

Fleet Operations Center

2180 Pennsylvania Ave
Madison, WI 53704



Fleet Operations Center

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Sale Price	\$4,250,000
Parcel #	071006216016
Property type	Fleet Operations Center; Pre-engineered steel building with concrete components. 2009 vintage with re-use of a portion of a pre-existing (~1963) building. Excellent overall condition commensurate with the age. Approximately 28-32' clear height for the shop with three drive thru bays and a wash bay, plus a storage wing with 22' eaves, drive-thru bay with two large overhead doors, and recessed dock.
Building Area	36,850 SF
Site Area	87,009 SF Parcel Size, per CSM 13609 + 21,759 SF for Outlot "A" Easement Area = 108,768 total usable square footage
Zoning	Current - Industrial Limited (IL) Future - Employment (E) <i>Employment District allows for a variety of uses including industrial, office, medical, and more.</i>
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. New fiber optic line will need to be brought in from the street after closing.
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 and wash bay.
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 28-32' 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.
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.
Cranes	Crane rails in place for two 10-ton cranes, but cranes have been removed
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.



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
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Subtotal First Floor	29,500 SF

Mezzanines

50' X 70'	3,500 SF
48' X 60'	2,880 SF
13' X 40'	520 SF
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Subtotal Mezzanine	6,900 SF

Grand Total
36,850 SF



Site Area

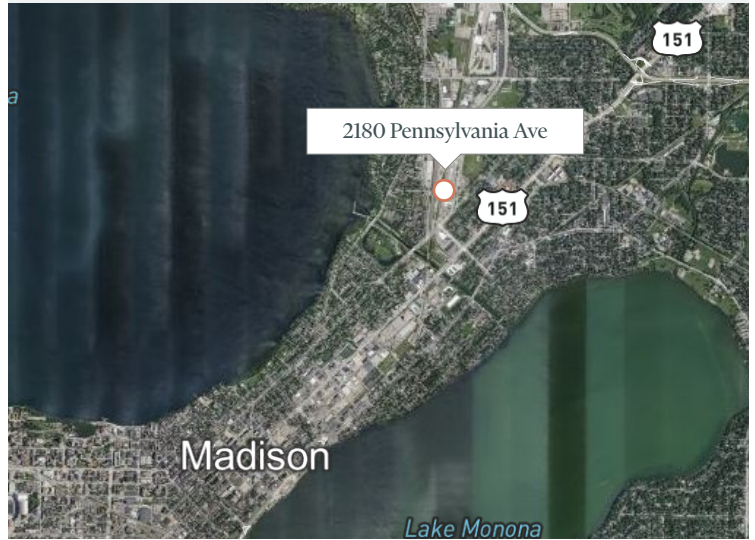
Parcel Size	87,009 SF
Outlot "A" Easement	21,759 SF
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Total Usable SF	108,768 SF



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For Sale



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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(I) 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.

