



Industrial Building for Sale

3103 WATFORD WAY
MADISON, WISCONSIN

Building Size

±21,000 SF

Zoning

IG Industrial- General District

Taxkey

060902202071

2022 Taxes

\$22,130

Sale Price

\$1,890,000.00

Industrial Building for Sale

Property Highlights

- Highly functional & easily accessible industrial building just south of the Beltline between Park & Fish Hatch.
- Perfect for small business or investor
- Dividing wall allows for two tenant occupancy
- Existing air lines/compressor and dust collection system negotiable

For information, please contact:

Mitch Quade

Director

t 608-663-6002

mitch.quade@nrmk.com

4602 S Biltmore Ln
Suite 117
Madison, WI 53718

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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3103 WATFORD WAY, MADISON



BUILDING FEATURES

Construction

Steel

Year Built / Renovated

1970 / 1995

Sprinkler

Yes

Zoning

IG Industrial- General District

Parking

Paved Surface Lot Parallel to the street.
Allows for easy maneuvering.

Utilities

Municipal

WAREHOUSE FEATURES

Roof

New \$129,000 Insulated TPO Roof

Ceiling Height

±/-15'

Dock Doors

Two

Drive-Ins

Two

HVAC

Heated

Lighting

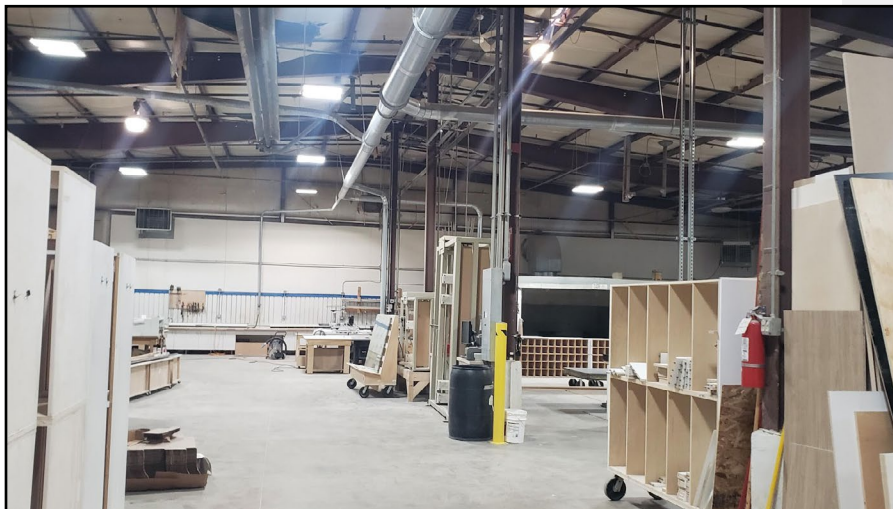
LED Lighting

Power

600- Amp- 3 Phase Electric

Column Spacing

20' on Center | 18' Clear Between
(Width Columns to Walls: Various)



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Office Features

Space for Reception, Parts, Executive & Admin Offices, Conference Room, Kitchen Area, and a Bathroom with Shower.



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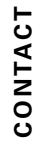
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Local Businesses



Director

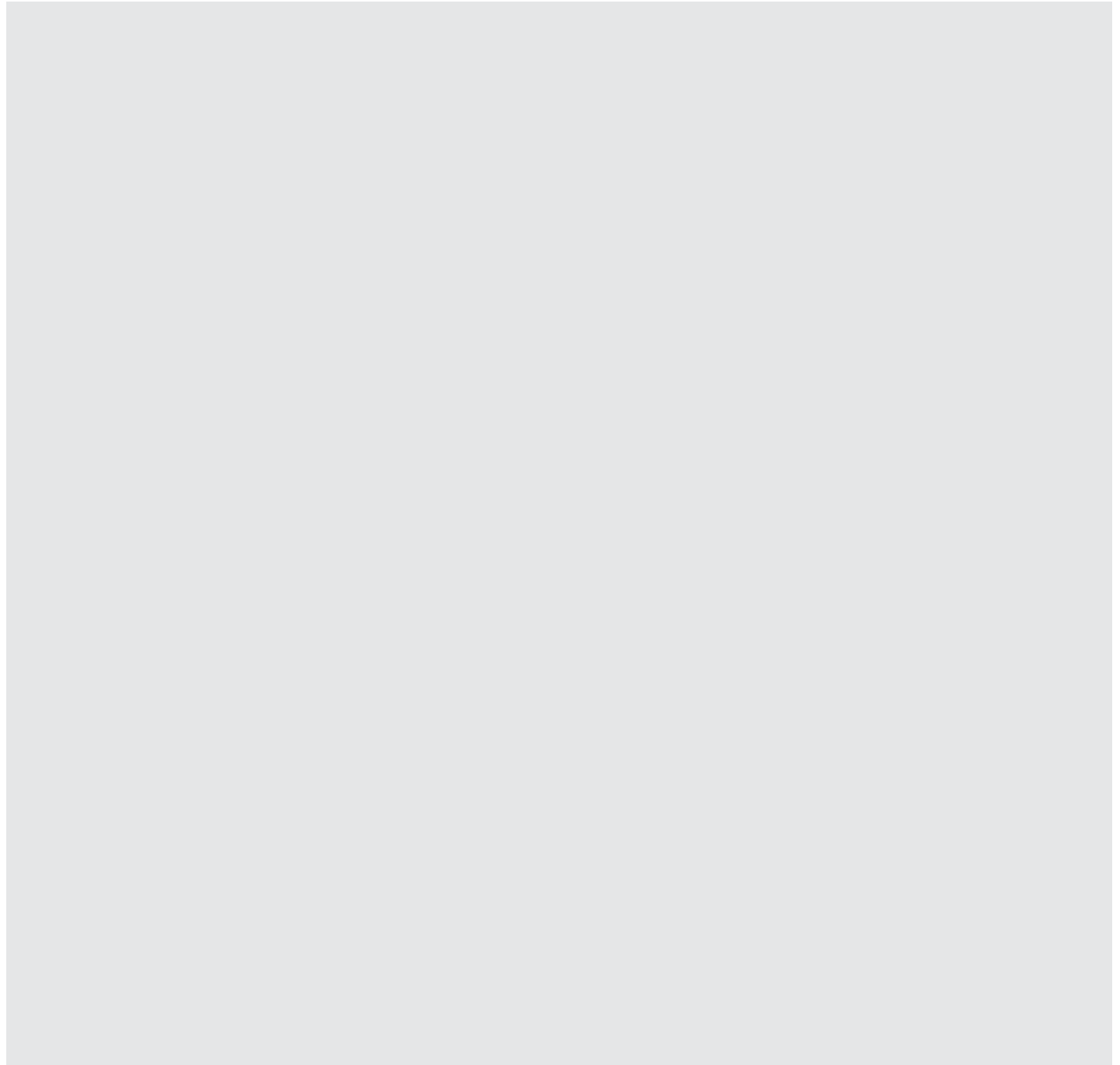
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PROPERTY NAME/PROPERTY ADDRESS

Title



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

DISCLOSURE TO CUSTOMERS

You are a 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 the duties owed 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 Wis. Stat. §452.01 (5g) (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 are 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 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)

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.

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.

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

Property Name / Headline

123 STREET NAME
CITY, WISCONSIN

Building Size

± here

Available Space

± here

Lease Rate

\$ here

NNN Rate

\$ here

Sale Price

\$ here

Property Type for Lease/Sale

Property Highlights

- info here
- info here
- info here
- info here
- info here

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