

# INVESTMENT OPPORTUNITY

Nine Building Industrial Portfolio For Sale - 6001 - 6025 Femrite Drive, Madison, WI

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

6025 Femrite Dr., Madison, WI



6009 Femrite Dr., Madison, WI



6001 Femrite Dr., Madison, WI



# INVESTMENT OPPORTUNITY

6001 - 6025 FEMRITE DRIVE, MADISON, WI

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LEE & ASSOCIATES OF MADISON, WI

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### DISCLAIMER

This document contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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# BUILDING OVERVIEW

# EXECUTIVE SUMMARY

Longstanding investment opportunity with interstate frontage close to the full diamond interchange at Interstate 39/90/94 and Beltline Highway 12/18 in Madison, Wisconsin. The property is comprised of 9 buildings with a total of 62,593 square feet.

All of the square footage is now occupied by tenants, however a few leases are year-to-year and could be made available for an owner/occupant.

<i>Property Address</i>	<i>Building Size</i>	<i>Year Built</i>
6001 Femrite Drive, Madison, WI	14,400 Sq. Ft.	1986
6009 Femrite Drive, Madison, WI	9,754 Sq. Ft.	2009
6017 Femrite Drive, Madison, WI	2,666 Sq. Ft.	1988
6025 Femrite Drive, Madison, WI	26,884 Sq. Ft.	2004 (2017 Addition)
6137 Femrite Drive, Madison, WI	1,460 Sq. Ft.	1950
6129 Femrite Drive, Madison, WI	675 Sq. Ft.	1930
6121 Femrite Drive, Madison, WI	1,792 Sq. Ft.	1975
6111/6113 Femrite Drive, Madison, WI	2,212 Sq. Ft.	1930
6103 Femrite Drive, Madison, WI	3,750 Sq. Ft.	1994

**Sale Price:** \$4,200,000 (\$67.00/Sq. Ft.)

*For detailed information, please contact:*

*Blake George*

*Direct: (608) 327-4005*

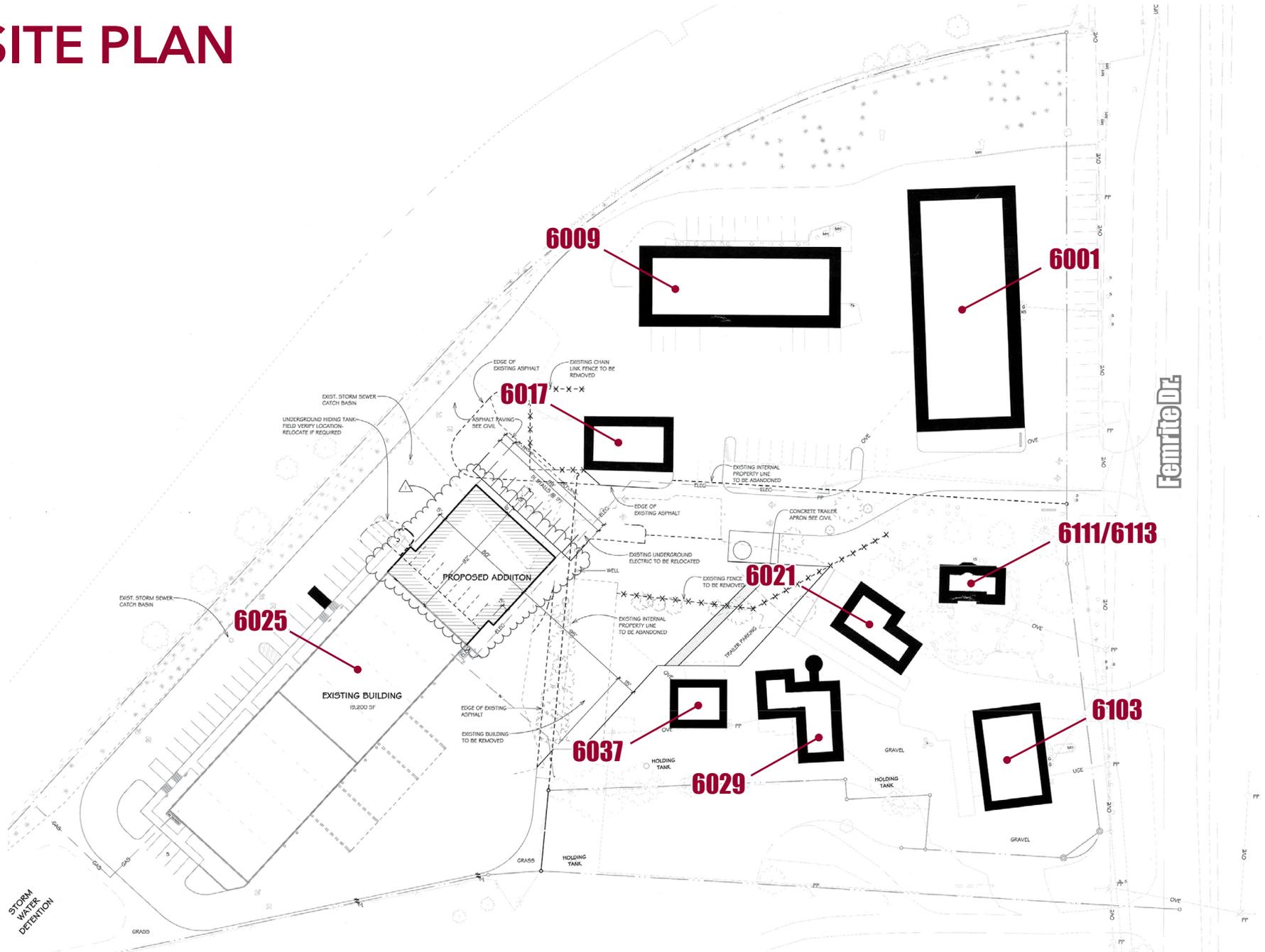
*Cell: (608) 209-9990*

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# INVESTMENT OVERVIEW

- 100% occupancy rate
- 21 building tenants
- NNN leases
- Diverse rental unit sizes
- Lease terms range from 1 year to 7 years with most leases having renewal options featuring 3% annual escalation
- Utilities and in-suite cleaning are paid by the tenant
- Landlord responsibilities include: roof, structural components, exterior walls, interior common walls, plumbing, electrical, HVAC, snow removal, lawncare and stormwater
- Tenant responsibilities include: prorata share of snow removal, lawncare, stormwater, building insurance, HVAC maintenance/filters, all separately metered utilities and in-suite maintenance.

# SITE PLAN



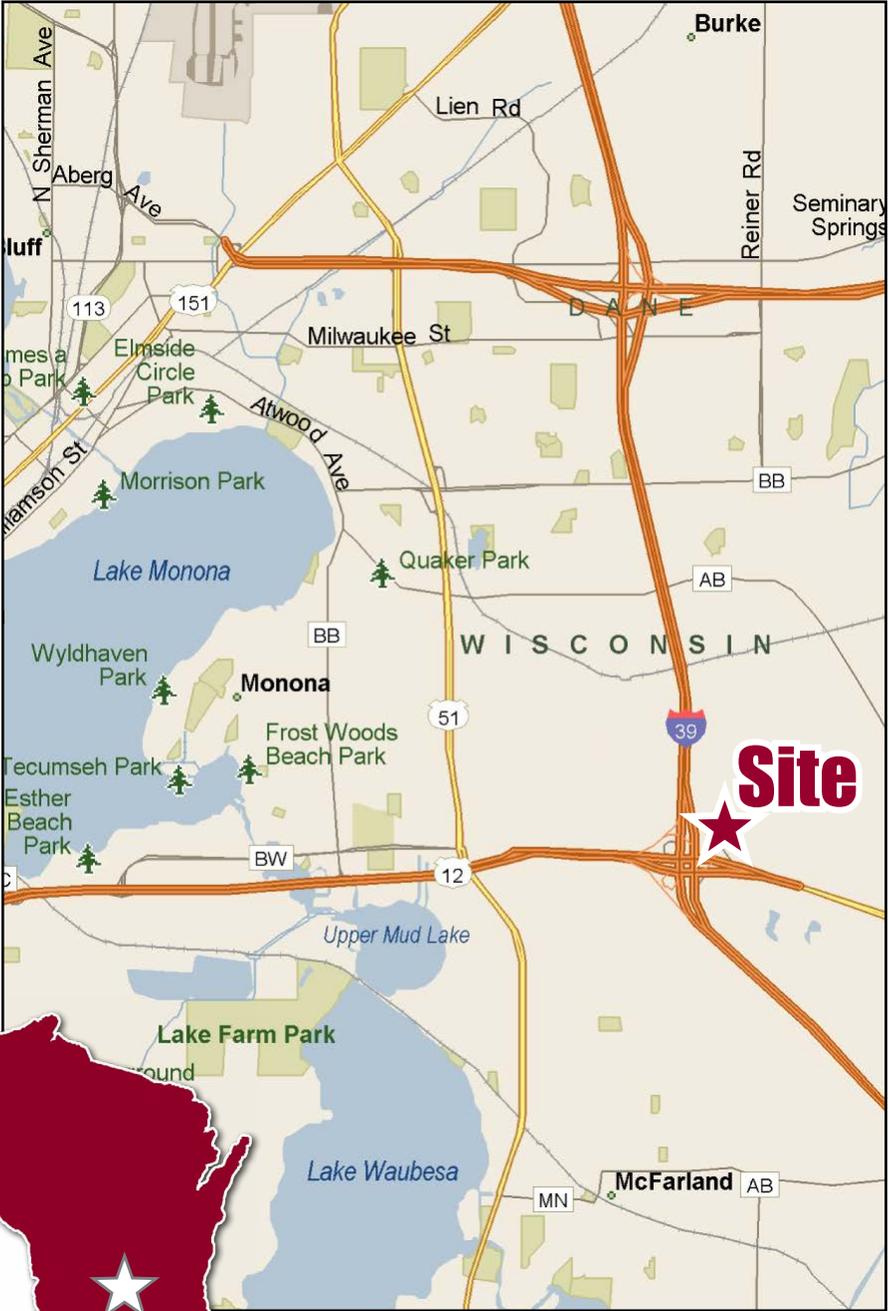
# PROPERTY IMAGES



# SITE OVERVIEW

# SITE SUMMARY

Address	6001 - 6025 Femrite Dr., Madison, WI
Location	Located on Madison's east side close to the full diamond interchange at Interstate 39/90/94 and Beltline Highway 12/18 in Madison, WI
Total Building Sq. Ft.	62,593 Sq. Ft.
Occupancy	Fully Occupied
Buildings Built	1930 - 2009
Construction Type	Masonry with concrete foundation
Parking	Large parking areas
Power	3 Phase, 208 Volts
2021 RE Taxes	\$56,100
Uses	Flex/Warehouse/Industrial
Land	7.42 Acres (232,587 sq. ft. and 90,788 sq. ft.)
Topography	Level
Site Access	Via Femrite Drive with Interstate visibility and connectivity to Madison, WI
Zoning	IL - City of Madison



# AERIAL

