

2116 Pennsylvania Ave

Madison, WI 53704

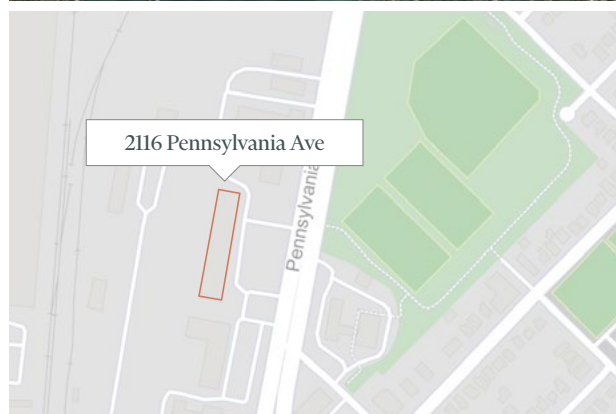
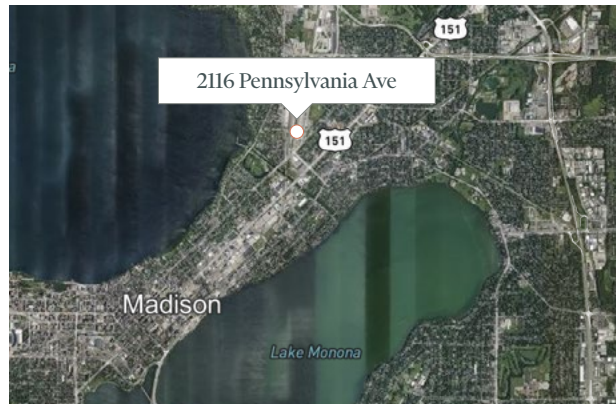
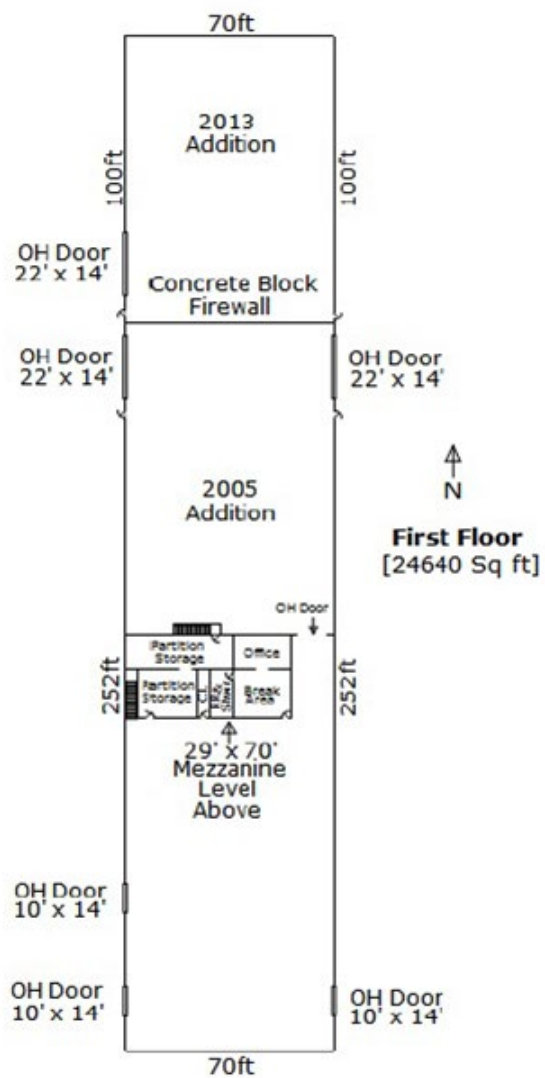


Sale Price	\$1,900,000	
Parcel #	071006216074	
Property type	Pre-engineered steel shop/storage building; originally constructed in 2001 with additions in 2005 and 2013; 20' eave height; multiple drive-in overhead doors. Small, partitioned area with break room and restroom.	
Building Area	26,670 SF	
Site Area	98,572 SF primary site area, per CSM 13609, plus 24,639 SF for Outlot A = 123,211 SF total.	
Zoning	Current - Industrial Limited (IL) Future - Employment (E)	
Utilities	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.	
Space Distribution	<p>Gross Building Size Per Plans and Exterior Measurements: 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>Storage Mezzanine: 70' X 29' = 2,030 SF</p> <p style="text-align: right;">Gross Building Area = 26,670 SF</p>	
Foundation	Poured concrete slab with poured concrete perimeter footings. Mezzanine has a pre-cast concrete floor for extra load capacity.	
Construction	Pre-engineered steel framing, concrete block firewall separating the 2005 and 2013 additions.	
Height	Approximate 20' eave height.	
Roof	Low pitch gable-style metal roof. Roof ages correspond with the three (3) separate construction dates.	
Overhead Doors	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.	
Electrical	400 amp. main minimum; phased; branch circuits; suspended metal halide and fluorescent in shop areas.	
HVAC	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.	
Plumbing	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.	
Parking	There are ~65 striped parking spaces in the parking lot between the building and Pennsylvania Ave.	
Other	<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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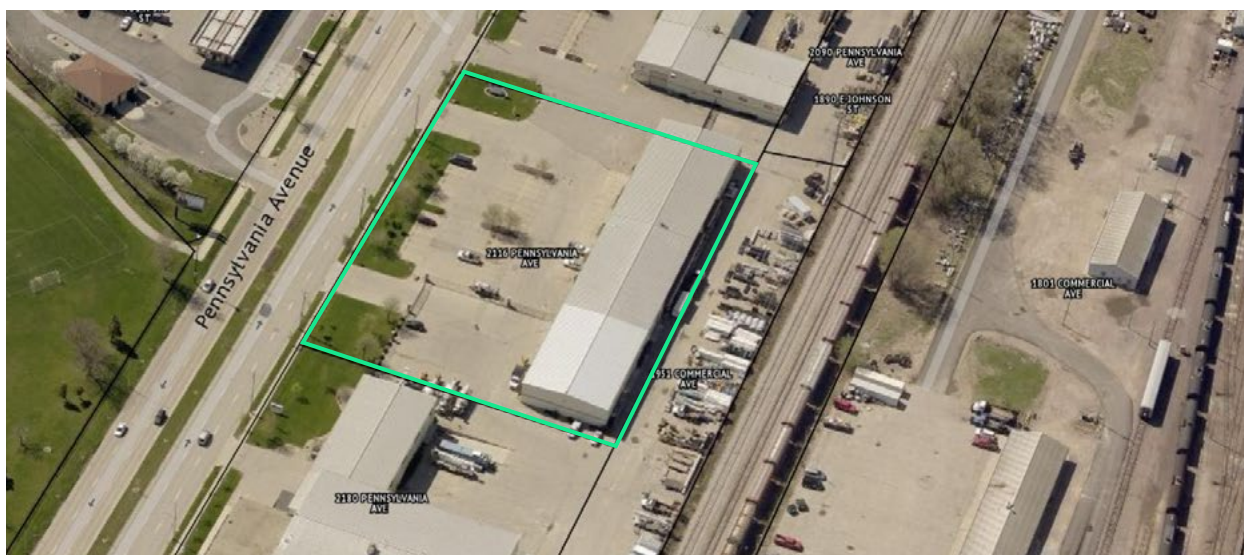
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