

Service Bays for Lease



2332 Pinehurst Drive, Middleton WI 53562



BUILDING A



BUILDING B

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Property Highlights

- Proposed “Service Bays”, located in the Middleton Industrial Park
- Each bay is 55’ deep
- 3 phase electric
- 13’10” x 12 overhead door per bay
- Ceiling Height: 14 feet minimum & 16 feet maximum
- 12-foot-long trench drains in each bay

Property Highlights

Lease Rate	\$9.25/sf
Space Available	Building A - 1,485-8,250 sf Building B - 1,380-8,520 sf
Lease Type	NNN
NNN Expenses	\$3.50/sf
Zoning	Industrial
Availability	Late Fall 2022
Parking	Surface Space

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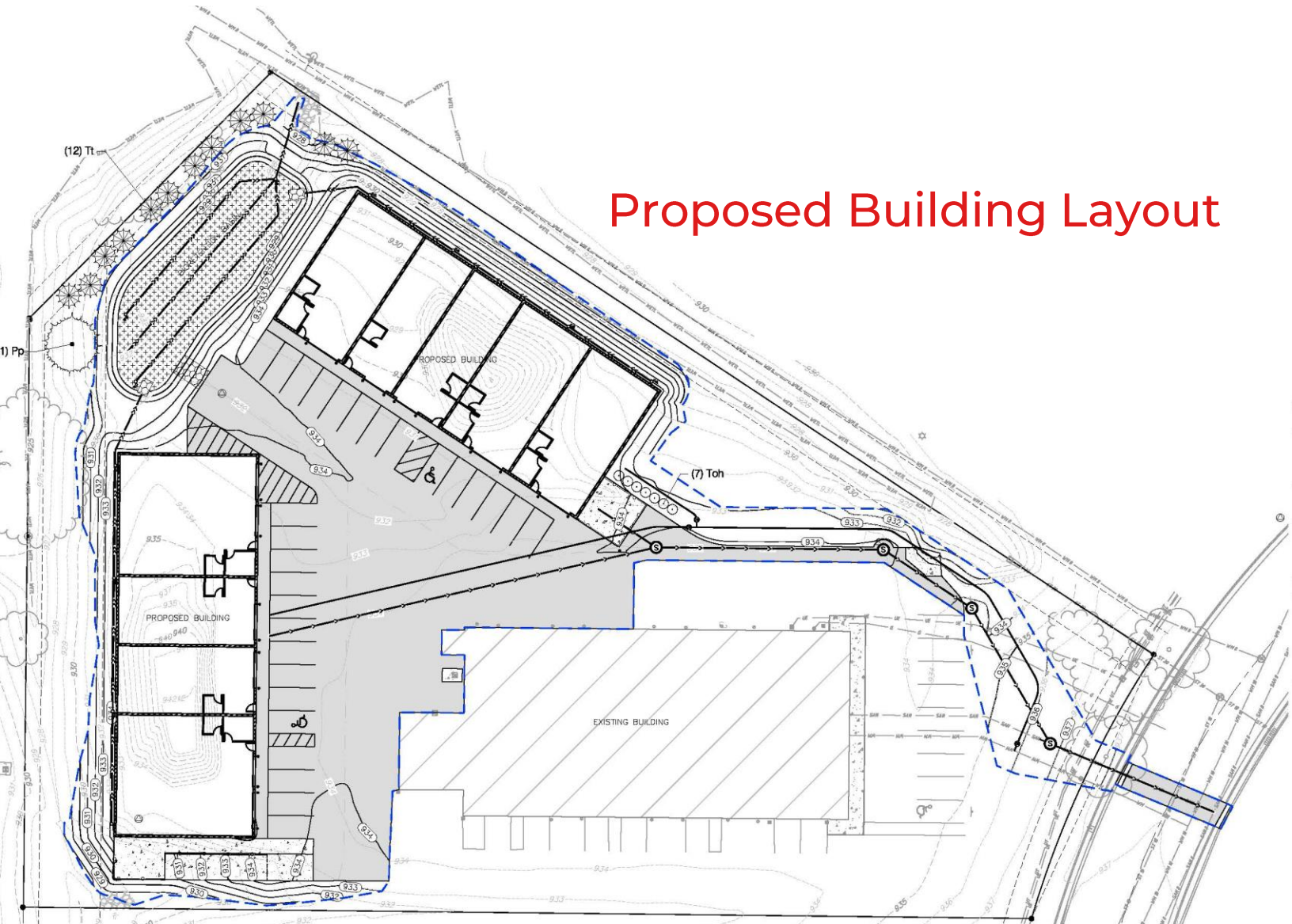
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Proposed Building Layout



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This architectural floor plan illustrates the layout of a three-story office building, specifically focusing on the third floor. The plan is divided into three main sections: Tenant Space 1A, Tenant Space 2A, and Tenant Space 3A. Each tenant space contains several rooms, including offices, a bathroom, a toilet, and a break area. The plan also shows common areas, such as a central corridor and a large open space. Key features and annotations include:

- Tenant Space 1A:** Located on the right side of the plan, it includes a bathroom, toilet, and break area. The area is labeled "TYP. BATHROOM DIMENSION" and "TYP. PLUMB FOR RITING SHUB WATER-SAN THROUGH DR WALL".
- Tenant Space 2A:** Located in the middle of the plan, it includes a bathroom, toilet, and break area. The area is labeled "TYP. OFFICE DIMENSION" and "TYP. PLUMB FOR RITING SHUB WATER-SAN THROUGH DR WALL".
- Tenant Space 3A:** Located on the left side of the plan, it includes a bathroom, toilet, and break area. The area is labeled "TYP. BATHROOM DIMENSION" and "TYP. PLUMB FOR RITING SHUB WATER-SAN THROUGH DR WALL".
- Common Areas:** A central corridor runs through the middle of the plan, providing access to all tenant spaces. A large open space is located at the bottom of the plan, labeled "EMERGENCY EXPRESS LIGHT".
- Dimensions:** The plan includes numerous dimensions for rooms and overall sections. For example, the width of the building is 145'-10 1/8", and the depth of the sections is 27'-0" and 27'-0".
- Annotations:** The plan includes various annotations, such as "GAS SERVICE", "WINDOW ABOVE", "1224 OVERHEAD DOOR", "5' LED LIGHT TRIP", "5' FIRE BOLLARDS", and "GND LINE AT EXTERIOR FACE OF GRIT".

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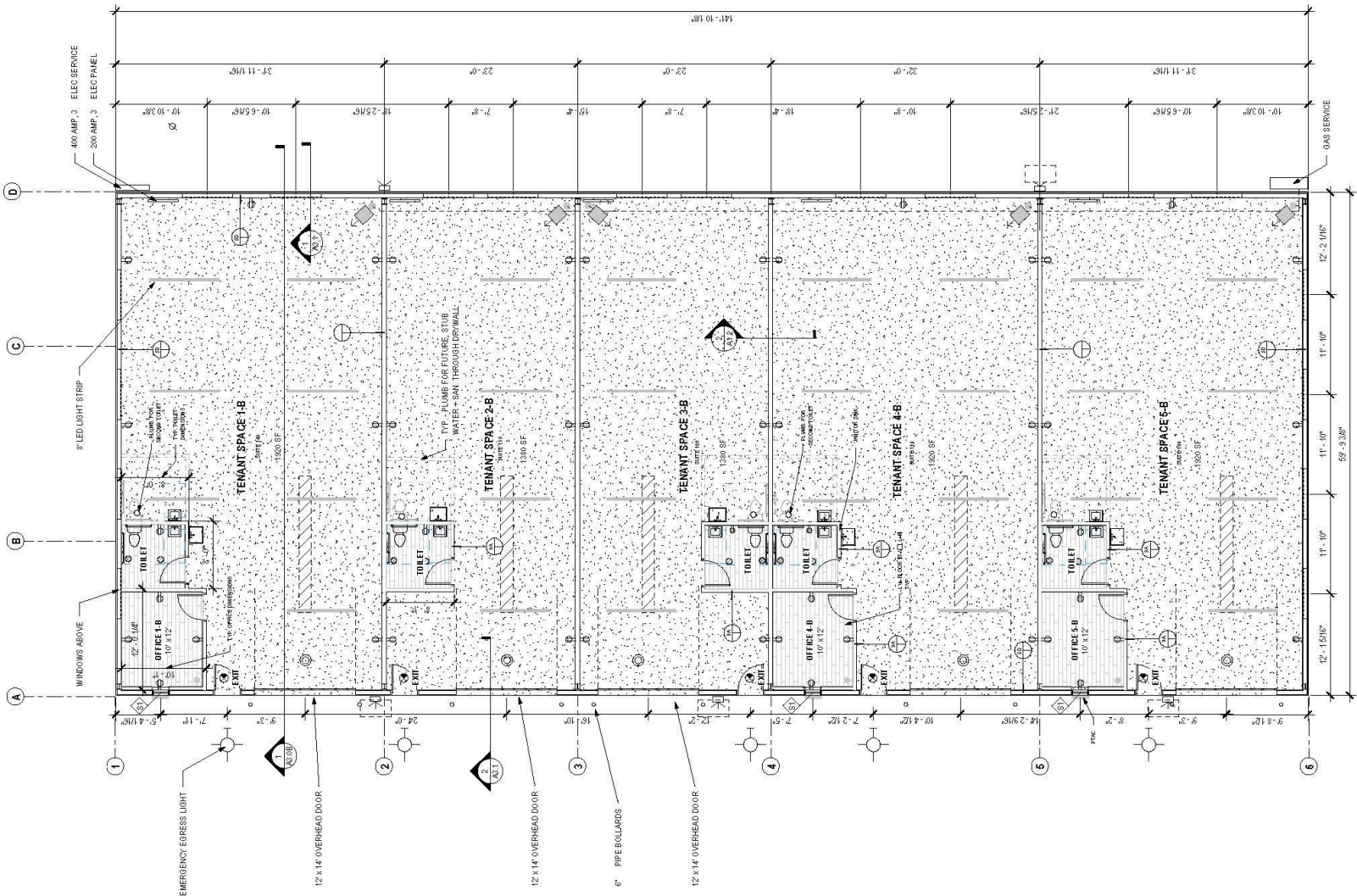
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Existing Building Pictures



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10.65 INDUSTRIAL (I) DISTRICT - OBJECTIVES This District accommodates areas that are predominantly industrial in character. In the Middleton context, industrial includes light manufacturing, transportation and wholesaling operations, and a limited number of retail and service establishments. Within the community of Middleton, there are several high-quality industrial areas having transportation and other services that are geared to industrial usage. As a general rule, these areas should be reserved for industrial and related uses, with retail establishments locating in the several business districts of the community.

10.66 INDUSTRIAL DISTRICT - ALLOWABLE USES In this District, Allowable Uses are expressed in categories. The initial determination of whether a particular use or a portion of a particular use fits within a particular category as described below is to be made by the Zoning Administrator. Persons objecting to this initial determination may appeal the determination to the Plan Commission. A use or operation within this District may have several segments or components. Some of these segments may be classified as permitted use segments and others as Conditional Use segments. Where this is the case, Conditional Use approval shall be required and shall extend only to the portion of the operation that requires Conditional Use approval. The affidavit should state that Conditional Use approval is required at any point after initial construction and occupancy on a site when the use or operation changes so as to bring it within the scope of s. 10.68.

10.67 INDUSTRIAL DISTRICT - PERMITTED USES

- (1) State-classified manufacturing operations.
- (2) Other uses of an industrial or product processing nature including manufacturing, production, assembling, disassembling, cleaning, servicing, freezing or the like, provided that conditional use approval is required for heavy manufacturing operations as set forth in s. 10.68.
- (3) Manufacture of food products, food processing for shipment off site.
- (4) Warehousing or distribution operations, not including predominantly retail sales to customers on site.
- (5) Wholesaling sales to retail buyers only.
- (6) Trucking operations, including truck terminals, transfer facilities, vehicle maintenance, cleaning and repair as a component of trucking operations.
- (7) Postal services.
- (8) Printing, publishing, bookbinding, blueprinting, duplicating.
- (9) Offices of construction firms, shops, storage areas, display rooms.
- (10) Public works operation offices, shops, storage areas, display rooms.
- (11) Lumber and building material yards selling on a wholesale basis or selling predominantly to building contractors with most deliveries made by the yard to off-site destinations.
- (12) Laboratories, research, development and testing and manufacturing and fabrication in conjunction with such research and development operations.
- (13) Telecommunications facilities.

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(14) Residential accessory occupancies.

(15) Adult entertainment establishments licensed pursuant to Section 7.13 of the Middleton Code of Ordinances.

(16) Business offices.

10.68 INDUSTRIAL DISTRICT - CONDITIONAL USES (see s. 10.115)

(1) Heavy manufacturing operations that are likely to generate substantial noise, smoke, dust, heat, cold, humidity, fumes, particulate matter, electrical disturbance, radiation emissions, glare, night illumination, vibrations, smells, risk of spills, fires or explosions. Conditional use approval is required for operations that generate or are likely to generate one or more of these effects regularly to an extent that is or will be distinctly present and noticeable beyond the property boundary.

(2) Waste material storage, processing, treatment or disposal, as a principal use.

(3) Sales, retail or wholesale, and servicing of farm equipment and construction equipment, not including sales of automobiles or trucks.

(4) The following ancillary retail sales and service operations: (a) Retail sales or services that exclusively or predominantly serve businesses and employees of the industrial area and/or are a minor part of the total parcel usage by area, volume or similar measures. (b) Retail sales and services serving predominantly occupants in the immediate industrial area, including health and recreation facilities and eating and drinking places.

(5) Animal kennels and animal hospitals and animal crematories.

(6) Utility and governmental facilities involving circumstances set forth under Section 10.37(9)(b).

(7) Recreational facilities, as defined in 10.37(7).

(10.37(7) (7) Recreational Facilities The following uses may be considered for conditional use approval in any residential district: nature preserves and passive recreation areas; outdoor parks and open space; active outdoor recreation play fields including spectator seating; community centers; indoor or outdoor exercise and fitness facilities; swimming pools; tennis, racquetball, and related court facilities; archery ranges and similar activities; golf courses and associated facilities (driving range, pitch and putt, mini-golf); off-leash dog exercise areas; and similar usages and facilities. Facilities to serve a single dwelling unit do not require conditional use approval as recreational facilities. Conditional use approval requirements extend to the use as appropriate for the site and area, appropriateness of site design, approval of all structures, equipment, facilities and approval of a use program statement describing what activities will take place, duration, extent, hours, controls, noise generation, lighting, supervision, parking, collateral operations (food and beverage, concessions, etc.). Approvals will be specific as to the range of allowable activities).

(8) Auto body uses. Energy

(9) Indoor shooting ranges.

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(9) Indoor shooting ranges.

In addition to Section 10.115, the following conditions apply to conditional use permits for indoor shooting ranges.

- (a) The building and method of operation shall conform to all applicable State and Federal standards for environmental protection and occupational health and safety. The applicant shall identify all such standards and demonstrate how the building and operation will comply including identification of any related state or federal reporting, inspection and permitting requirements.
- (b) The design and construction of the shooting range shall completely confine all ammunition rounds within the building in a safe, controlled manner.
 1. Compliance shall be demonstrated by plans, certified by an architect or engineer licensed or certified by the State of Wisconsin with demonstrated experience in indoor shooting range design.
 2. Compliance with the standards and recommendations of the most current versions of the Range Design Criteria of the U.S. Department of Energy, Office of Health, Safety and Security or the National Rifle Association Range Source Book shall be prima facie evidence of satisfaction of this condition. Under no circumstance shall the applicant be relieved of the obligation to comply with any requirement otherwise imposed by state, federal or local law.
 3. The plans shall specify the type and caliber of ammunition the shooting range is designed to confine. No ammunition shall be used, stored, sold or possessed within the indoor shooting range that exceeds the certified design and construction specification for the shooting range.
- (c) The applicant shall demonstrate that the operation shall not be a nuisance to neighboring property or other likely neighboring property uses including nuisances related to air quality and noise.
- (d) A security plan shall be established for the building securing the building from unauthorized entrants as well as security for any firearms stored on the premises. No firearms shall be stored on the premises unless they are stored in a gun safe or other locked storage facility or container.
- (e) The shooting range shall establish clear rules and procedures for the health, safety and order of the operation, its employees and patrons consistent with accepted industry practices which shall be conspicuously posted at the shooting range.
- (f) On-site supervision of the range shall be provided at all times by an adult who is an experienced shooting range operator. The shooting range operator shall be responsible for taking all reasonable actions to assure the conduct of employees and patrons and the conditions of health, safety and order of the shooting range comply with all related rules and procedures.

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- (g) No person under the age of 18 shall be permitted within the shooting range unless accompanied by an adult at all times. This condition shall not apply to prohibit minors from participating in firearms safety classes supervised by a qualified adult instructor.
- (h) Unless preempted by state or federal law, the Plan Commission may establish additional conditions or requirements including reporting or inspection requirements if it determines such conditions or requirements are reasonably necessary to protect the public health safety and welfare. Consideration shall be given to the cost and burden of such additional requirements upon the operation and upon City resources compared to the additional public benefit to be achieved, industry practices and evidence of experiences with similar operations in other communities.

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.