

FOR SALE

**KLEMENT BUSINESS PARK
FORT ATKINSON, WI 53538**



KLEMENT BUSINESS PARK | OFFERING MEMORANDUM



SAMPLE



SAMPLE



SAMPLE



SAMPLE

PROPERTY SUMMARY

Status	Available
Price	\$20,000-\$30,000 per acre
Parcel Size	76.2 acres
Divisible To	5.8 - 17.1 acre parcels
Price Per S/F	\$.46 - \$.69 per S/F
Utilities	Public utilities run to sites
Zoning	BP (Business Park)
Impact Fees	None
Sewer & Water	City

ABOUT THE PROPERTY

Multiple commercial lots for sale, all are divisible. Perfect location for industrial/flex, warehousing or manufacturing. Conveniently located between I-39 and I-94, this location makes access to Madison, Milwaukee, Chicago and Minneapolis easier than ever.

Currently owned by the City of Fort Atkinson making new developments quick and affordable. Zero impact fees with city officials that are ready to move quickly.

Bring your business to Fort Atkinson today!



Artisan Graham Real Estate
106 E. Doty St. Suite 320
Madison, WI 53703

Brandon Housley | Real Estate Agent
920.723.1886 | bhousley@artisangraham.com

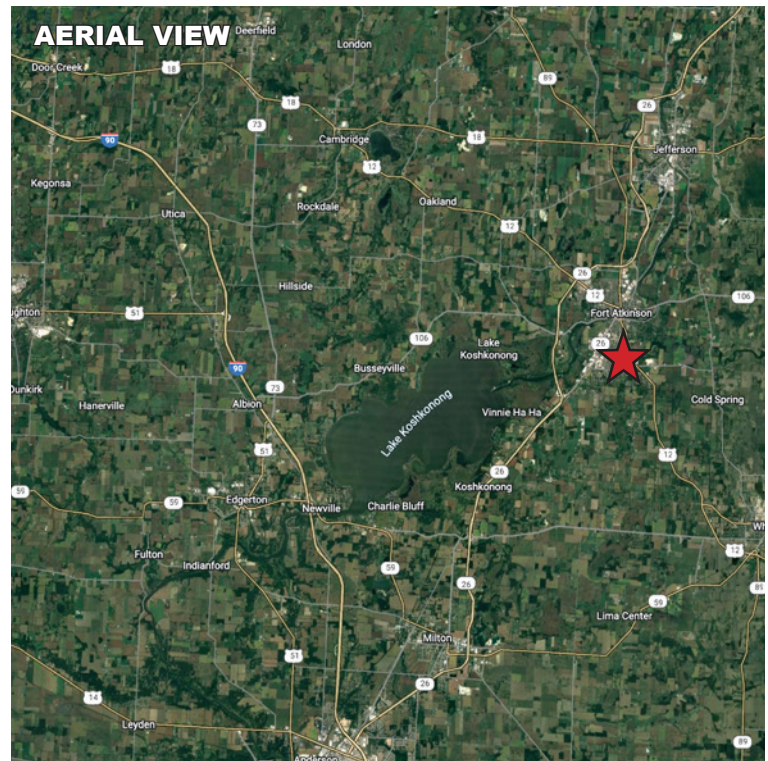
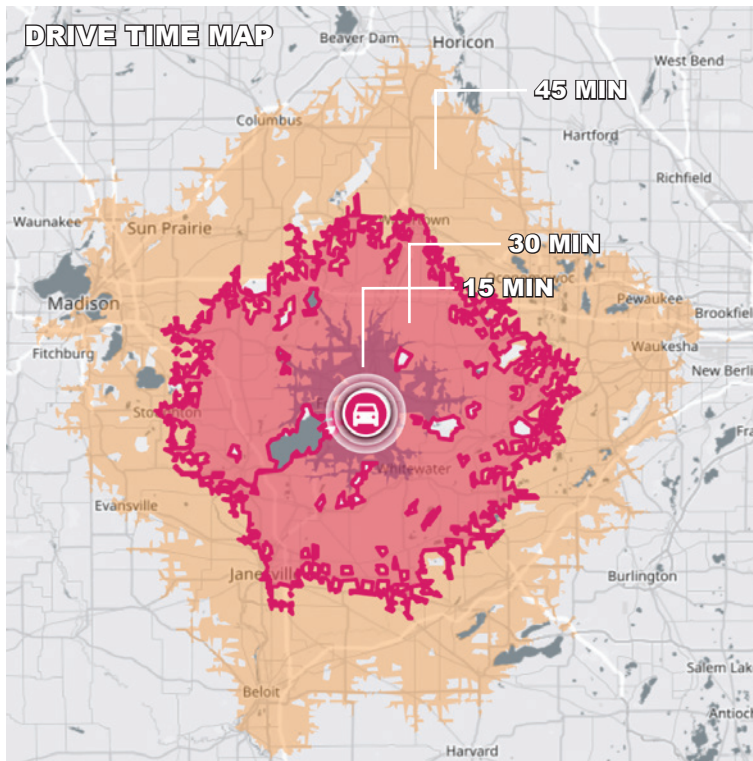
Jeff Hoeye | Broker
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**ARTISAN
GRAHAM**
Real Estate

KLEMENT BUSINESS PARK | LOCATION DETAILS

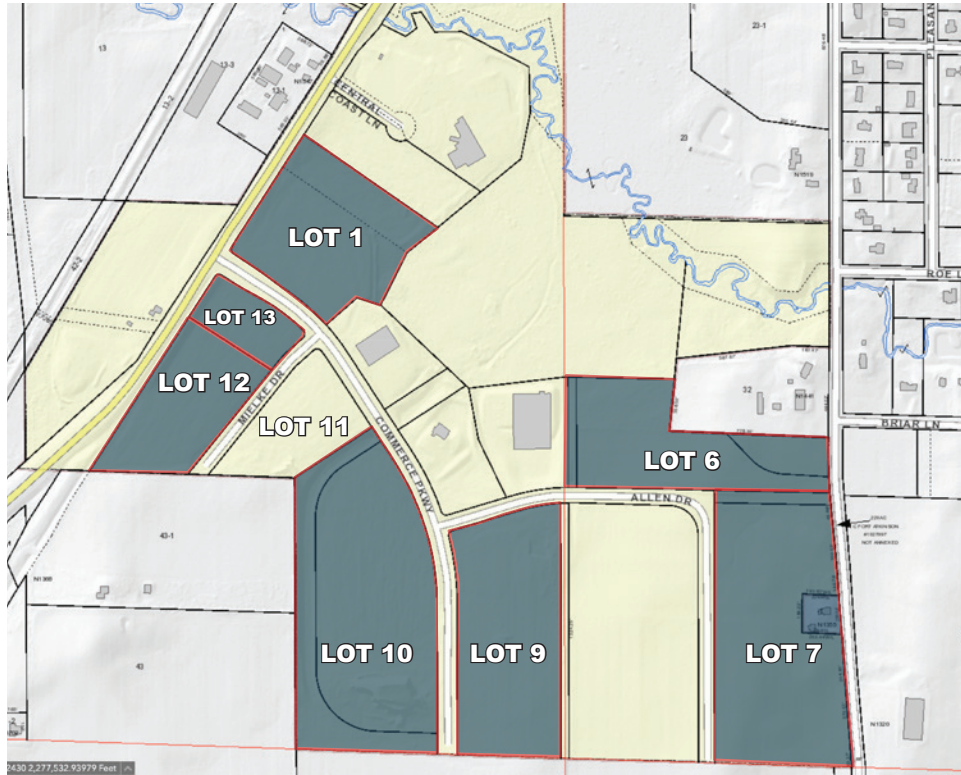


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PARCEL MAP | PRICING INFORMATION



Lot #	Acres	Price (Per Acre)	Tax #	Water/Sewer	Impact Fees	Zoning
1	11.19	\$30,000	226-0514-1741-001	City	\$0	BP
6	9.28	\$20,000	226-0514-1632-001	City	\$0	BP
7	17.15	\$20,000	226-0514-1633-000	City	\$0	BP
9	13.81	\$20,000	226-0514-1744-001	City	\$0	BP
10	16.36	\$20,000	226-0514-1744-000	City	\$0	BP
11	Under Contract					
12	7.80	\$30,000	226-0514-1742-000	City	\$0	BP
13	2.99	\$30,000	226-0514-1742-003	City	\$0	BP



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ADDITIONAL PHOTOS



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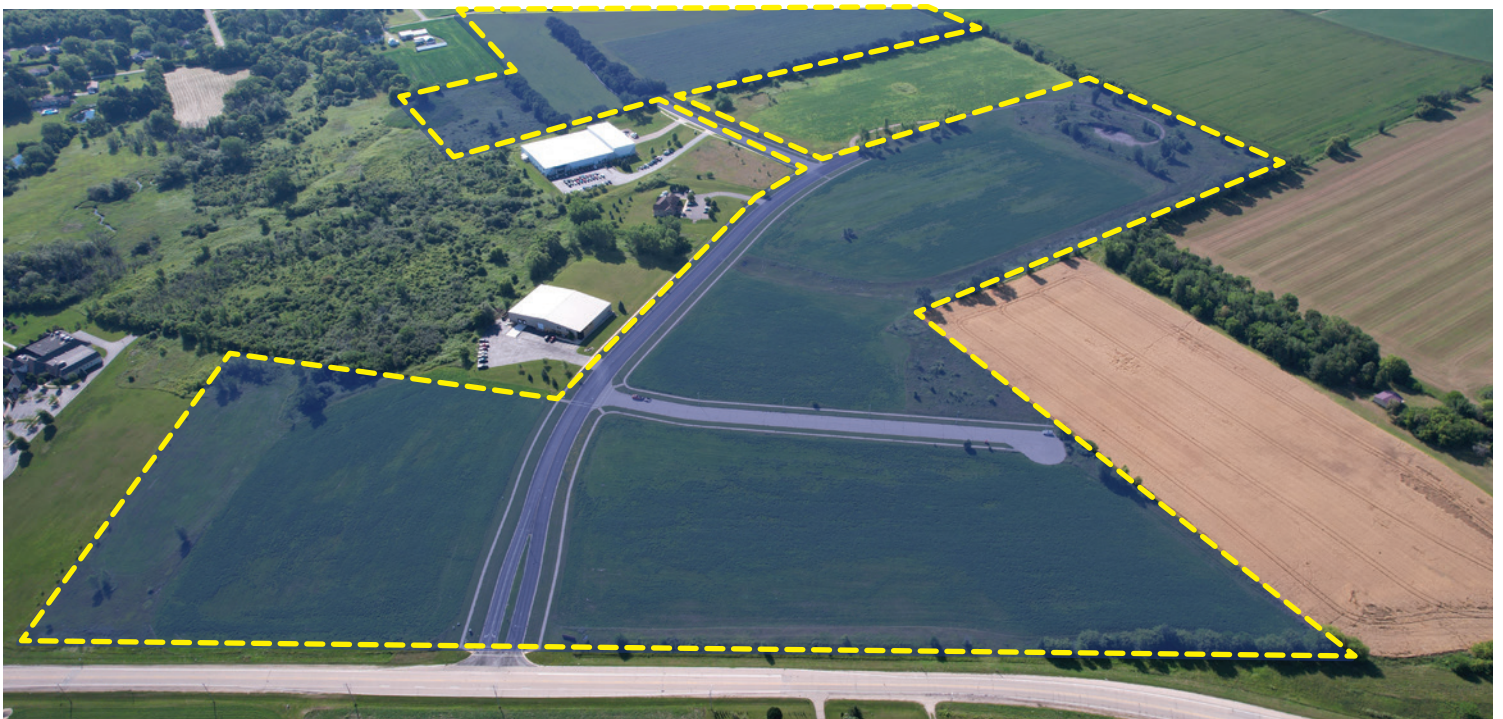
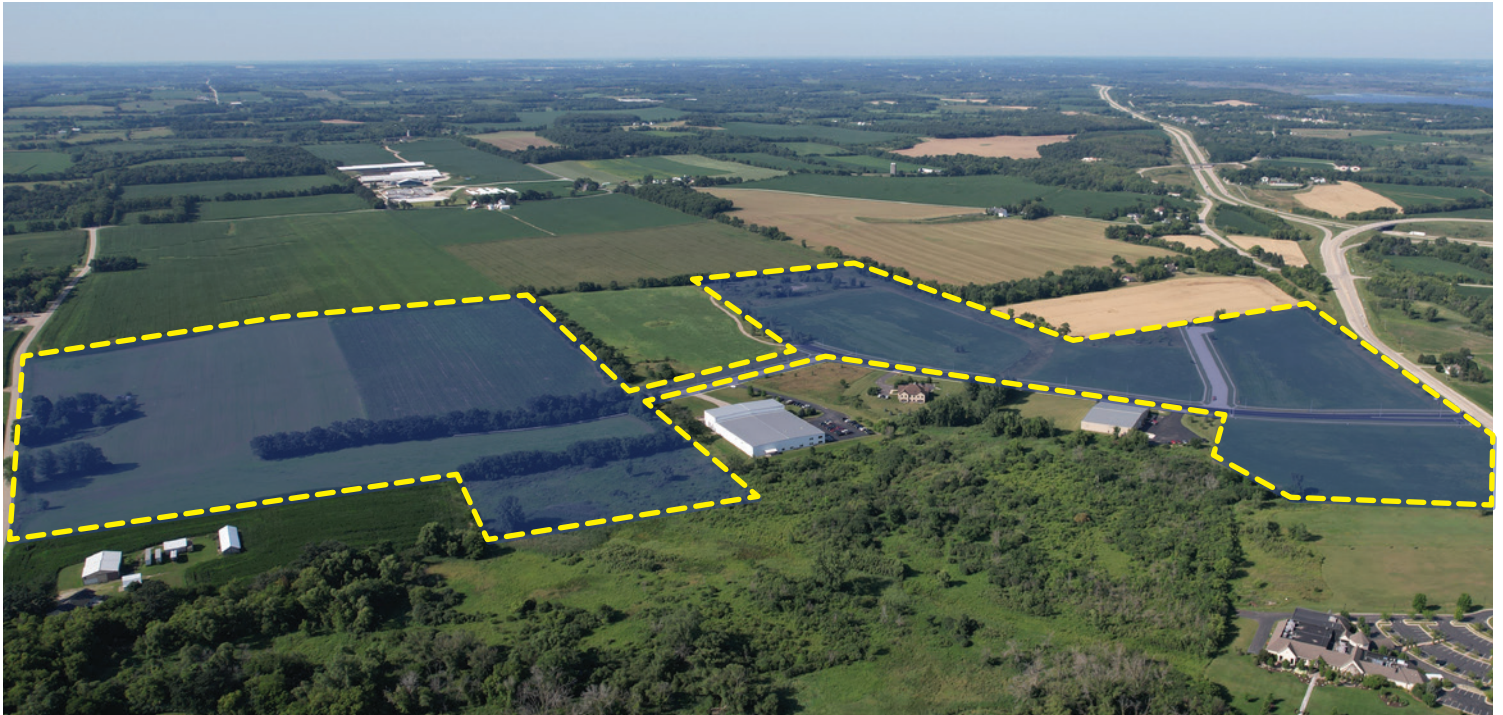
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MARKET CONDITIONS

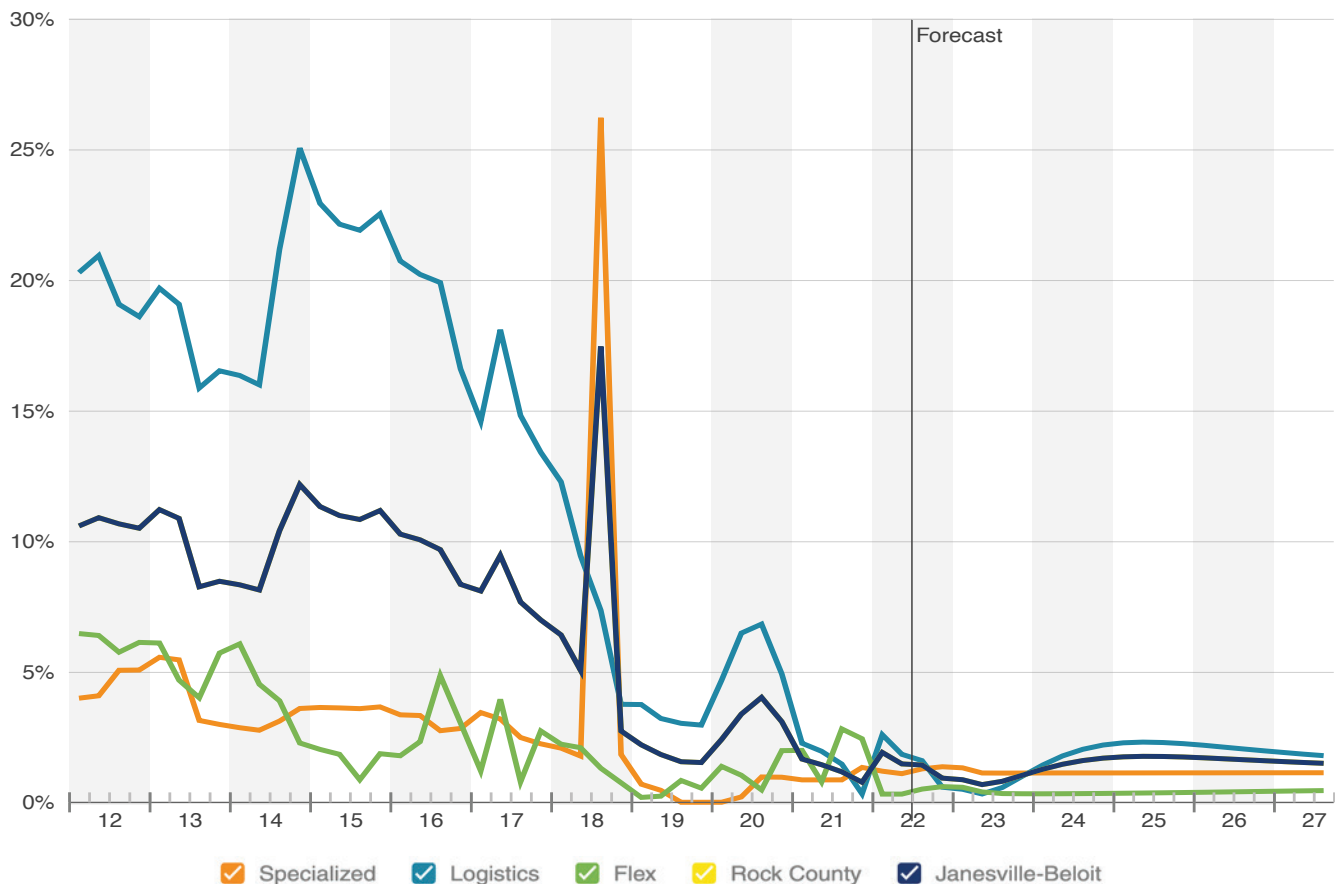
In 2021, vacancy did not move much at all, and at 1.5%, there isn't much room left for tightening. Net absorption over the past year came in at about 470,000 SF, substantially above the five-year average.

Rents increased by an impressive 9.6% over the past 12 months, the strongest pace of rent growth observed here in more than a decade.

The 90,000 SF currently underway in Rock County is the lowest construction count in more than three years. While this is not the only construction the submarket has seen in recent memory, it does represent a turnabout from the overall trend. Specifically, the inventory has contracted over the past five years, as demolition activity has outpaced new construction.

Industrial properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

INDUSTRIAL VACANCY RATE (NEAREST SUBMARKET)



ABOUT OUR COMPANY

Artisan Graham Real Estate is a full service commercial real estate brokerage company with a team dedicated to making the process of buying, selling, or leasing commercial real estate as efficient and enjoyable as possible. By providing steadfast guidance every step of the way, we are committed to crafting personalized solutions to exceed your expectations.



Jeff Hoeye
Managing Partner | Broker



Cory Lucke, MBA
Managing Partner | Broker



Brandon Housley
Investment Sales



Brent Grauerholz
Investment Sales



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 brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property 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 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED 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://www.doc.wi.gov/> 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 and 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.

