

Warehouse | For Lease

CBRE

Blue Bill Park Drive

5487 Blue Bill Park Drive
Westport, WI 53704

Warehouse / Light Manufacturing



WAREHOUSE / LIGHT MANUFACTURING
5487 Blue Bill Park Drive | Westport, WI 53704



Property Overview

Industrial Property

5487 Blue Bill Park Drive offers a rare opportunity for a large user seeking to lease a sizable industrial property. The property was solely occupied by an owner-occupant printing/publishing company since it was constructed. The building is well-suited for manufacturing or warehouse/distribution, and could be demised to allow for multi-tenant occupancy. The location offers easy access to the Interstate system, Dane County Regional Airport, and downtown Madison, and is just minutes from Waunakee, DeForest, Sun Prairie, and Middleton.

270K

SF Building Size

27.6

Acre Parcel Size

NNN

Rental Terms, \$4275-4.75/SF

Rental Rate: \$4.25-4.75/SF, NNN

Building Overview

Building Size: ±270,000 SF (Demising wall splits building approximately 60/40 with large openings in between)**Office Space:** Multiple small office areas, locker rooms, break room, etc.**Restrooms:** Multiple sets (office and production areas)

Lot Overview

Parcel Size: +/- 77.1 Acres

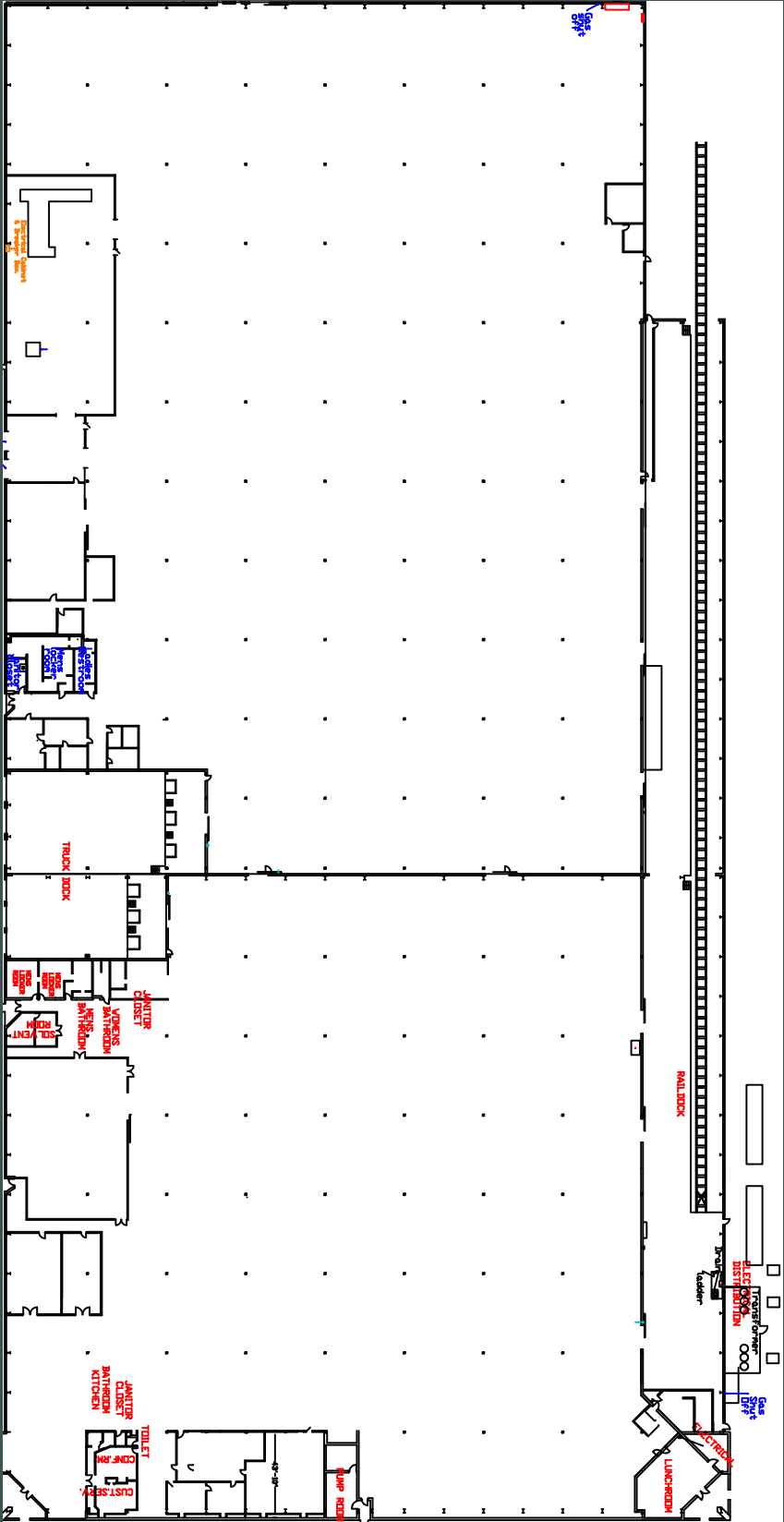
Parcel # 066/0809-222-9501-4: 27.6 Acres

Parcel # 066/0809-222-9000-0: 45.3 Acres

Parcel # 066/0809-222-8310-7: 4.2 Acres

Feature	Details
Available Space	50,000 - 270,000 SF
Loading Docks with Levelers	Eight (8); 6 interior, 2 exterior
Drive-in Doors	One (1), approximately 12'x14'
Clear Height	Approximately 19'6" – 21'8"
Column Spacing	Approximately 40'x40'
Construction Type	Tilt-up concrete construction
Fire Protection	Yes – Wet System
HVAC	Rooftop unit and gas-fired unit heaters + Passive Solar Heat
Electric	Two (2) 1200 Amp, 480v 3-Phase Services (MG&E). Adjacent substation has substantial excess capacity.
Gas	MG&E
Water	Private Well on site (plus large underground storage tank for fire protection system)
Sewer	Public Sanitary (Madison)
Storm water	Surface drains to low lying areas
Parking	Approximately 135 car parking spaces, expandable
Rail Service	Wisconsin & Southern Railroad, spur into building
Zoning	C-1 (building parcel) and C-2 Commercial (excess land), and comprehensive plan calls for continued Business Park use

Floor plan



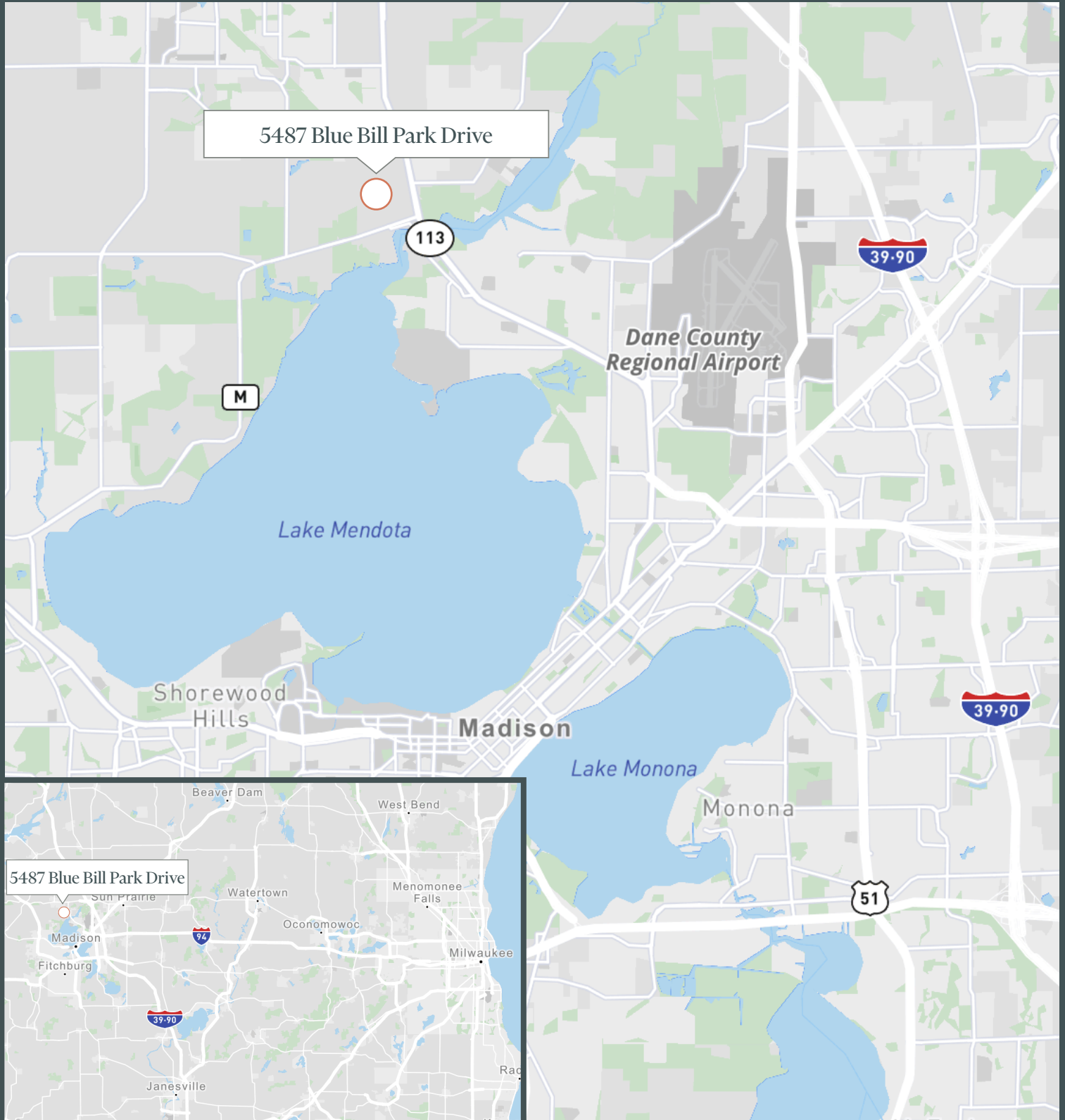
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Parcel Map



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Location Map



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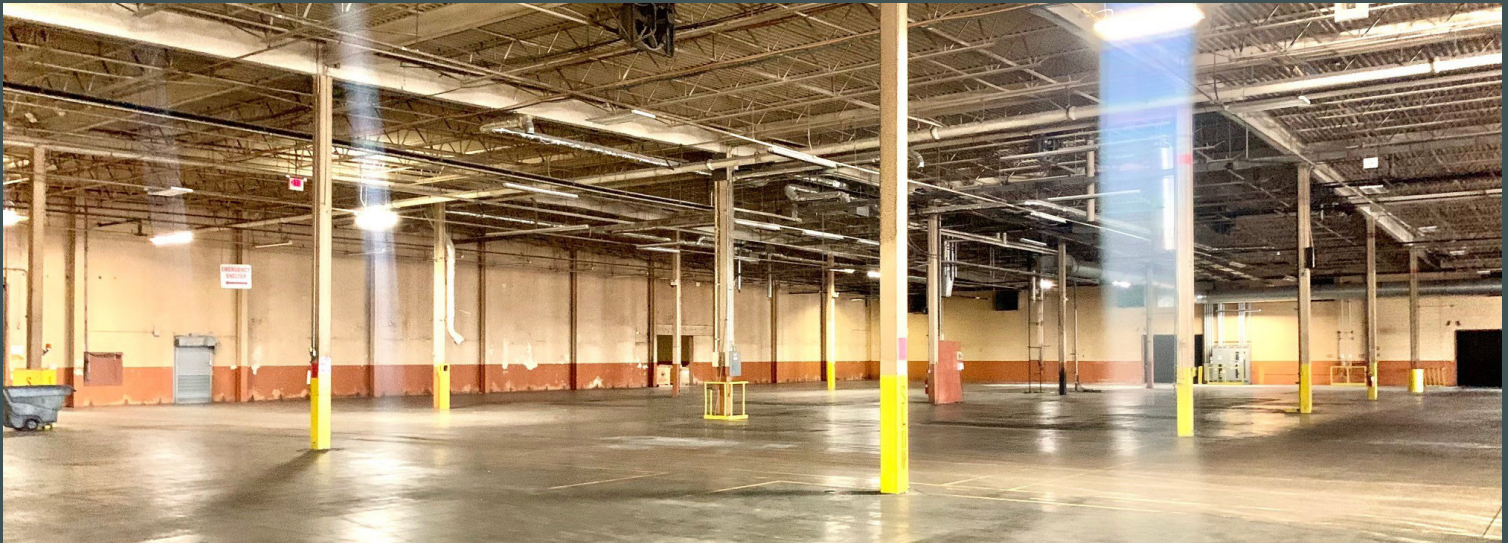


Driving Distances

Destination	Distance
I-90/94/39 at Highway 51	7.1 miles
Dane County Regional Airport	4.7 miles
Capitol Square/Downtown Madison	8.7 miles
Milwaukee	80 miles
Chicago	150 miles

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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. <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.

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