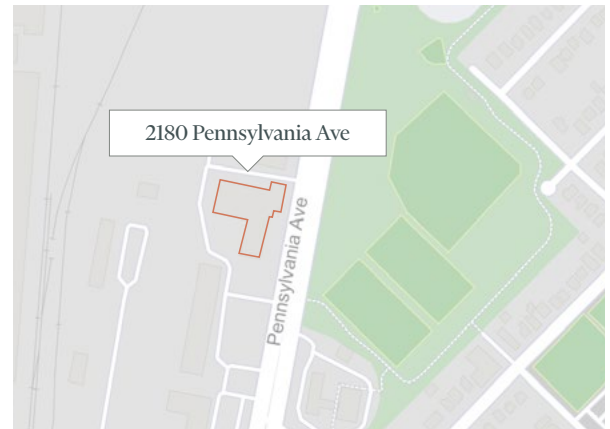


2180 Pennsylvania Ave

Madison, WI 53704

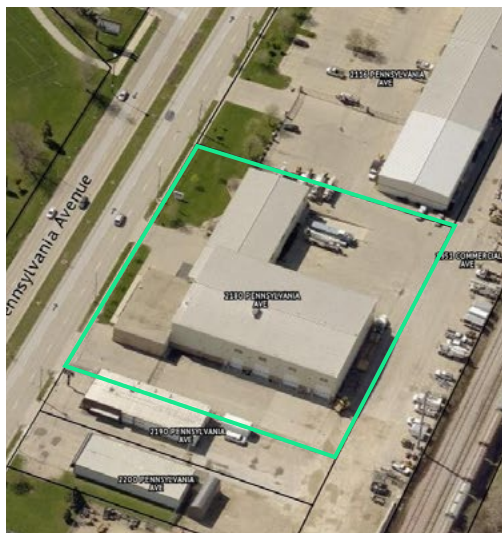
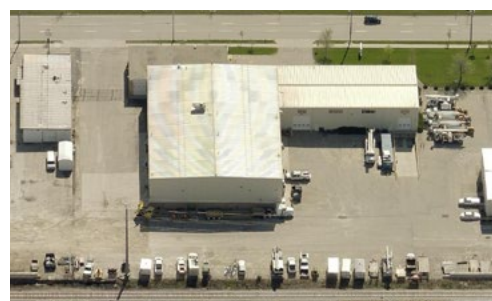
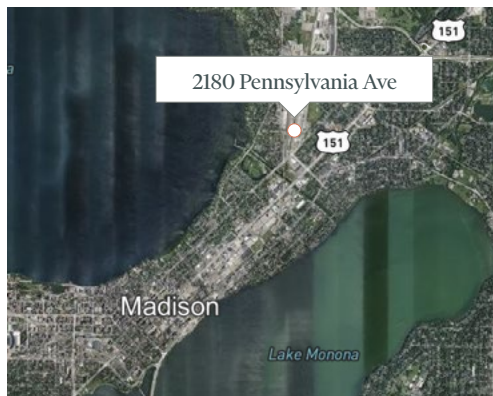


Sale Price	\$4,250,000		
Parcel #	071006216016		
Property type	Hooper Fleet Operations Center; Pre-engineered steel building with concrete components. 2009 vintage with re-use of a portion of a pre-existing (~1963) terminal building. Excellent overall condition commensurate with the age. 32' eave height for the shop with three drive thru bays and a wash bay, plus a storage wing with 22' eaves, single bay, and recessed dock.		
Building Area	36,850 SF		
Site Area	87,009 SF primary area, per CSM 13609 + 21,759 SF for Outlot "A" = 108,768 SF total.		
Zoning	Current - Industrial Limited (IL) Future - Employment (E)		
Utilities	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.		
Space Distribution	First Floor 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	Mezzanines 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
Foundation	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.		
Construction	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.		
Height	Shop is ~32' at the eaves while the storage wing is ~22'.		
Roof	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.		
Overhead Doors	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'.		
Electrical	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.		
HVAC	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.		
Plumbing	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.		
Parking	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.		
Other	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. 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.		

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For Sale



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