

Tradesman Commerce Park

5525 Tradesman Dr.
Madison, WI 53718

**CLASS A
INDUSTRIAL
BUILDINGS**

FOR LEASE

**OWNED AND
DEVELOPED BY**

Likewise
Partners

LIKEWISE TRADESMAN I
131,534 SF

LIKEWISE TRADESMAN II
150,000 SF

© Partners In Design Ar

CBRE

Tradesman Commerce Park

Status

Under Construction,
Q2 2023 occupancy (Bldg 1)

Available Space

131,534 - 150,000 SF

Divisible to

Approximately 40,000 SF

Base Rent

Negotiable

Operating Expenses

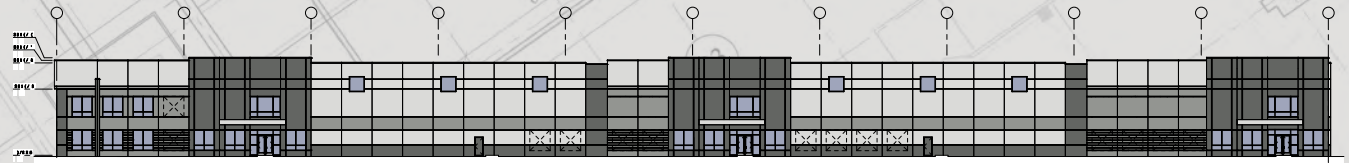
By Tenant

Real Estate Taxes

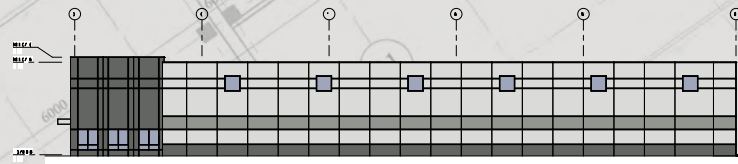
By Tenant

Utilities

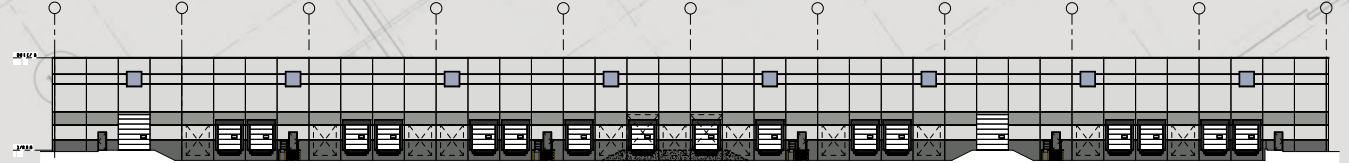
By Tenant



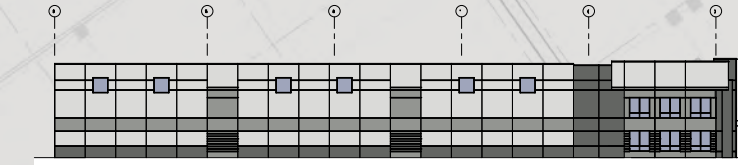
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



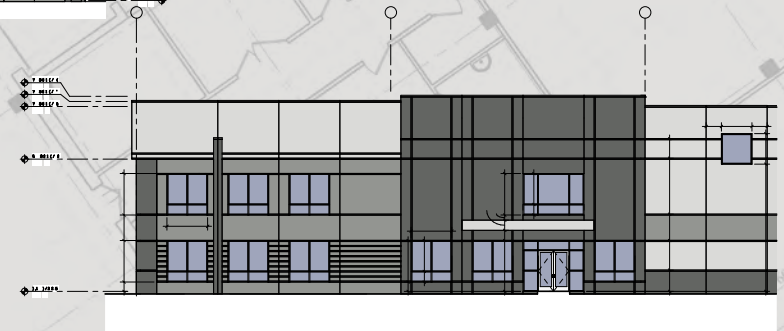
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

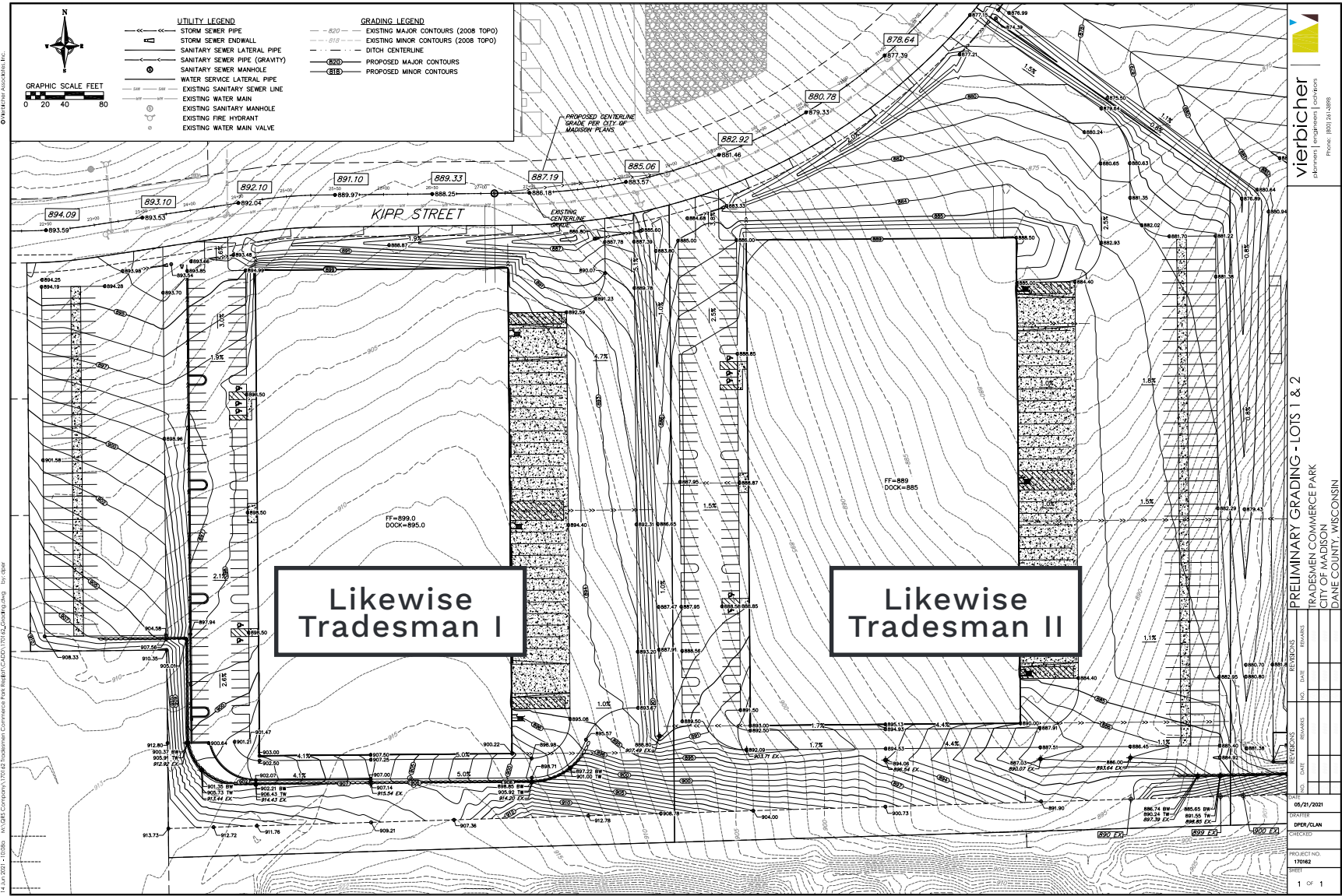
WINDOW AREA COUNTS:

OFFICE (8'-0" x 8'-2"):	24 (1,560 SF)
STOREFRONT ENTRIES (12'-0" x 10'-0"):	3 (300 SF)
ABOVE CANOPY (12'-0" x 8'-2"):	3 (234 SF)
GENERAL CLERESTORY (8'-0" x 8'-0"):	26 (2,080 SF)
TOTAL GLAZING AREA:	3,174 SF



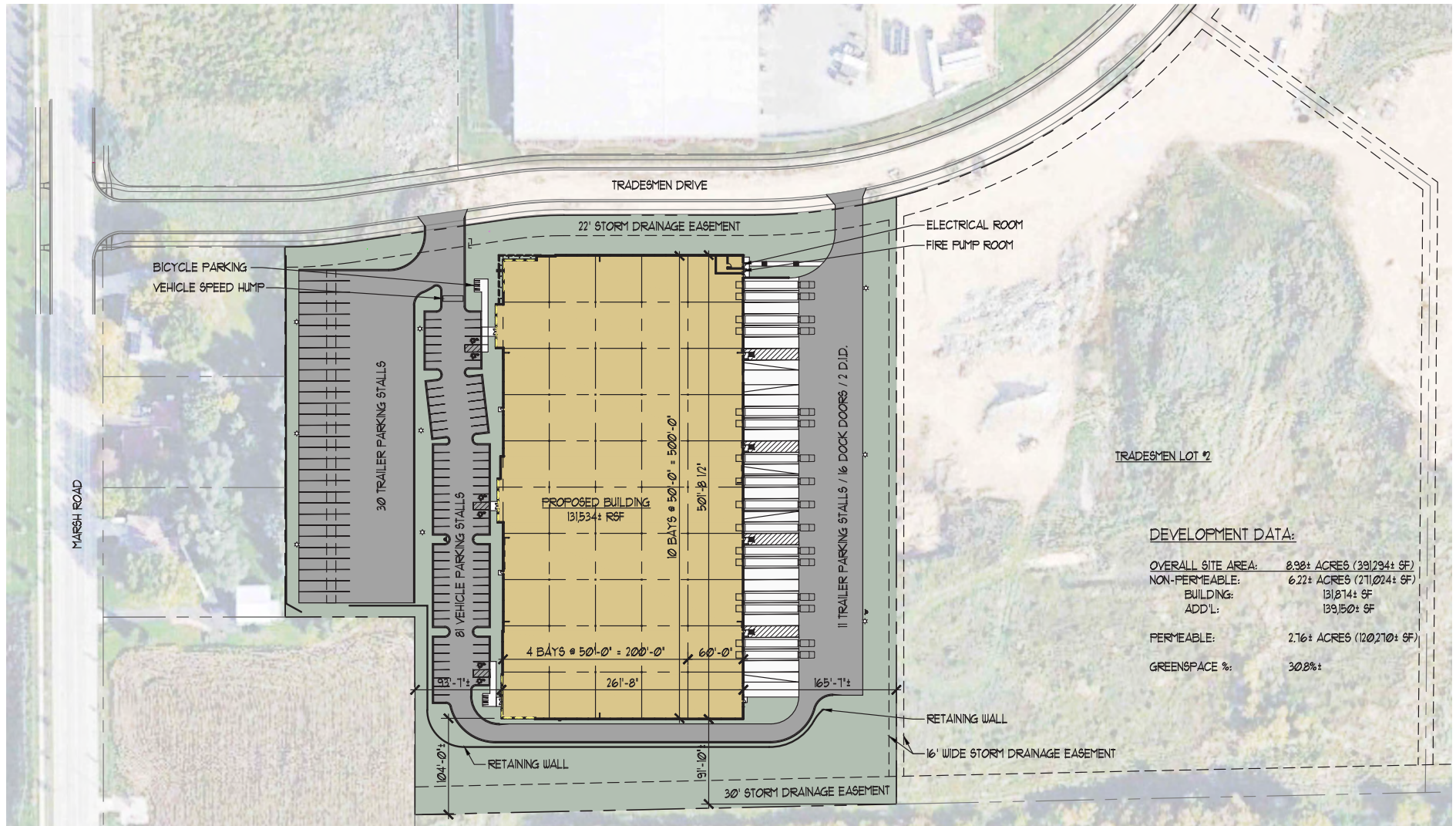
Architects, Inc.

Site Plan



Building Plan

Likewise Tradesman I



Property Highlights

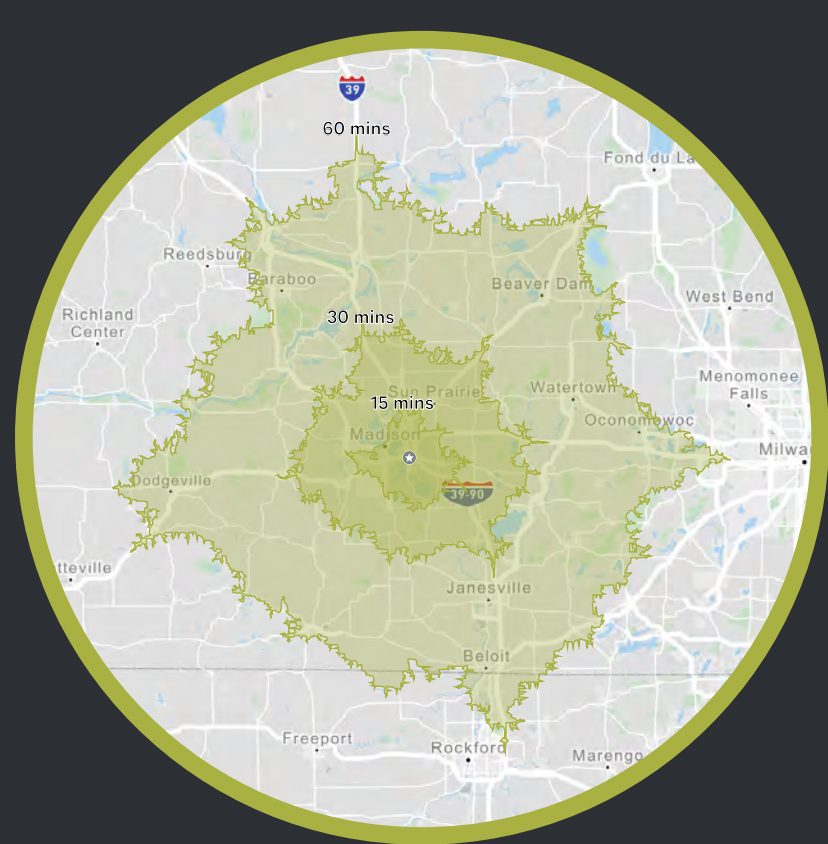
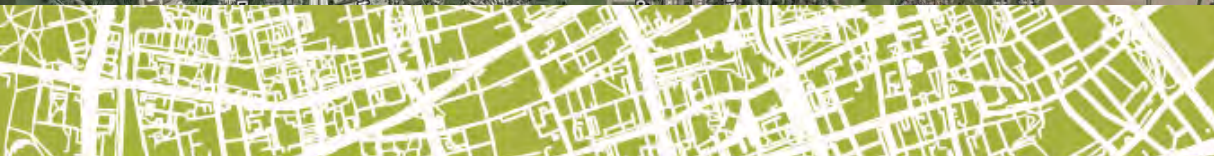
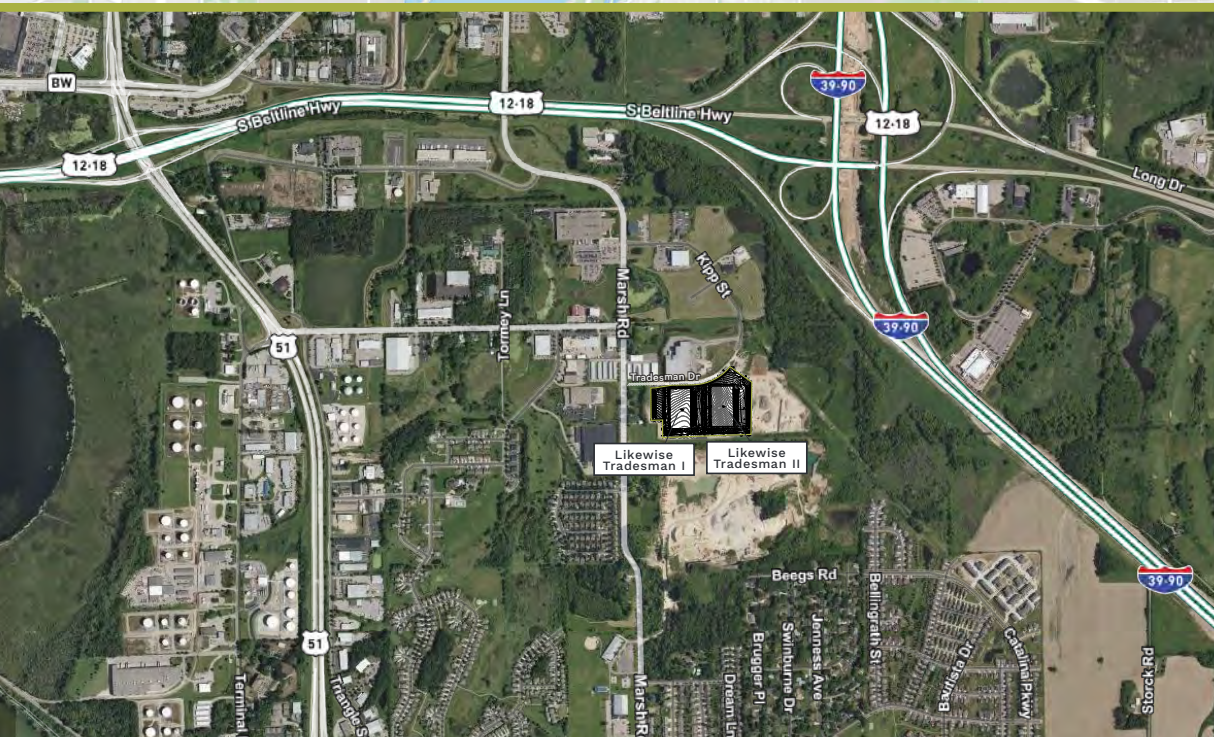
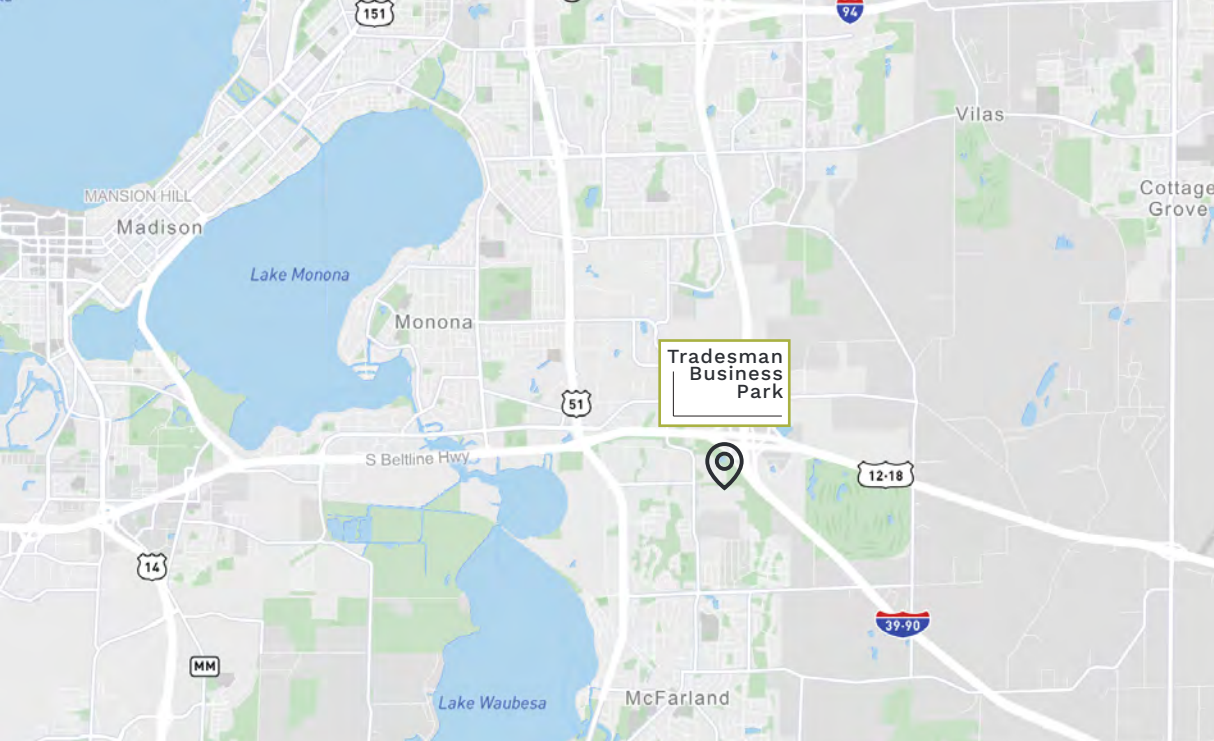
Construction Type	Precast concrete panels with architectural metal and glass storefront, and clerestory windows	
Floor Thickness	8" Unreinforced concrete	
Roof Type	Ballasted EPDM	
Year Built	Completion Q2 2023	
Clear Height	32'	
Zoning	IL (Industrial Limited)	
Column Spacing	50'x50', with 60' speed bay	
Loading Docks	15 dock high with knock outs for additional docks. The docks will be provided with levelers and seals.	
Drive-In Doors	Minimum two (2) 12'x14' doors	
Fire Protection	ESFR Sprinkler System	
HVAC	Gas-fired unit heaters and radiant heat at docks	
Electric Service	3-phase, 3000 Amps, 277-480 volts	
Lighting	High-Bay LED fixtures	
Office/Showroom	TBD / Build-to-Suit	
Parking	Likewise Tradesman I 81 parking stalls 41 trailer parking stalls	Likewise Tradesman II 96 parking stalls 67 trailer parking stalls
Truck Court	125' x 360', trailer parking and/or outdoor storage	



Tradesman Commerce Park

Sitemap





Travel Times

Beltline/Hwy 12 at Hwy 51
1 Mile

Interstate 90/39
2 Miles

Capital/Downtown Madison
7 Miles

Milwaukee
72 Miles

Chicago/O'Hare
123 Miles

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Owned and Developed By

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Partners

Contact

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CBRE

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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.