

# Hooper Industrial/ Flex Campus

Central Madison

2116 Pennsylvania Ave  
2180 Pennsylvania Ave  
2190 Pennsylvania Ave  
2200 Pennsylvania Ave  
2230 Pennsylvania Ave  
2250 Pennsylvania Ave  
2310 Pennsylvania Ave



# 2116 Pennsylvania Ave

Madison, WI 53704

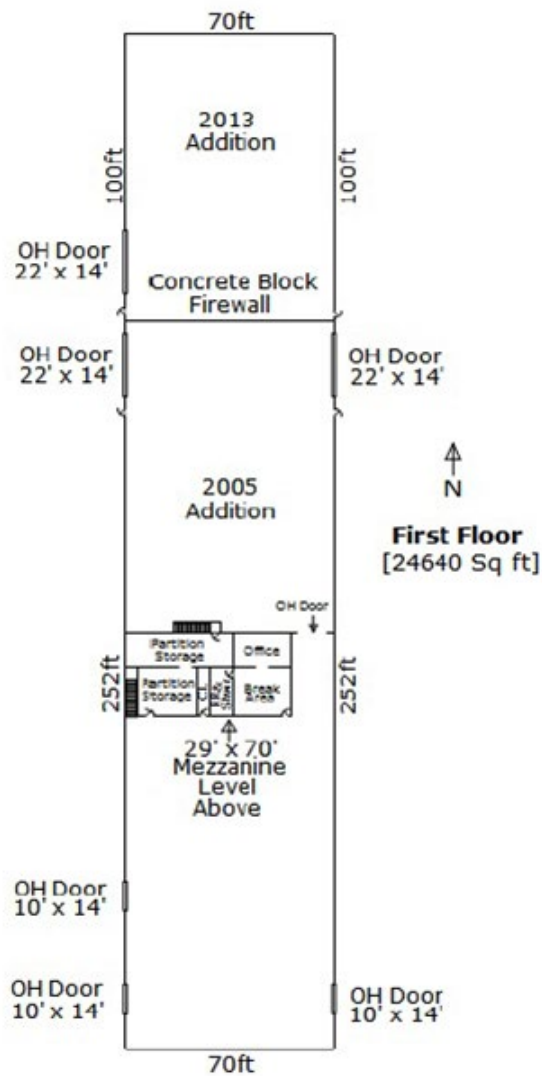


<b>Sale Price</b>	\$1,900,000	
<b>Parcel #</b>	071006216074	
<b>Property type</b>	Pre-engineered steel shop/storage building; originally constructed in 2001 with additions in 2005 and 2013; 20' eave height; multiple drive-in overhead doors. Small, partitioned area with break room and restroom.	
<b>Building Area</b>	26,670 SF	
<b>Site Area</b>	98,572 SF primary site area, per CSM 13609, plus 24,639 SF for Outlot A = 123,211 SF total.	
<b>Zoning</b>	Current - Industrial Limited (IL) Future - Employment (E)	
<b>Utilities</b>	All standard utilities are available including water, sewer, gas, and electricity; street improvements including concrete street surface, concrete curb and gutter, and concrete sidewalk which blends with the paving in front of the building.	
<b>Space Distribution</b>	<p><b>Gross Building Size Per Plans and Exterior Measurements:</b> Original Building (2001): 70' X 132' = 9,240 SF 2005 Addition: 70' X 120' = 8,400 SF 2013 Addition: 70' X 100' = 7,000 SF Gross Primary Floor Area 24,640 SF</p> <p><b>Storage Mezzanine:</b> 70' X 29' = 2,030 SF</p> <p>Gross Building Area = 26,670 SF</p>	
<b>Foundation</b>	Poured concrete slab with poured concrete perimeter footings. Mezzanine has a pre-cast concrete floor for extra load capacity.	
<b>Construction</b>	Pre-engineered steel framing, concrete block firewall separating the 2005 and 2013 additions.	
<b>Height</b>	Approximate 20' eave height.	
<b>Roof</b>	Low pitch gable-style metal roof. Roof ages correspond with the three (3) separate construction dates.	
<b>Overhead Doors</b>	Three (3) doors in the original portion, including two (2) - 10' X 14' drive-in doors aligned on south end of the building creating a drive-thru bay area with floor drain, and one (1) 10' X 12' drive-in door north of the bay area. There are two (2) 22' X 14' drive-in doors aligned to create an additional drive thru bay in the 2005 section and one (1) 22' X 14' drive-in overhead door for the 2013 addition.	
<b>Electrical</b>	400 amp. main minimum; phased; branch circuits; suspended metal halide and fluorescent in shop areas.	
<b>HVAC</b>	Unfinished areas are heated by multiple suspended Reznor natural gas-fired space heaters. No cooling to the unfinished areas. Manager's office, employee break area, and parts storage room have natural gas-fired furnace and central A/C.	
<b>Plumbing</b>	Supplies and drains to a unisex restroom in the office. In-floor steel grates in all sections that drain to sewer connections. 30-gallon gas-fired water heater in the mezzanine area. Sprinkler system for fire protection in place pursuant to shop use.	
<b>Parking</b>	There are ~65 striped parking spaces in the parking lot between the building and Pennsylvania Ave.	
<b>Other</b>	<p>Subject property has the benefit of an easement over Outlot A of the Madison Square-Riley Plat, a approx. 66' strip of land located between the railroad ROW and the subject's rear lot boundary. According to Document 1178125 dated February 8, 1967, the easement is a right-of-way for vehicles and pedestrians, and it gives the grantee the right to construct and maintain a roadway. This right-of-way is granted for the purposes of travel only and does not include the right to park or stand vehicles thereon. This easement is also for the construction, operation, and maintenance of underground utilities. The easement does allow for an additional access point to the site, but primary access remains from Pennsylvania Ave.</p> <p>There is documentation of contamination on this site associated with a petroleum discharge, per an "assignment of PECFA proceeds" document recorded at the Dane County Register of Deeds on 8/28/1996. A subsequent "satisfaction of assignment of PECFA proceeds," dated 9/22/2003, was also uncovered, indicating remediation has been completed. This document notwithstanding, the owner also indicated that contaminated soil was uncovered during the 2013 construction project, and remediation had to be done.</p>	

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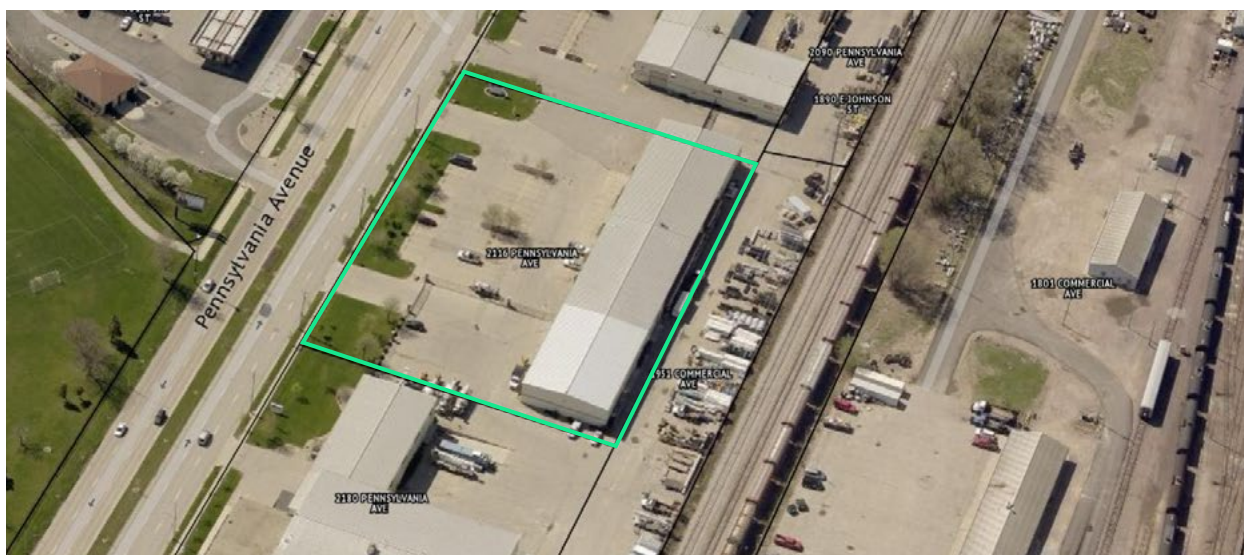
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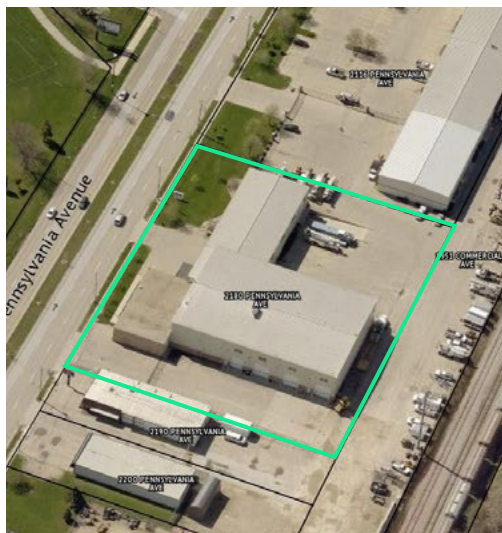
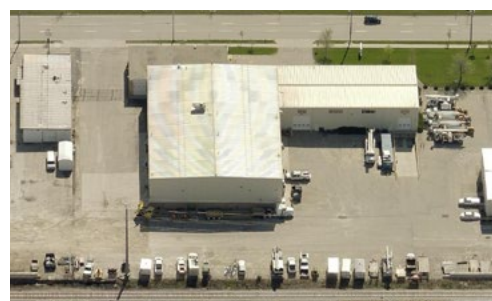
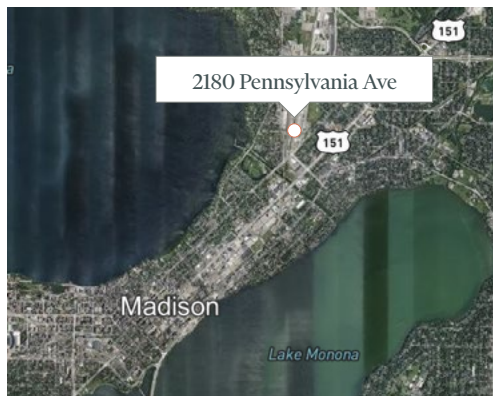
<b>Sale Price</b>	\$4,250,000		
<b>Parcel #</b>	071006216016		
<b>Property type</b>	Hooper Fleet Operations Center; Pre-engineered steel building with concrete components. 2009 vintage with re-use of a portion of a pre-existing (~1963) terminal building. Excellent overall condition commensurate with the age. 32' eave height for the shop with three drive thru bays and a wash bay, plus a storage wing with 22' eaves, single bay, and recessed dock.		
<b>Building Area</b>	36,850 SF		
<b>Site Area</b>	87,009 SF primary area, per CSM 13609 + 21,759 SF for Outlot "A" = 108,768 SF total.		
<b>Zoning</b>	Current - Industrial Limited (IL) Future - Employment (E)		
<b>Utilities</b>	All standard utilities are available: water, sewer, gas, and electric; street improvements including concrete street surface, concrete curb and gutter, and concrete sidewalk which blends with the paving in front of the building.		
<b>Space Distribution</b>	<b>First Floor</b> 110' X 110' = 12,100 SF 60' X 160' = 9,600 SF 86' X 50' = 4,300 SF 50' X 70' = 3,500 SF Subtotal First Floor = 29,500 SF	<b>Mezzanines</b> 50' X 70' = 3,500 SF 48' X 60' = 2,880 SF 13' X 40' = 520 SF Subtotal Mezzanine = 6,900 SF	Grand Total = 36,850 SF
<b>Foundation</b>	Poured concrete slab with poured concrete perimeter footings. Front office area has an elevated slab with the primary floor being at dock height. The balance of the site is at a similar grade with the ground level. Trench floor drains positioned throughout the shop area.		
<b>Construction</b>	Pre-engineered steel with concrete block components. Interior divisions for the shop office and hazardous materials storage are fire-rated concrete block. Hazardous materials storage rooms also have pre-cast ceilings, per code, and the mezzanines are above these areas. Stud framing walls in the administrative office are metal.		
<b>Height</b>	Shop is ~32' at the eaves while the storage wing is ~22'.		
<b>Roof</b>	Eastern office projection has flat roof with gravel/stone ballast cover with metal deck roof structure. This roof section was not replaced in the 2009 construction project, because it was approximately seven years old at the time. (Per appraisal) The roof on the balance is a gable type roof with a very low pitch, and ribbed metal or standing seam surface.		
<b>Overhead Doors</b>	Total of eleven (11) overhead doors, ten (10) of which are drive-in and one (1) dock door in the storage wing. Storage wing is not at dock height; a recessed (excavated) area creates the dock capability. Dock has a mechanical load leveler, weather sealer, and bumper guard. Shop has three (3) drive-thru bays with three (3) drive-in doors opposite sides and one (1) overhead door at the northwest corner with wash bay accesses. One (1) drive-in door is located immediately to the north of the administrative office. Two (2) additional drive-in doors are on either side of the storage wing, promoting another drive-thru bay. Overhead doors range from 14'-16'.		
<b>Electrical</b>	Two (2) separate electrical main entrances: one (1) in the shop and one (1) in a mechanical closet in the administrative office. Administrative office panel has a 400 amp. service w/ three-phase power via transformer; the other main is located off a wall in the shop.		
<b>HVAC</b>	Warehouse and shop are heated with suspended, gas-fired space heaters. There are two residential split systems in the mezzanine that supply forced-air heating and cooling to the office areas. There is one zone per office segment.		
<b>Plumbing</b>	Supplies and drains to three (3) restrooms, break room, wash bay, and janitorial rooms. Trench drains in the shop area with steel grate coverings for drainage. An 80-gallon electric water heater serves the entire facility. Fire Protection: modern fire monitoring system and wet sprinkler.		
<b>Parking</b>	Approximately 17 spaces off the southern gate and a lot adjacent to the main entrance. Site includes abundant impervious rear site area for additional parking and truck maneuvering.		
<b>Other</b>	<p>The subject has the benefit of an easement over Outlot "A" of the Madison Square-Riley Plat which is a land strip located between the railroad and the rear lot boundary. According to Document 1178125 dated February 8, 1967, the easement is a right of way for vehicles and pedestrians with full right to construct and maintain a roadway. This right of way is granted for the purposes of travel only and does not include the right to park or stand vehicles thereon. This easement is also for the construction, operation, and maintenance of underground utilities. The easement does allow for an 15 additional access point to the site, but primary access remains from Pennsylvania Ave.</p> <p>There is documentation of contamination on this site associated with a petroleum discharge, per an "assignment of PECFA proceeds" document recorded at the Dane County Register of Deeds on 8/28/1996. A subsequent "satisfaction of assignment of PECFA proceeds," dated 9/22/2003, was also uncovered, indicating remediation has been completed. This document notwithstanding, the owner also indicated that contaminated soil was uncovered during the 2013 construction project, and remediation had to be done.</p>		



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For Sale



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# 2190 Pennsylvania Ave

Madison, WI 53704



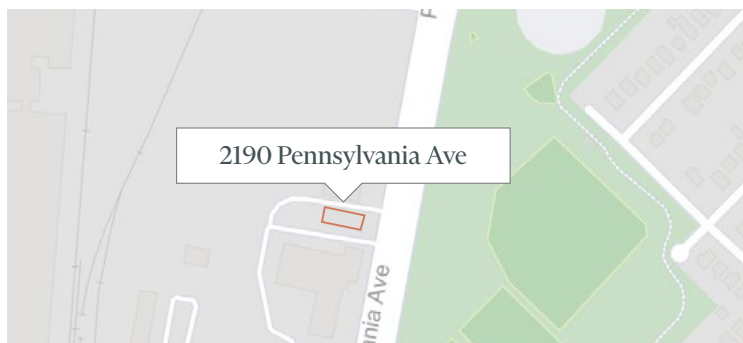
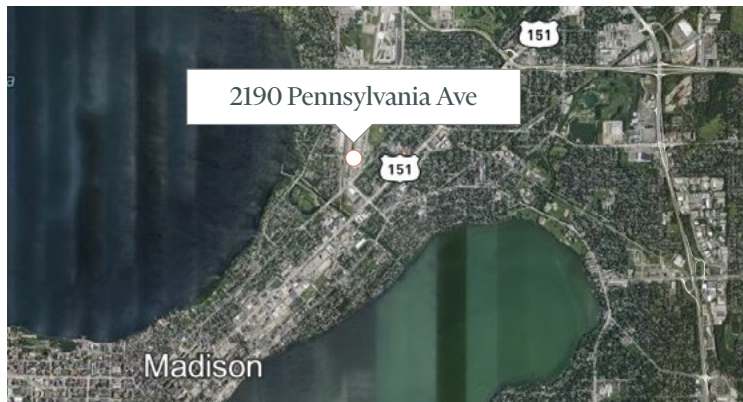
Sale Price	\$350,000	
Parcel #	071006215042	
Property type	Office/shop property leased to Fox Water Supply, Inc.	
Building Area	Building Size by Exterior Dimensions -> 40' X 108' = 4,320 SF	
Site Area	14,995 SF + 4,356 SF Outlot "A" allocation = 19,351 SF. Outlot "A" is a narrow strip of land that runs along the rear of the property spanning the entire boundary.	
Zoning	Current - Industrial Limited (IL) Future - Employment (E)	
Utilities	All standard utilities available: water, sewer, gas, and electric.	
Space Distribution	Approximate Interior Space Distributio: Offices/Service/Reception 30' X 40' = 1,200 SF Open Shop/Storage Area 78' X 40' = 3,120 SF	4,320 SF Total
Foundation	Poured concrete with poured concrete perimeter footings.	
Construction	Pre-engineered steel	
Height	14' at eave	
Roof	Unknown	
Overhead Doors	Two (2) 10' X 12' drive-in doors on the north building elevation and one (1) 10' X 12' drive-in door on the west side of the building.	
Electrical	Two (2) - 200 amp. single phase service panels.	
HVAC	Conventional forced air/central air systems for the finished area. Warehouse has two (2) suspended, gas-fired space heaters.	
Plumbing	Supplies and drains to one (1) restroom and utility sink	
Parking	Parking is available at the front of the site for six (6) cars. Land behind the building may be used for parking, truck maneuvering and limited site storage.	



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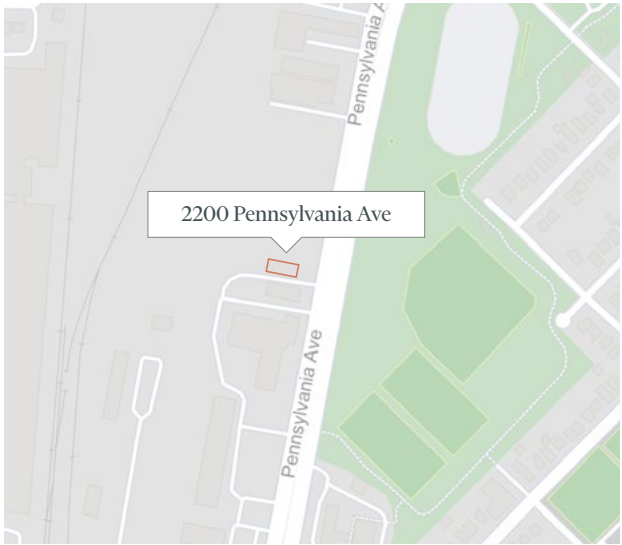
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# 2200 Pennsylvania Ave

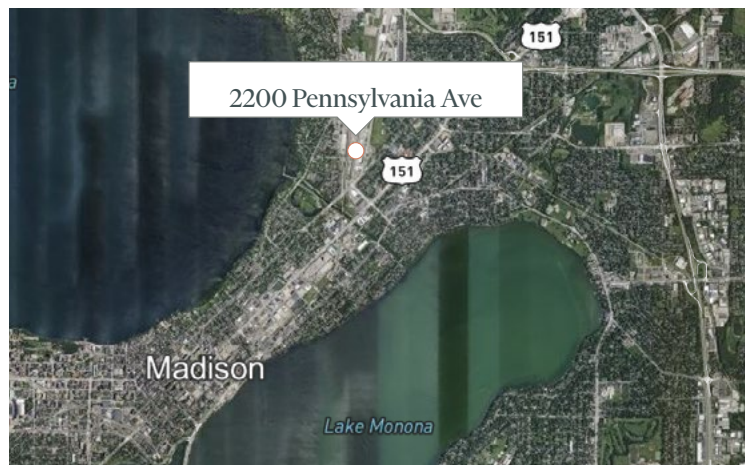
Madison, WI 53704



Sale Price	\$350,000
Parcel #	071006215042
Property type	Small shop built in 1965; Pre-engineered steel construction on slab.
Building Area	4,004 SF
Site Area	19,847 SF
Zoning	Current - Industrial Limited (IL) Future - Employment (E)
Utilities	All standard utilities available: water, sewer, gas, and electric
Foundation	Poured concrete with concrete slab floor.
Construction	Pre-engineered steel
Height	12' at eave
Roof	Per 2018 inspection, the roof is concealed from the outside, but appears to be a low pitch, shed-type roof based on the ceiling in the shop/garage.
Overhead Doors	One (1) 10' tall, standard width, drive-in door on the west end of the south building elevation.
Electrical	Unknown
HVAC	Two (2) suspended gas-fired Sterling space heaters.
Plumbing	Unknown
Parking	Parking is available at the front of the site for approximately six (6) to eight (8) cars. Land behind the building could also be used for parking, and limited site storage.
Other	There is a utility easement to MG&E that covers the rear 34' of the subject property. It is recorded at the Register of Deeds as Document No. 1179181. It is related to overhead electric lines and appears to be obsolete and no longer in use.

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Madison, WI 53704

**For Sale**



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# 2230 Pennsylvania Ave

Madison, WI 53704

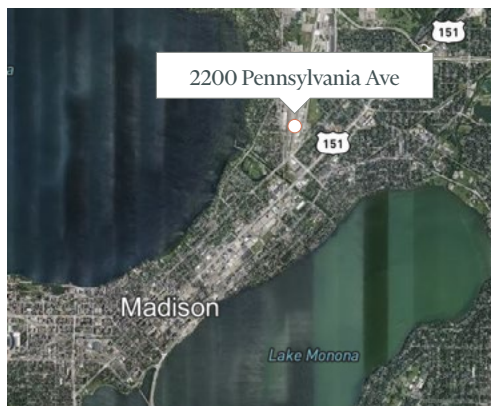


Sale Price	\$1,300,000
Parcel #	071006215026
Property type	Construction storage yard for Hooper Construction Corporation. Quadrangular shape w/ good frontage to depth ratio. Most of the site is enclosed with 6' chain linked fence.
Site Area	145,200 SF total, with 116,160 SF owned in fee plus an easement interest on 29,040 SF of Outlot A
Zoning	Current - Industrial Limited (IL) Future - Employment (E)
Utilities	All standard utilities were available to the site including water, sewer, gas, and electric. Street improvements include concrete street surface, concrete curb and metal gutter, but no sidewalk.
Other	Billboard lease with Adams Outdoor – See lease in Virtual Deal Room
	The subject is the beneficiary of an easement over Outlot A of the Madison Square-Riley Plat. According to Document 1173312 from February 20, 1967, this perpetual easement is for ingress and egress, parking, and for temporary storage of vehicles, materials, and supplies. The grantee may surface the described premises and fence the same as long as they allow ingress and egress to the grantor, Madison Gas & Electric. There is an easement granted to the city of Madison for the installation of - and right of way to - a groundwater monitoring well. The document is dated March 31, 1995 and recorded as Document No. of 2667583. Per the 2018 appraisal, the yard and adjacent land was a dump/landfill in the 1800's. The well is used to test the water supply for contamination, and periodic test results that have been made available to Hooper have apparently not indicated the presence of any contamination.

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**CBRE**



# 2250 Pennsylvania Ave

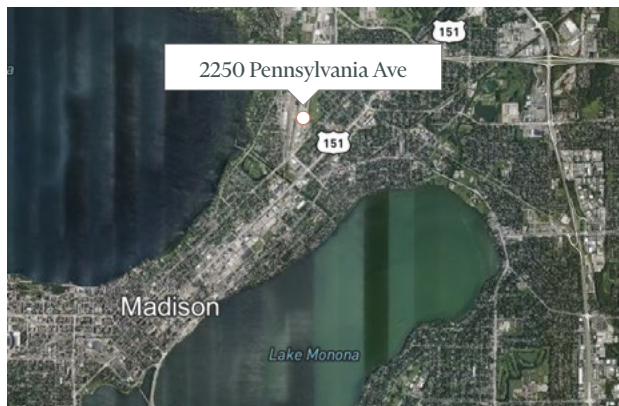
Madison, WI 53704



<b>Sale Price</b>	\$475,000
<b>Parcel #</b>	071006215018
<b>Property type</b>	Vacant special-purpose property that was occupied by a canine daycare (Spawoof). Original construction dates to 1965, and there was an addition in 1969 followed by renovations in 2006 for the former tenant. Concrete block and steel construction.
<b>Building Area</b>	~10,600 SF
<b>Site Area</b>	43,560 SF incl. 8,712 SF allocated to Outlot "A"
<b>Zoning</b>	Current - Industrial Limited (IL) Future - Employment (E)
<b>Utilities</b>	All standard utilities expected of the urban location are available including water, sewer, gas, and electric. Street improvements include asphalt or concrete street surface, concrete curb, metal gutter, and concrete sidewalk.
<b>Foundation</b>	Poured concrete slab with poured concrete perimeter footings.
<b>Construction</b>	Construction is predominantly concrete block with steel components. Interior partitions and demising walls are largely concrete block.
<b>Height</b>	Most of the building has a functional height of ~10'. The reception area has a vaulted 14' ceiling with clerestory window as an architectural feature.
<b>Roof</b>	Flat roof with a combination of rubber and built-up sections with stone ballast.
<b>Overhead Doors</b>	Two (2) mechanical drive-in overhead doors near the southwest corner of the building which measure ~8' X 10'.
<b>Electrical</b>	400 amp. main phased with runs to several distribution panels.
<b>HVAC</b>	Three (3) separate mechanical/HVAC rooms in the building. Two (2) rooms contain a hot water, gas-fired boiler (replaced in 2015 and 2016). Bulk air handler unit in a mechanical room at the south-central portion of the building. Heat exchanger was installed in this unit in 2015. Boiler and air handler units combine to provide forced air heat through ducts, hot water heat through baseboard radiators, and in-floor radiant heat. At least one (1) ceiling-mounted air conditioning and there is central air available to most rooms. Rear storage area has a suspended gas-fired space heater, but it is not cooled.
<b>Plumbing</b>	Supplies and drains to four (4) total restrooms and the shower in the bathroom. Several smaller rooms have plumbing, with two (2) rooms setup for washers and dryers. There are two (2) water heaters. Several rooms have floor drains and wash basins or sinks with connections to City sewer.
<b>Parking</b>	There are ~35 total parking spaces in the parking lot.
<b>Other</b>	<p>Hooper Corporation is the holder of a perpetual, exclusive easement over adjacent land owned by Madison Gas &amp; Electric, referred to as Outlot "A" of the Madison Square-Riley plat, on the balance of their holdings along Pennsylvania Ave. Outlot A runs concurrent with the railroad tracks and borders the western (rear) boundary of the subject as well as other contiguous lots along Pennsylvania Ave. Permissible activities include ingress and egress, parking, and temporary storage of vehicles, materials, and supplies. The easement holder may also surface the described premises and fence the same.</p> <p>It is unknown if Hooper Corporation has the same easement interest over the portion of Outlot "A" that abuts the subject, because there is nothing on record documenting it. Their acquisition is somewhat recent (2005) while the easement dates to 1967. However, they are clearly using it, and it is a reasonable expectation that - if pursued by the owner - a similar agreement will evolve relative to this portion of Outlot "A" given precedent established on the balance. Thus, the total site area is inclusive of Outlot "A".</p> <p>A deed restriction was uncovered after a search of the Dane County Register of Deeds. It is dated 7/15/99 and recorded as Doc. No. 3134508. The restriction was placed on the property by the Dane County Humane Society, and it reads: "The property may not be used for the operation of a facility that provides services to the county and/or any municipalities for stray animal pick-up, stray animal holding, and/or cruelty-neglect investigation on a fee for service basis nor may the Property be used for the operation of an animal shelter or humane society that takes in homeless animals." This restriction can only be amended or terminated by the Dane County Humane Society by a recorded affidavit.</p>

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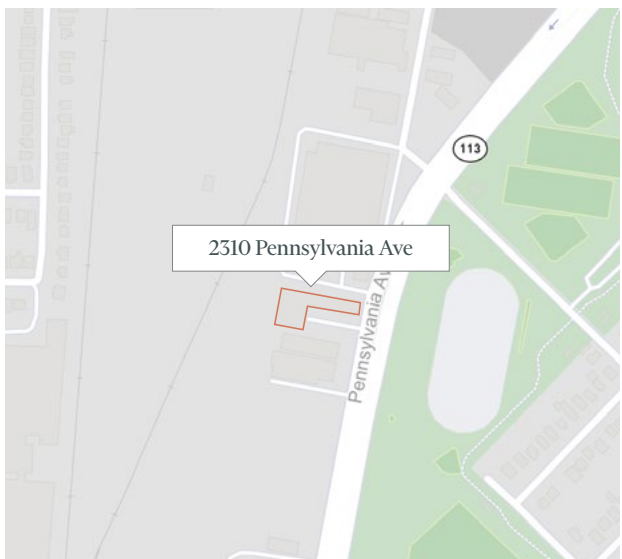
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# 2310 Pennsylvania Ave

Madison, WI 53704

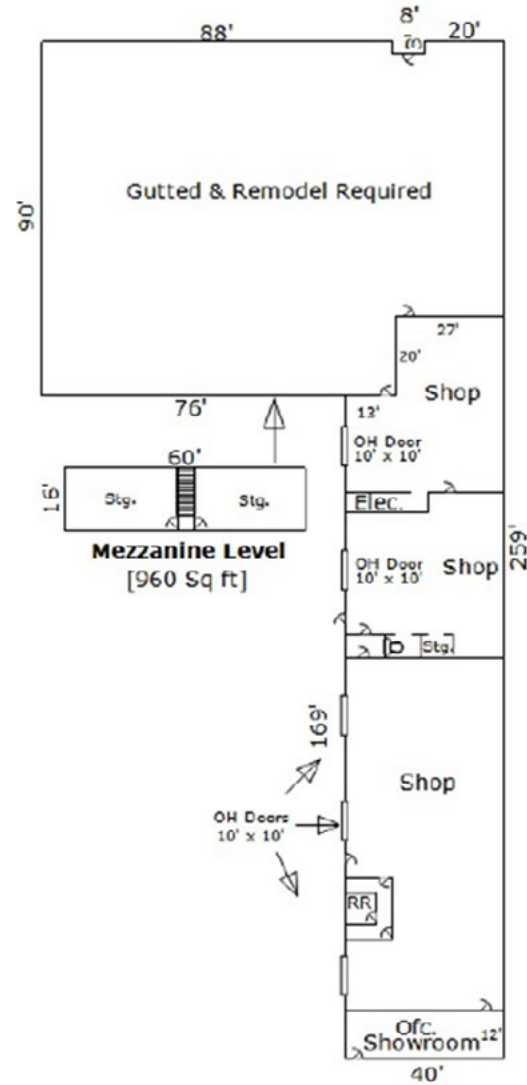


Sale Price	\$425,000	
Parcel #	071006208071	
Property type	Pre-engineered steel and concrete block commercial property. Segmented and built in numerous sections from 1953-1994.	
Building Area	18,136 SF	
Site Area	34,056 SF	
Zoning	Current - Industrial Limited (IL) Future - Employment (E)	
Utilities	All standard utilities expected of the urban location are available and extended to the subject building including natural gas, electricity, municipal water, and municipal sewer.	
Space distribution	Gross Size by Exterior Dimensions: 40' X 259' = 10,360 SF 76' X 90' = 6,840 SF 17,200 SF -3' X 8' = -24 SF Rear Open Entry 17,176 SF Primary & Rentable Building Area  960 SF Storage Mezzanine  8,136 SF Gross Floor Area	
Foundation	Poured concrete	
Construction	Pre-engineered steel and concrete block. Roof structures are wood frame and steel.	
Height	~12' to 16'. The highest area has the storage mezzanine with limited head room.	
Roof	Mixture of low pitch and flat roof sections. Built up, ribbed steel and rubber covers per aerial photographs.	
Overhead Doors	There are a total of six (6) drive-in overhead doors. Five (5) ~10' X 10' overhead doors accessible from the front of the building. Back door is ~ 8' X 8'.	
Electrical	1200 amps. main service with distribution panels associated with additions and historic tenant suites.	
HVAC	Numerous HVAC systems with suspended natural gas fired space heaters and natural gas fired furnaces. The front has newer space heaters. Sleeve A/C unit in the front small office/waiting room. The back is not heated.	
Plumbing	Supplies and drains present for four (4) restrooms and break area. Water service was operational in the front part of the building.	
Parking	Parking for ~28 vehicles on an asphalt lot.	

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