

Industrial | For Sale or Lease

CBRE

Baraboo Industrial Park

Up to 435,000 SF for Lease

1300 Sauk Avenue
Baraboo, WI 53913
www.cbre.com/us

613,000 SF Building



Baraboo Industrial Park

1300 Sauk Avenue | Baraboo, WI 53913



+/- 435,000 SF Available Space



+/- 613,000 SF
Total building size



+/- 420,000 SF
(Warehouse)



Divisible to approximately
150,000 SF



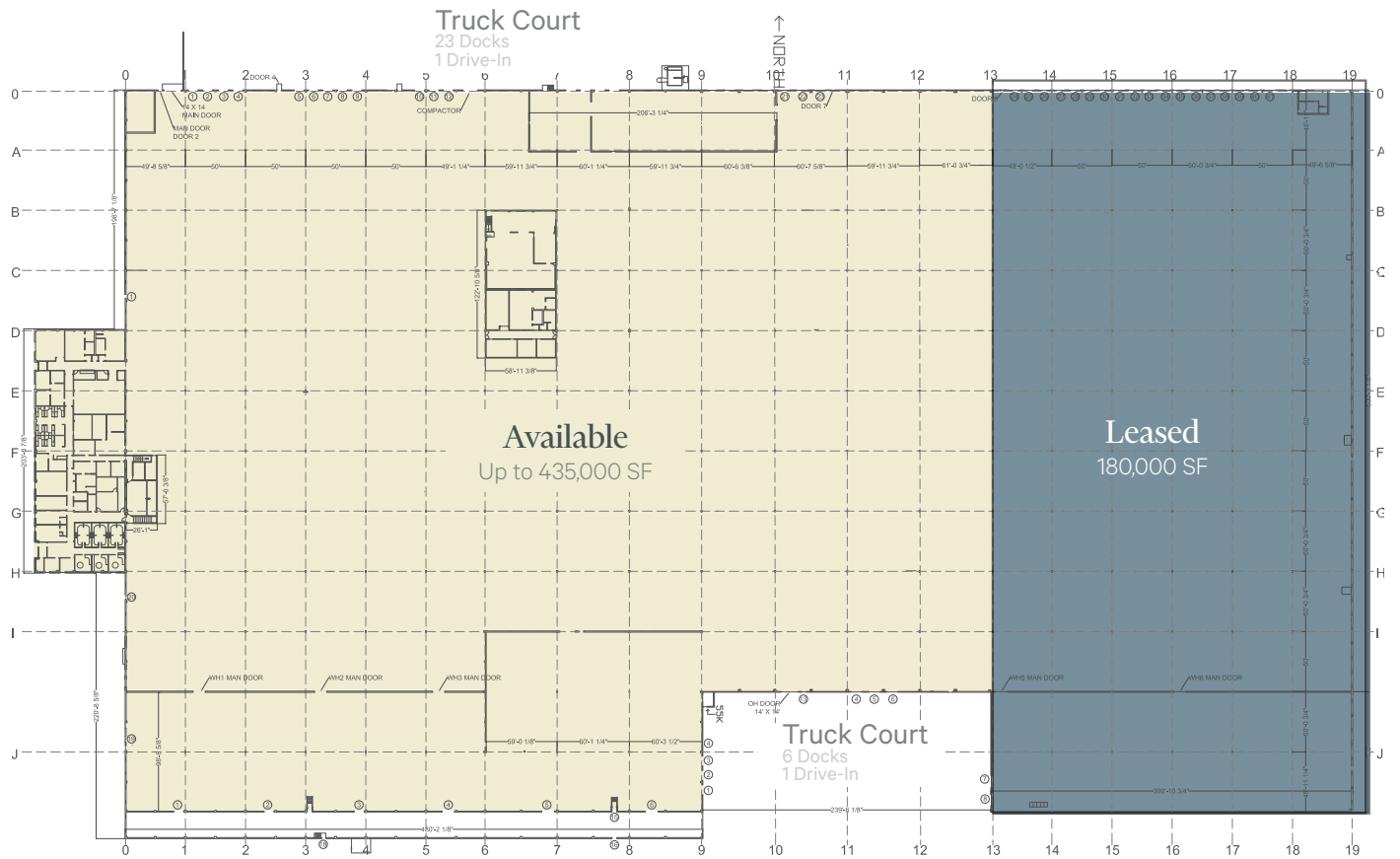
+/- 15,000 SF
(Office)

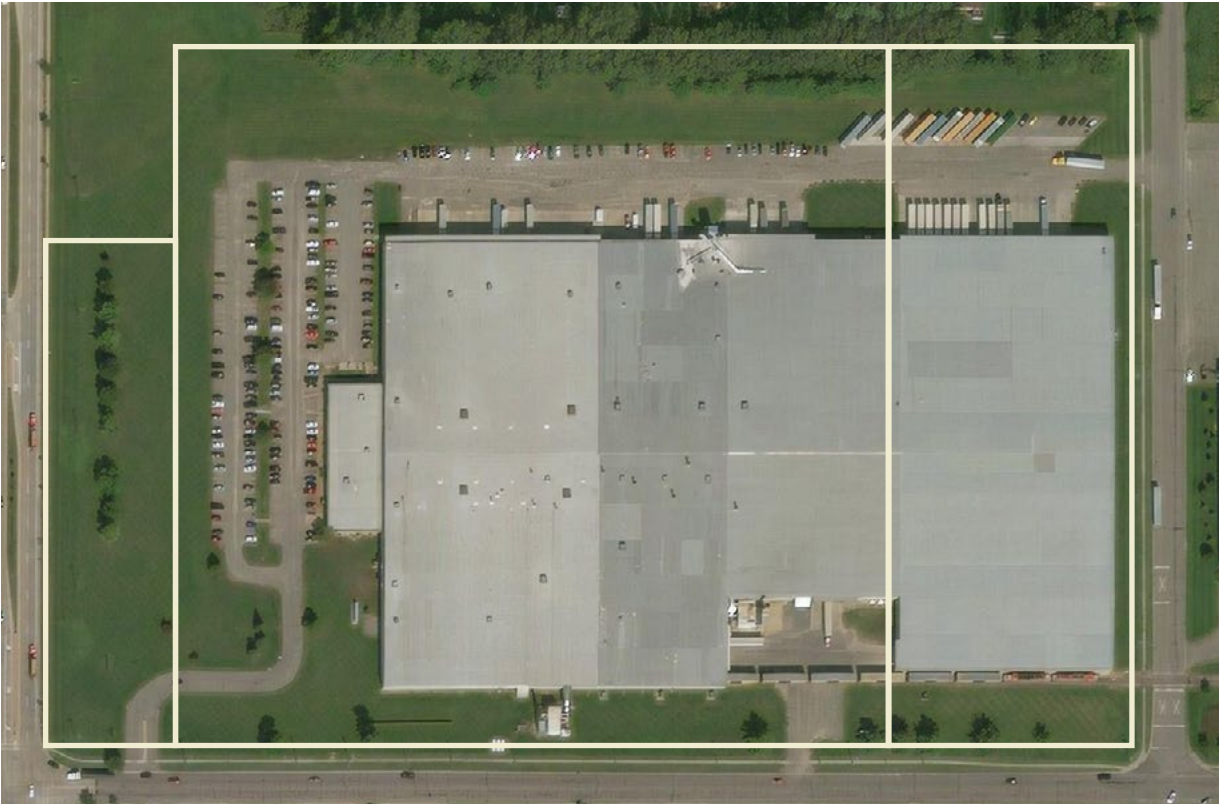
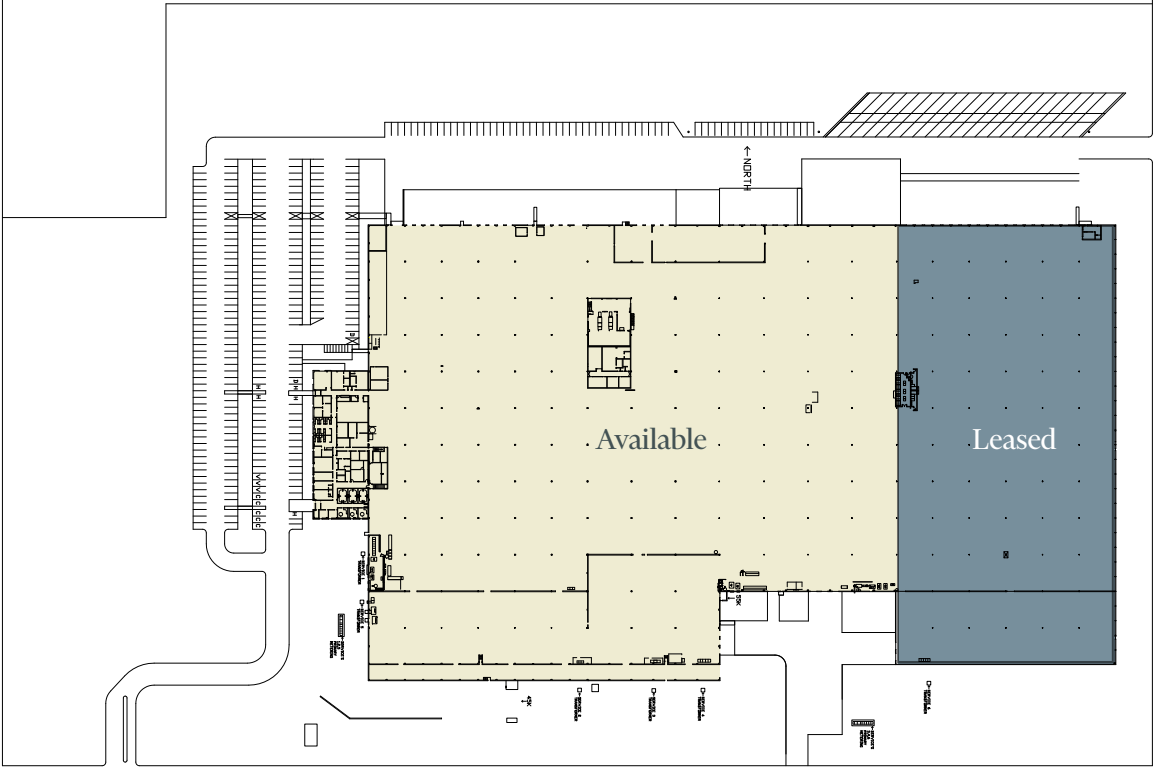
Property Summary

Available Space	+/- 435,000 SF Available (Divisible to approximately 150,000 SF) +/- 420,000 SF (Warehouse) +/- 15,000 SF (Office)
Total Building Size	+/- 613,000 SF
Lease Rate	\$3.00/SF, NNN (Full Space User) \$3.25/SF, NNN (Partial Space User)
Sale Price	Subject to Offer
Operating Expenses	By Tenant
Real Estate Taxes (2020)	\$196,540 (= \$0.32/SF)
Year Built	1988 - 2000 (4 Phases)
Construction Type	Metal panel, steel structure, slab-on-grade
Roof	Standing seam metal roof, pitched at center
Loading Docks	29 Docks available, most with seals and dock locks (23/North, 6/South)
Drive-in Doors	Two (2) 12'x14' doors
Car Parking	Total of 320+ stalls (potentially expandable)
Parcel Size	33.82 Acres (3 Parcels)
Income/NOI	Approximately 180,000 SF is leased on a long-term basis. Specific lease and income information subject to NDA.
Column Spacing	50'x50' and 50'x60' Bays
Clear Height	22-28'
Rail Service	Rail Spur into building with 6 rail dock doors (Wisconsin & Southern Railroad)
Building Power	Six (6) electric services of 3000-4000 Amps each (480Y/277, 3 Phase)
Water	4" and 6" water lines for process and potable water
Sewer	Municipal (Baraboo)
Lighting	Primarily T-8 fluorescent
HVAC	Warehouse heated by gas-fired unit heaters Office areas heated and cooled.
Technology	Fiber optic internet
Fire Protection	Wet system
Trailer Parking	20 trailer spaces
Parcel Sizes/Zoning	30.69 Acres zoned I-1, Industrial District (City of Baraboo) 3.13 Acres zoned AG, Agriculture (Town of Baraboo)

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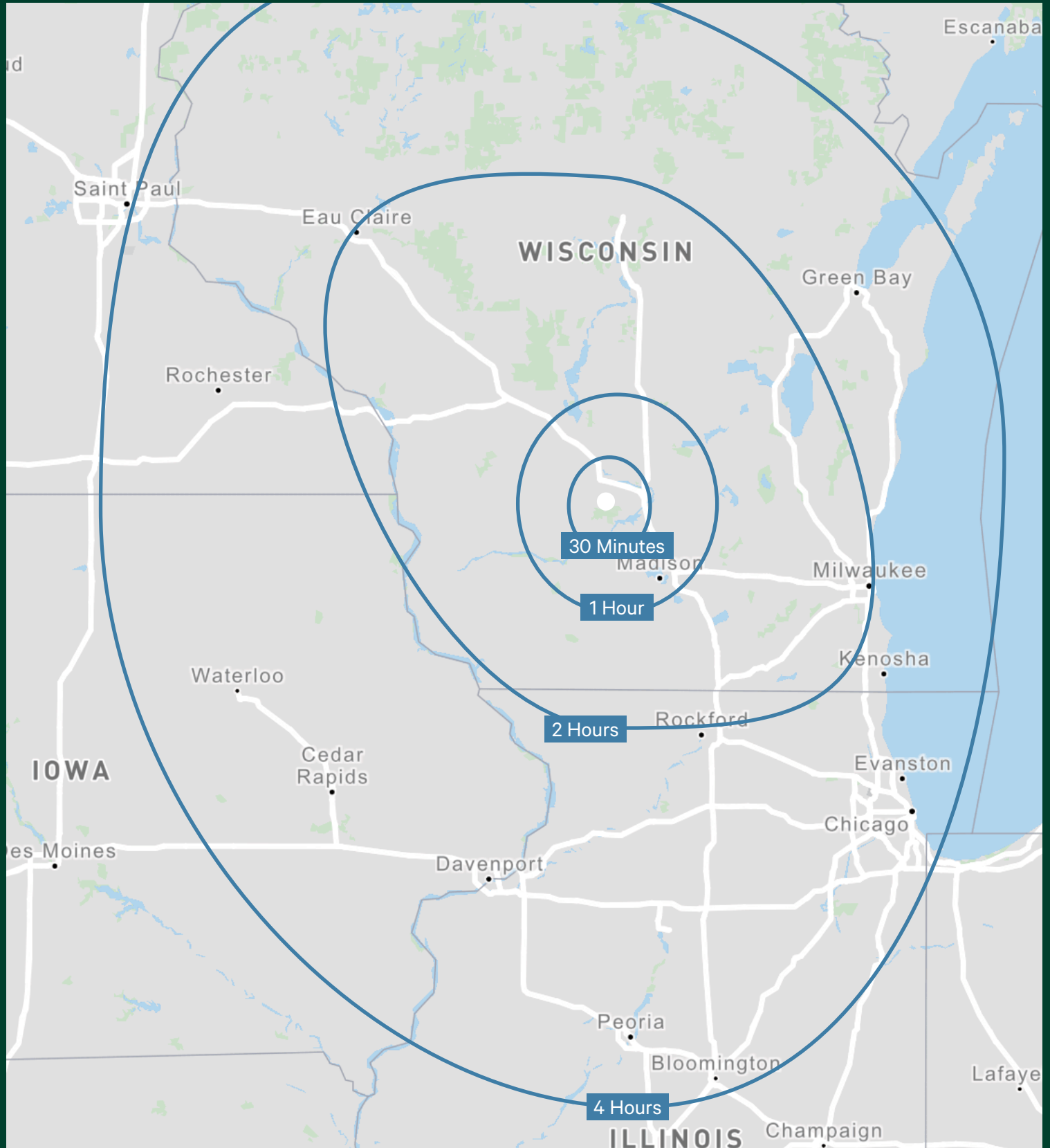




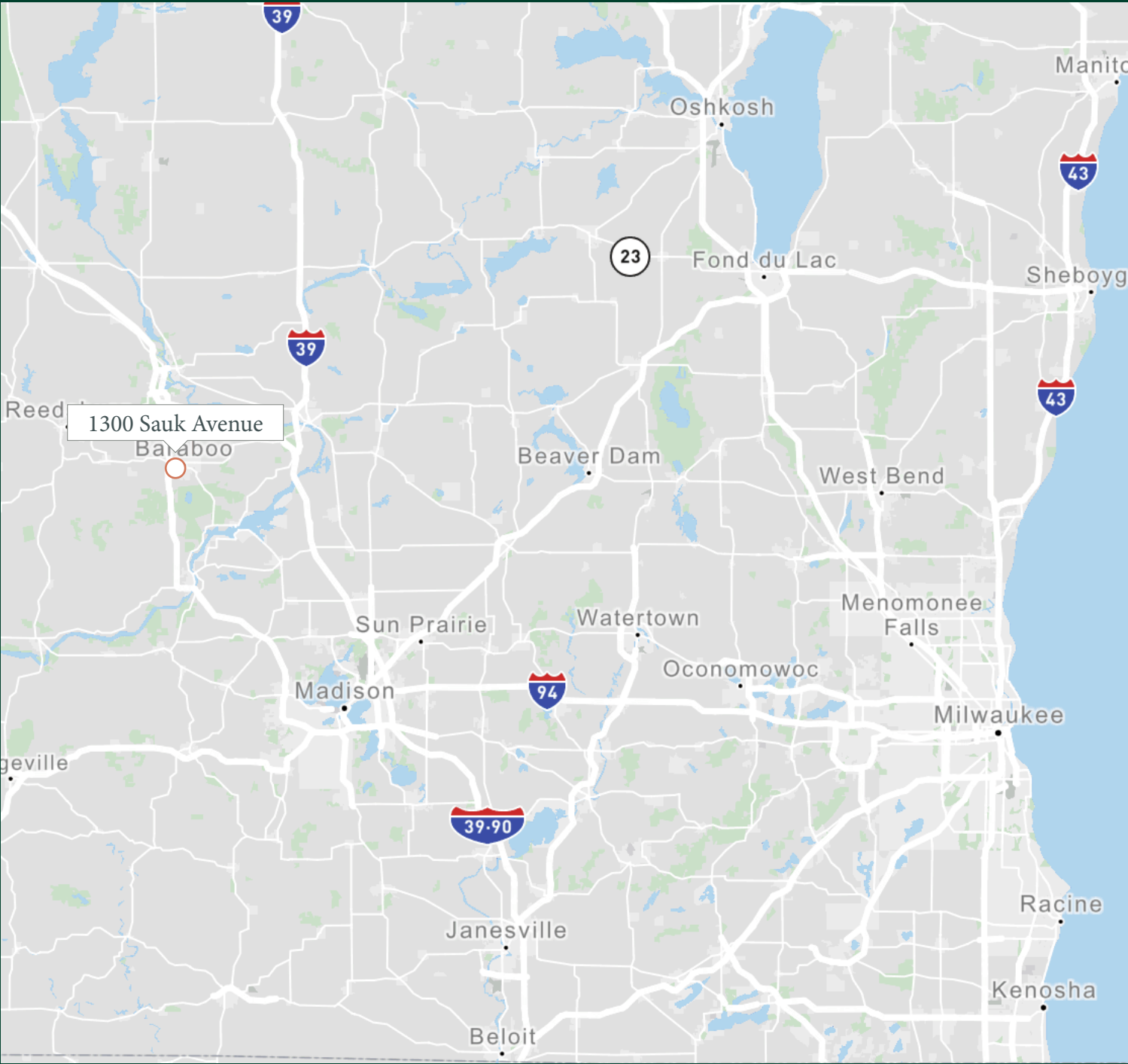
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Drive Time Map



Location Map



	5 Miles	10 Miles	25 Miles
Population	17,935	30,651	144,992

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Contact Us

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

Definition of Material Adverse Facts

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 agreement made concerning the transaction.

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

