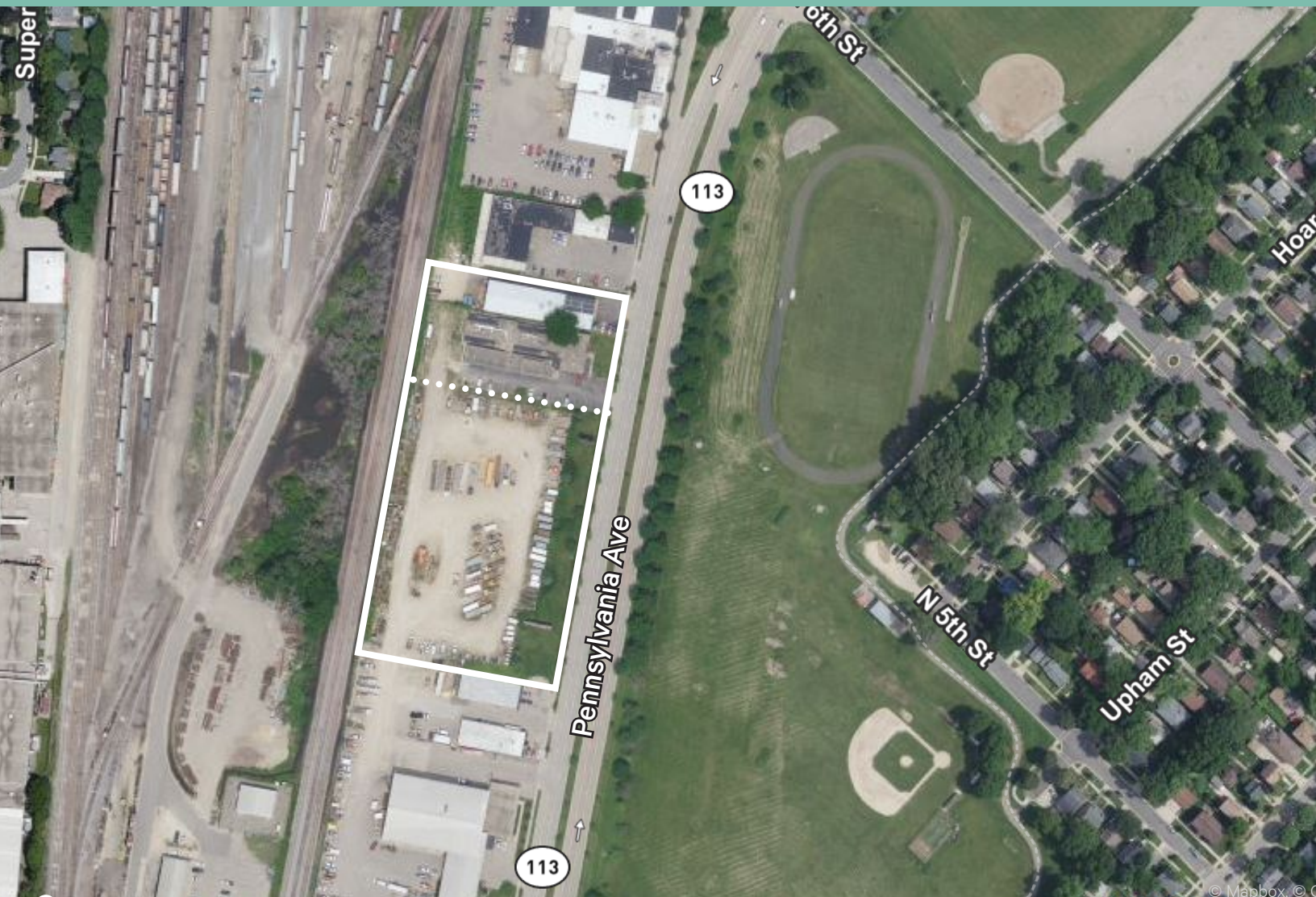


# Industrial Yard & Flex Building

2230 Pennsylvania Ave  
Madison, WI 53704

2250 Pennsylvania Ave  
Madison, WI 53704

188,760 Total SF





## Construction Storage Yard + Special Purpose Property

Adjacent parcels for sale on Pennsylvania Avenue in Madison. Construction storage yard is quadrangular shape with good frontage-to-depth ratio, with most of the site enclosed in a 6' chain linked fence. Vacant special-purpose property was occupied by a canine daycare (Spawoof). Original construction dates to 1965, and with an addition in 1969 followed by renovations in 2006.

| Combined Parcels |   |   |             |
|------------------|---|---|-------------|
| Property         | 2230 Pennsylvania Ave   | 2250 Pennsylvania Ave                             |             |
| Parcel #         | 071006215026  | 071006215018                                      |             |
| Building Size    | none  | 10,600 SF   |             |
| Land Area        | 145,200 SF  | 43,560 SF   |             |
|                  | <i>with 116,160 SF owned in fee + an easement interest on 29,040 SF of Outlot "A"</i> | <i>including 8,712 SF allocated to Outlot "A"</i> | 188,760 SF  |
| Asking Price     | \$1,350,000   | \$475,000   | \$1,825,000 |



# 2230 Pennsylvania Ave

Madison, WI 53704



|                      |   |
|----------------------|---|
| <b>Sale Price</b>    | \$1,300,000   |
| <b>Parcel #</b>      | 071006215026  |
| <b>Property type</b> | Construction storage yard for Hooper Construction Corporation. Quadrangular shape w/ good frontage to depth ratio. Most of the site is enclosed with 6' chain linked fence.   |
| <b>Site Area</b>     | 145,200 SF total, with 116,160 SF owned in fee plus an easement interest on 29,040 SF of Outlot A   |
| <b>Zoning</b>        | Current - Industrial Limited (IL)<br>Future - Employment (E)  |
| <b>Utilities</b>     | All standard utilities were available to the site including water, sewer, gas, and electric. Street improvements include concrete street surface, concrete curb and metal gutter, but no sidewalk.<br><br>Billboard lease with Adams Outdoor – See lease in Virtual Deal Room |

## Other

The subject is the beneficiary of an easement over Outlot A of the Madison Square-Riley Plat. According to Document 1173312 from February 20, 1967, this perpetual easement is for ingress and egress, parking, and for temporary storage of vehicles, materials, and supplies. The grantee may surface the described premises and fence the same as long as they allow ingress and egress to the grantor, Madison Gas & Electric. There is an easement granted to the city of Madison for the installation of - and right of way to - a groundwater monitoring well. The document is dated March 31, 1995 and recorded as Document No. of 2667583. Per the 2018 appraisal, the yard and adjacent land was a dump/landfill in the 1800's. The well is used to test the water supply for contamination, and periodic test results that have been made available to Hooper have apparently not indicated the presence of any contamination.



# 2250 Pennsylvania Ave

Madison, WI 53704



|                       |  |
|-----------------------|--|
| <b>Sale Price</b>     | \$475,000  |
| <b>Parcel #</b>       | 071006215018   |
| <b>Property type</b>  | Vacant special-purpose property that was occupied by a canine daycare (Spawoof). Original construction dates to 1965 with an addition in 1969 followed by renovations in 2006. Concrete block and steel construction.  |
| <b>Building Area</b>  | ~10,600 SF   |
| <b>Site Area</b>      | 43,560 SF incl. 8,712 SF allocated to Outlot "A"   |
| <b>Zoning</b>         | Current - Industrial Limited (IL)<br>Future - Employment (E)   |
| <b>Utilities</b>      | All standard utilities expected of the urban location are available including water, sewer, gas, and electric. Street improvements include asphalt or concrete street surface, concrete curb, metal gutter, and concrete sidewalk.   |
| <b>Foundation</b>     | Poured concrete slab with poured concrete perimeter footings.  |
| <b>Construction</b>   | Construction is predominantly concrete block with steel components. Interior partitions and demising walls are largely concrete block.   |
| <b>Height</b>         | Most of the building has a functional height of ~10'. The reception area has a vaulted 14' ceiling with clerestory window as an architectural feature.   |
| <b>Roof</b>           | Flat roof with a combination of rubber and built-up sections with stone ballast.   |
| <b>Overhead Doors</b> | Two (2) mechanical drive-in overhead doors near the southwest corner of the building which measure ~8' X 10'.  |
| <b>Electrical</b>     | 400 amp. main phased with runs to several distribution panels.   |
| <b>HVAC</b>           | Three (3) separate mechanical/HVAC rooms in the building. Two (2) rooms contain a hot water, gas-fired boiler (replaced in 2015 and 2016). Bulk air handler unit in a mechanical room at the south-central portion of the building. Heat exchanger was installed in this unit in 2015. Boiler and air handler units combine to provide forced air heat through ducts, hot water heat through baseboard radiators, and in-floor radiant heat. At least one (1) ceiling-mounted air conditioning and there is central air available to most rooms. Rear storage area has a suspended gas-fired space heater, but it is not cooled.   |
| <b>Plumbing</b>       | Supplies and drains to four (4) total restrooms and the shower in the bathroom. Several smaller rooms have plumbing, with two (2) rooms setup for washers and dryers. There are two (2) water heaters. Several rooms have floor drains and wash basins or sinks with connections to City sewer.  |
| <b>Parking</b>        | There are ~35 total parking spaces in the parking lot.   |
| <b>Other</b>          | <p>Hooper Corporation is the holder of a perpetual, exclusive easement over adjacent land owned by Madison Gas &amp; Electric, referred to as Outlot "A" of the Madison Square-Riley plat, on the balance of their holdings along Pennsylvania Ave. Outlot A runs concurrent with the railroad tracks and borders the western (rear) boundary of the subject as well as other contiguous lots along Pennsylvania Ave. Permissible activities include ingress and egress, parking, and temporary storage of vehicles, materials, and supplies. The easement holder may also surface the described premises and fence the same. It is unknown if Hooper Corporation has the same easement interest over the portion of Outlot "A" that abuts the subject, because there is nothing on record documenting it. Their acquisition is somewhat recent (2005) while the easement dates to 1967. However, they are clearly using it, and it is a reasonable expectation that - if pursued by the owner - a similar agreement will evolve relative to this portion of Outlot "A" given precedent established on the balance. Thus, the total site area is inclusive of Outlot "A".</p> <p>A deed restriction was uncovered after a search of the Dane County Register of Deeds. It is dated 7/15/99 and recorded as Doc. No. 3134508. The restriction was placed on the property by the Dane County Humane Society, and it reads: "The property may not be used for the operation of a facility that provides services to the county and/or any municipalities for stray animal pick-up, stray animal holding, and/or cruelty-neglect investigation on a fee for service basis nor may the Property be used for the operation of an animal shelter or humane society that takes in homeless animals." This restriction can only be amended or terminated by the Dane County Humane Society by a recorded affidavit.</p> |



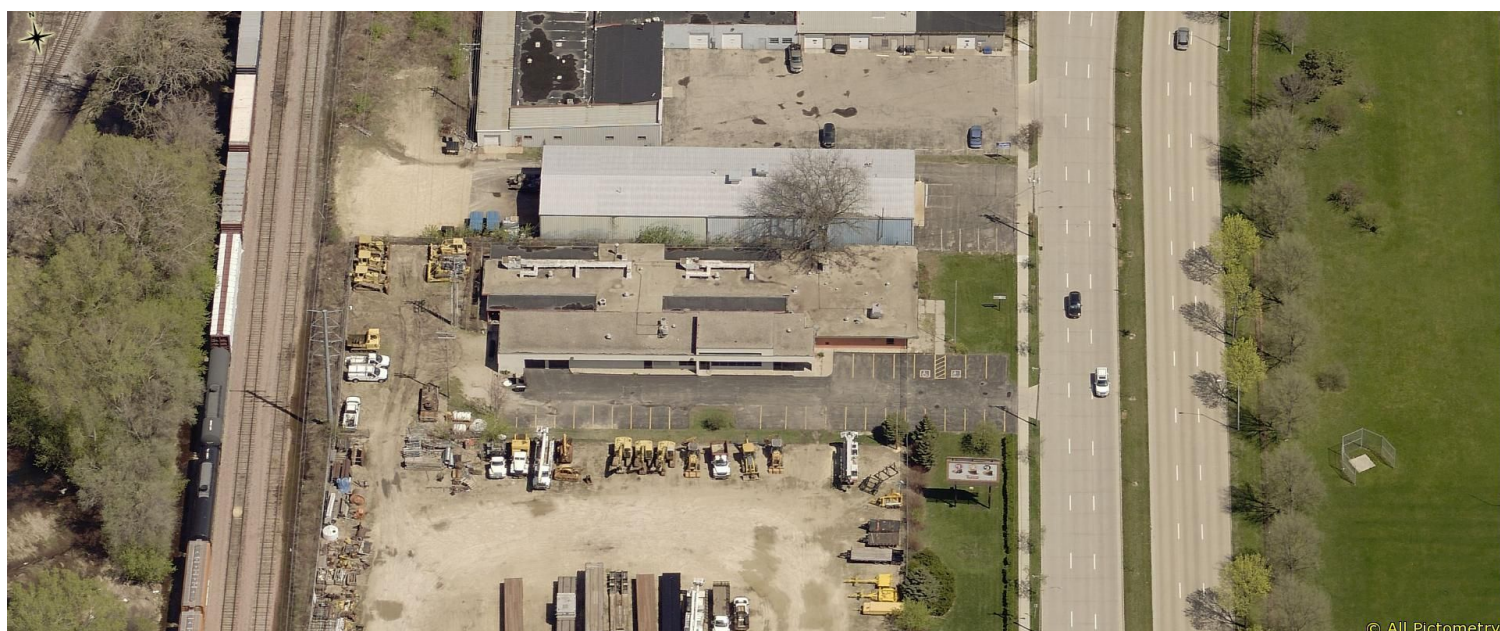
Industrial/Flex

2230-2250 Pennsylvania Ave | Madison, WI 53704

For Sale

2250 Pennsylvania Ave

Madison, WI 53704



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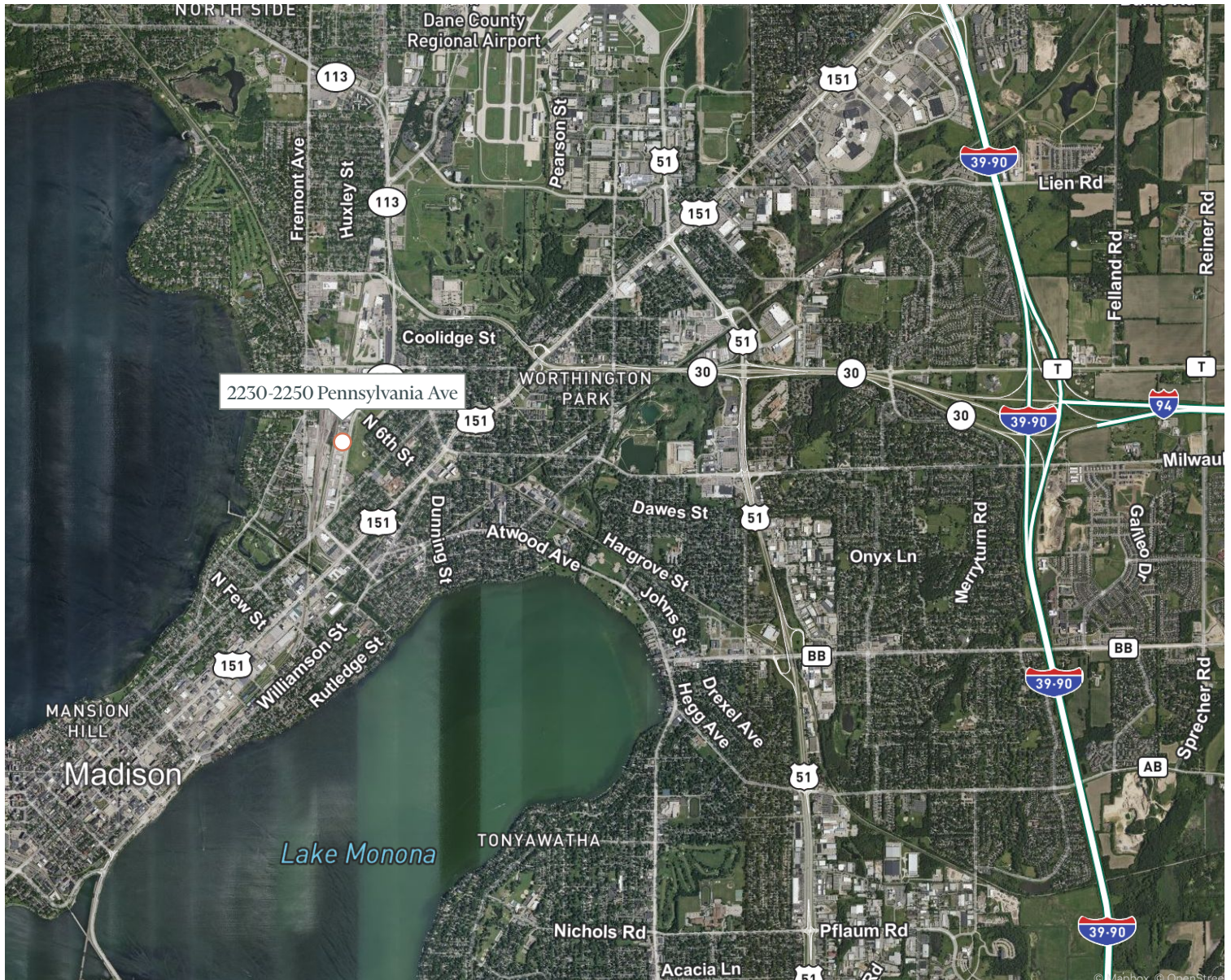




## Industrial/Flex

2230-2250 Pennsylvania Ave | Madison, WI 53704

# 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.

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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.*

### 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.*

