plan



Mead & Hunt, Inc.  
6501 Watts Road  
Madison, WI 53719  
phone: 608-273-6380  
meadhunt.com

C.S.I. CONSTRUCTION SERVICES INC.  
ALE ASYLUM SITE DEVELOPMENT

639 SOUTH MAIN STREET, SUITE 103  
DEFOREST, WISCONSIN

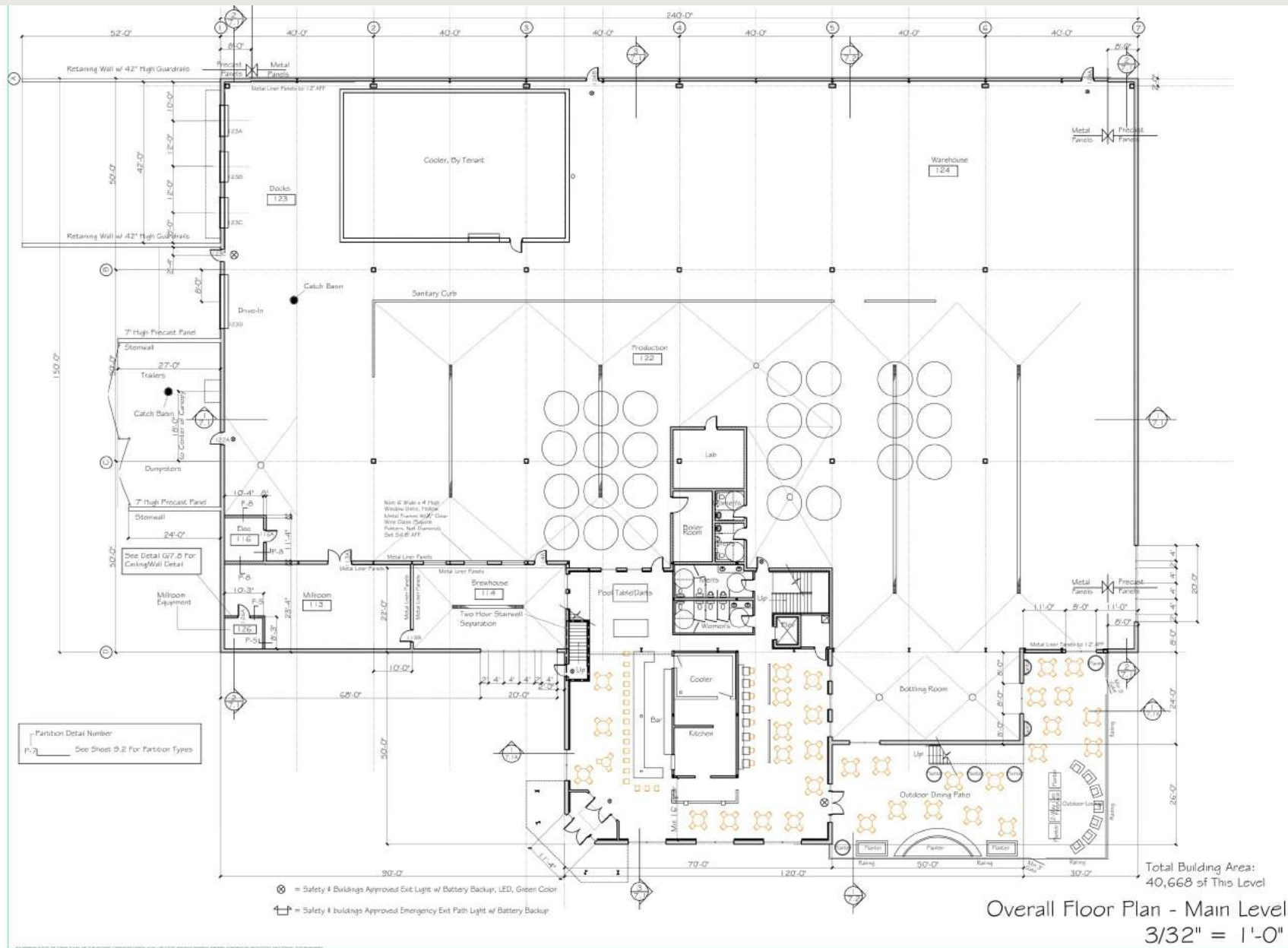
NOT FOR CONSTRUCTION

AGENCY: 40775-CO-115042  
 DATE: 10-14-2011  
 DESIGNED BY: ACA  
 CHECKED BY: CAJ  
 CHECKED BY: ACA  
 DO NOT SCALE DRAWINGS

OVERALL SITE PLAN

C-101

## First Floor Plan



New Facility Location:  
2002 Pankratz Street  
Madison, WI



**Construction  
Services, Inc.**  
630 S. Main St. Suite 103  
DeForest, WI 53532  
(800) 646-1575  
www.800.1577.5cc



**Transcend**  
Architects & Engineers  
193 Dewey Street  
Sun Prairie, WI 53590  
(608) 825-2222 voice  
tolland@ymail.com



OVERALL  
FLOOR  
PLAN  
Main Level

Scale as Noted

**REVIEWS:**  
 Submitted to City Personnel  
 City 1-17-12  
 Submitted to City Age Review  
 City 1-24-12  
 Submitted to City Fire Review  
 City 2-6-12  
 Submitted 1-18-2012  
 Submitted 2-13-2012

**KWV**

90-Aug 2011 | 2011-21

6.1



Overall Floor Plan - Upper Level  
 $3/32'' = 1'-0''$

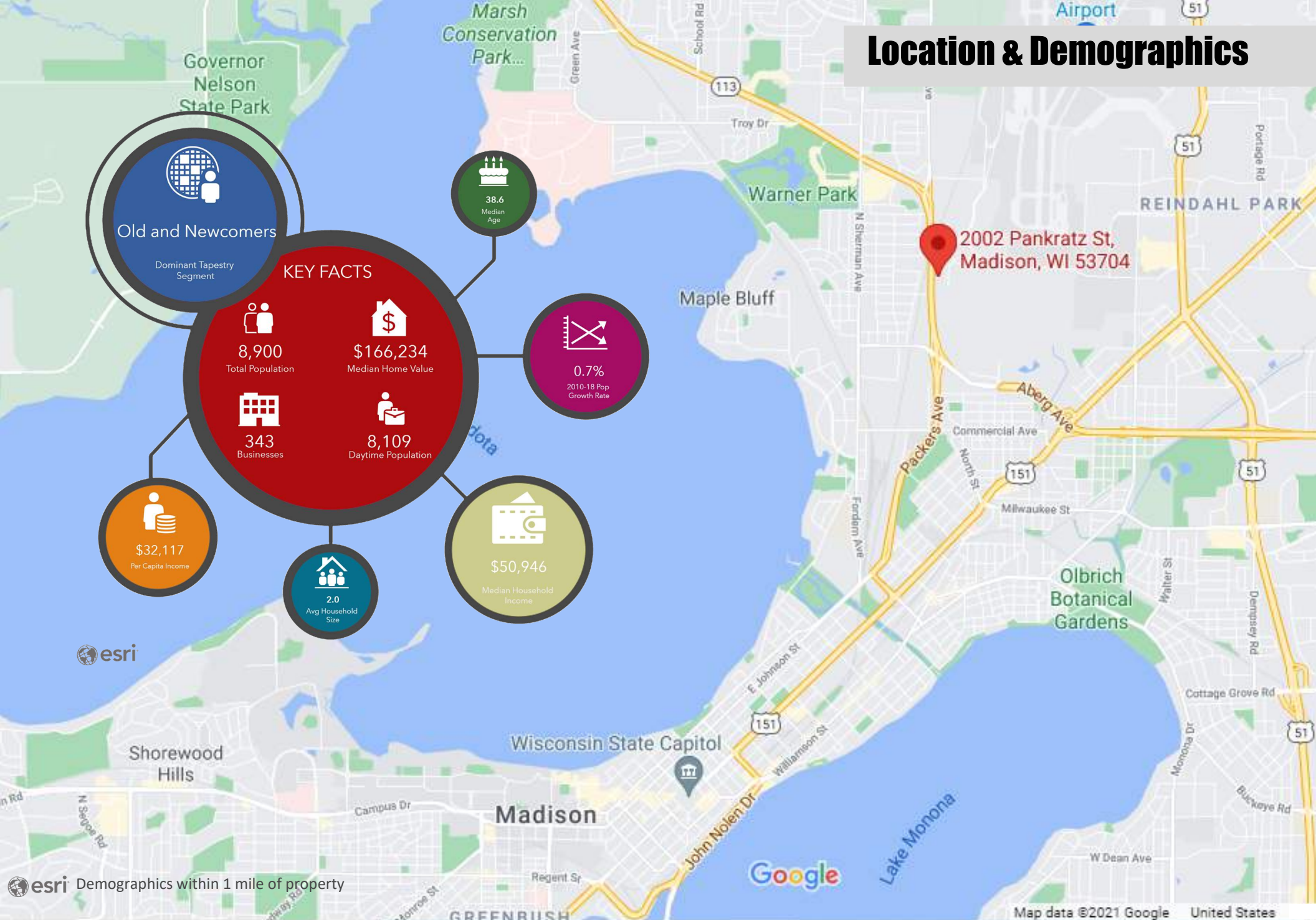


Overall Floor Plan - Upper Level  
 $3/32'' = 1'-0''$

6.2



# Location & Demographics





## 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:**

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

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

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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