

200 INTERSTATE BLVD

EDGERTON, WISCONSIN (MADISON, WI MSA)

WAREHOUSE / DISTRIBUTION / COLD STORAGE
FOR LEASE

CBRE

[OVERVIEW]

200 Interstate Blvd presents a rare opportunity to lease a high-quality industrial asset in Southern Wisconsin. The location offers nearly immediate access to Interstate 90/39, providing linkages to Madison, Janesville/Beloit, Rockford, Chicago, and Milwaukee (via I-43 or I-94).

The building is in excellent condition, offers superior interior clear height, significant number of loading docks, ample trailer parking and employee parking, and room for expansion of building and parking onsite. The building also features a significant amount of cold storage space – both cooler and freezer temperatures.



[PROPERTY FEATURES]

BASE RENT

\$4.75-5.25/SF, NNN
(Dry Warehouse)

\$6.75-8.75/SF, NNN
(Cold Storage)

BUILDING SIZE

300,300 SF

PARCEL SIZE

29.28 Acres
(Additional land available)

ZONING

Industrial

YEAR BUILT

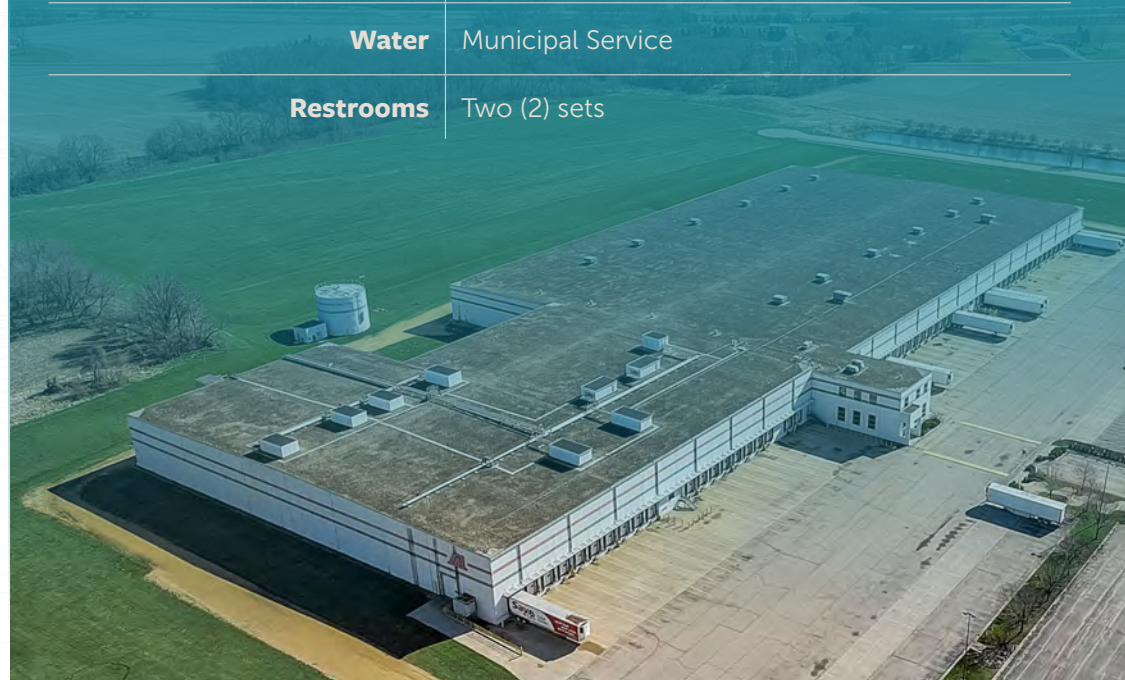
2002



[BUILDING DETAILS]



Clear Height	30-32' dry / 32-35' perishable
Roof	20-year-old rubber membrane
Construction Type	Precast concrete panels
Floors	Estimated 6-8" concrete floors (freezer floors have glycol loop), excellent condition
Column Spacing	Typical 40'x40', with 80' speed bay
Dry Dock Doors	35 with levelers and locks
Refrigerated Dock Doors	20 with levelers and locks
Drive-in Doors	Two grade level doors
Trailer Parking	Approximately 78 stalls (plus 55 dock positions)
Car Parking	Approximately 200 stalls
Building Power	3000 Amp, 480v Main Service
Lighting	Primarily LED fixtures on motion sensors throughout
Fire Protection	ESFR system with 300,000 gallon tank onsite, 450hp pump, and fed by municipal water.
Water	Municipal Service
Restrooms	Two (2) sets



[PARCEL MAP]

29.28 ACRES



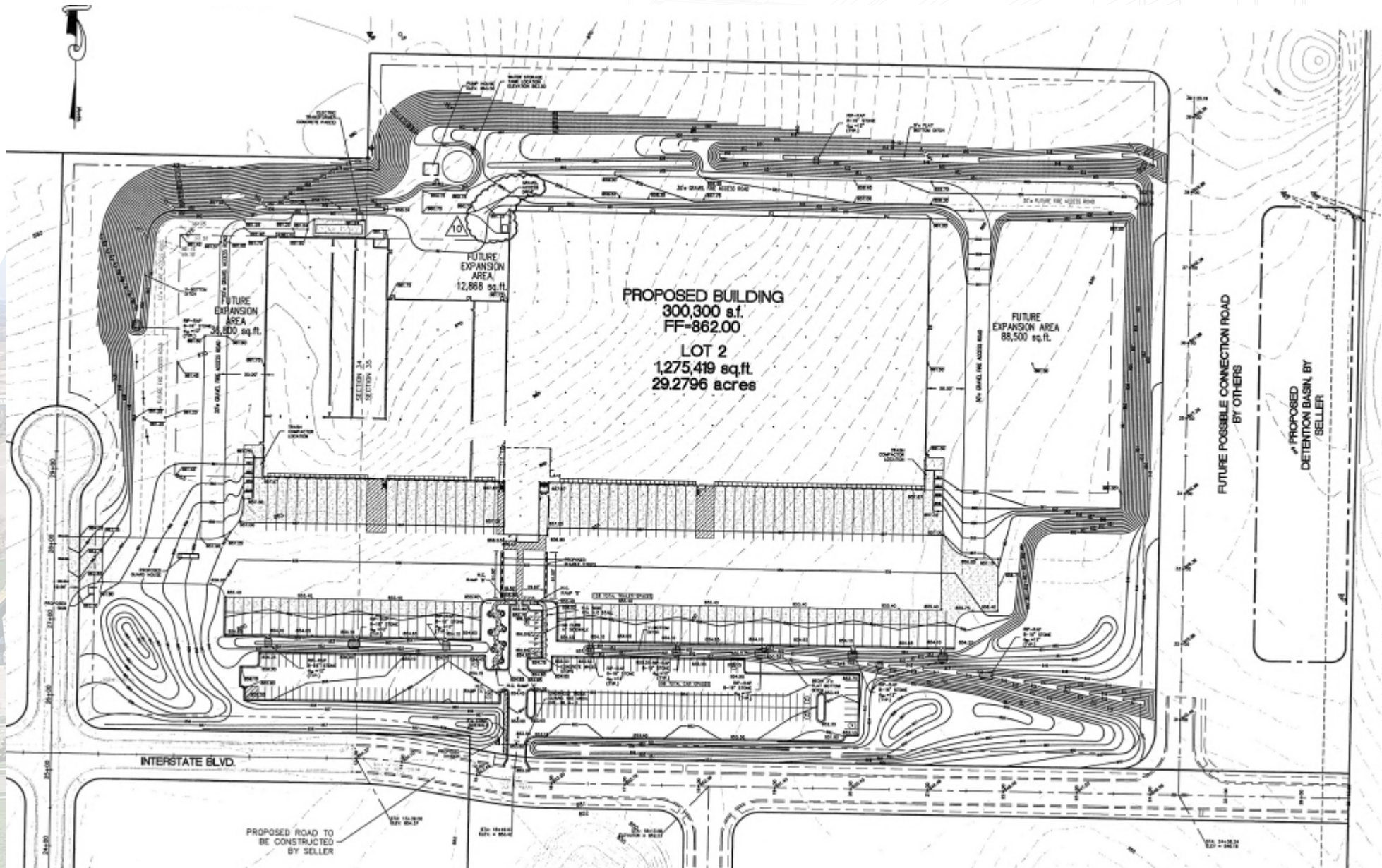
[FLOOR PLAN]

The floor plan illustrates a large-scale industrial or warehouse facility, likely for food processing or distribution. Key areas include:

- GROCE'Y:** A large section on the left containing numerous small rectangular units, possibly for produce or packaged goods.
- GROCE'Y DECK:** An outdoor or semi-outdoor area adjacent to the main GROCE'Y section.
- MAIN ENTRANCE:** Located near the center of the plan.
- FUTURE PERISHABLE (12,000 SF):** A designated area for future expansion or specific storage.
- 30' PERISHABLE:** Multiple sections on the right side, some labeled as '30' PERISHABLE DECK' and others as '30' PERISHABLE', indicating specialized storage or processing areas.
- ENTRANCE CHANGING:** A central corridor area.
- PAUSE JACKET - 45:** A specific area within the central corridor.

The plan includes detailed dimensions, grid lines, and structural elements, providing a comprehensive view of the building's layout and potential future developments.

[SITE PLAN]

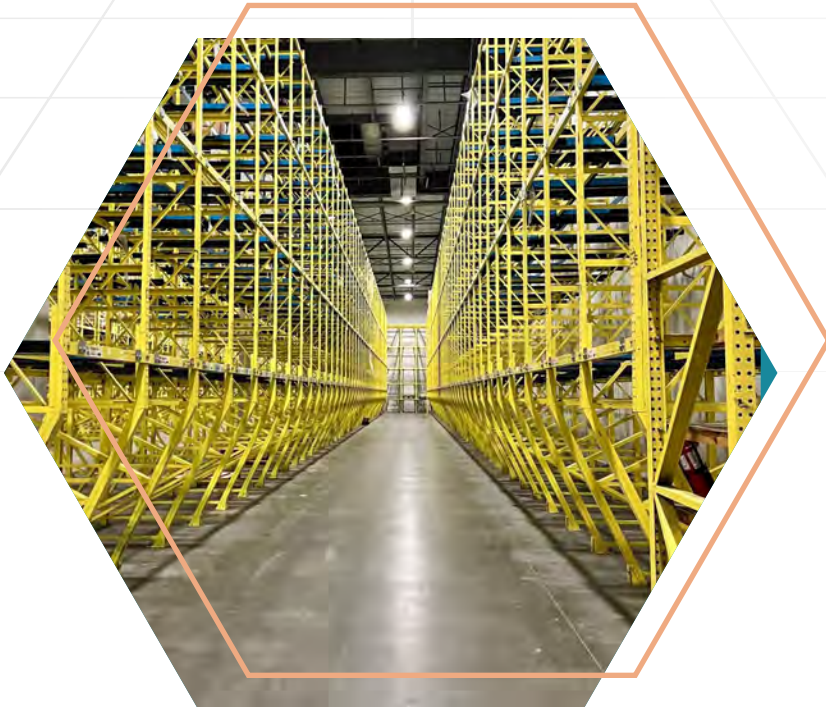


[DRY WAREHOUSE/ DISTRIBUTION]

Dry Warehouse	197,109
Administrative Offices*	6,761
Warehouse Office	503
Mezzanine*	6,190
TOTAL	211,563 SF

*some office space scheduled for demolition.

Over 300,000 SF of warehouse/distribution space, including nearly 90,000 SF of cooler and freezer space. The building is set up for one larger user, or possibly one warehouse user and one cold storage user.



[COLD STORAGE AREA]

0 ° Freezer	20,580 SF
-10 ° Freezer	7,093 SF
28 ° Meat Cooler	10,420 SF
36 ° Dairy/Produce Cooler	39,762 SF
55 ° Produce	10,292 SF
Cold Storage Office	590 SF
TOTAL	88,737 SF

200 INTERSTATE BLVD

EDGERTON, WISCONSIN

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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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

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)

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.