



FOR SALE

Manufacturing & Distribution Buildings

**2701 South Stoughton Road &
4501 Tompkins Drive
MADISON, WI 53716**

[LINK TO VIDEO HERE](#)

CHRIS CAULUM, CCIM, SIOR
Vice President of Commercial Brokerage
(608) 443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Commercial Broker Associate
(608) 443-1004
bmeyer@oakbrookcorp.com

TABLE OF CONTENTS

CHRIS CAULUM, CCIM, SIOR

VICE PRESIDENT OF COMMERCIAL BROKERAGE

O: (608) 443-1040

C: 608-443-1040

ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM

COMMERCIAL BROKER ASSOCIATE

O: (608) 443-1004

bmeyer@oakbrookcorp.com

Property Summary	3
Property Photos	4
Manufacturing Building	9
Manufacturing Building - Plan	10
Distribution Building	11
Distribution Building - Plan	12
Storage Building	13
Aerial - Facing Northeast	14
Site Map	15
CSM	16
Regional Map	17
Disclaimer	18



Property Summary

Building SF:	Approx. 224,800
Average Clear Height:	27' & 23'
Construction Type:	Metal & Tilt-Up Concrete
Overhead Cranes:	15 Total (5-20 Ton Capacity)
Dock Doors:	6
Grade Doors:	9
Lot Size:	18.0 Acres
Outside Storage:	Permitted - Fenced
Power (Amps):	8,000(MFG) / 600(DC)
Price:	\$16.5M
Sprinklers:	Yes
Yard:	Approximately 3 acres
Year Built:	1971-2014 & 2001/2008
Zoning:	IG - Industrial General

Property Overview

High-quality manufacturing and distribution facility with heavy power, cranes, and fenced outdoor storage.
Main plant 124,500 SF with 34,000 SF office
Warehouse 85,800 SF with 3,600 SF office
Pole Building 14,500 SF unheated
265 parking stalls

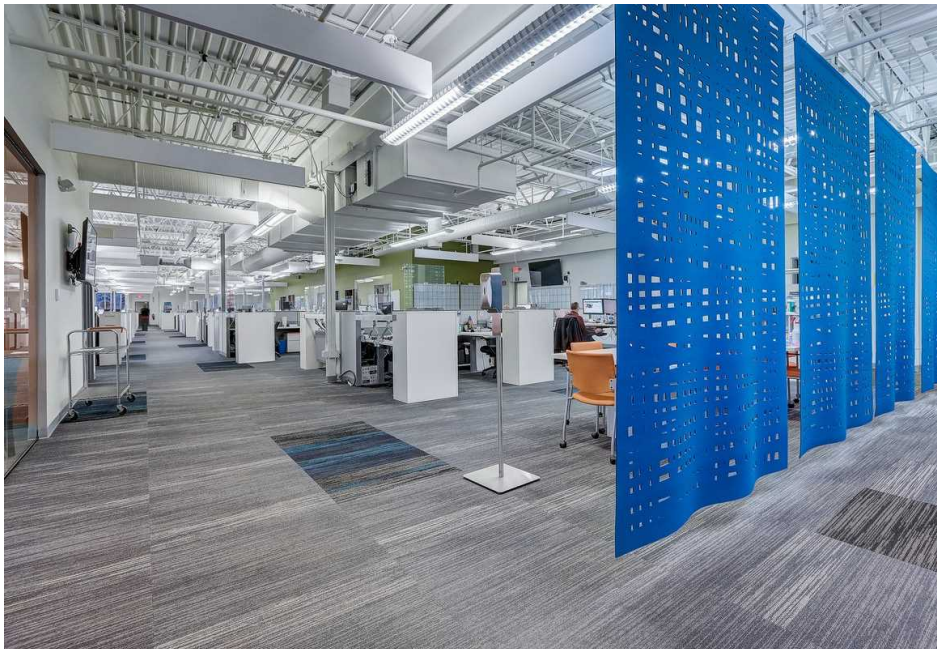
Location Overview

Ideal Madison East location along US HWY 51 with excellent visibility and ease of access to US HWY 12/18 and I90/94, perfect for local and regional manufacturers and distributors.

PROPERTY PHOTOS

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

04



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

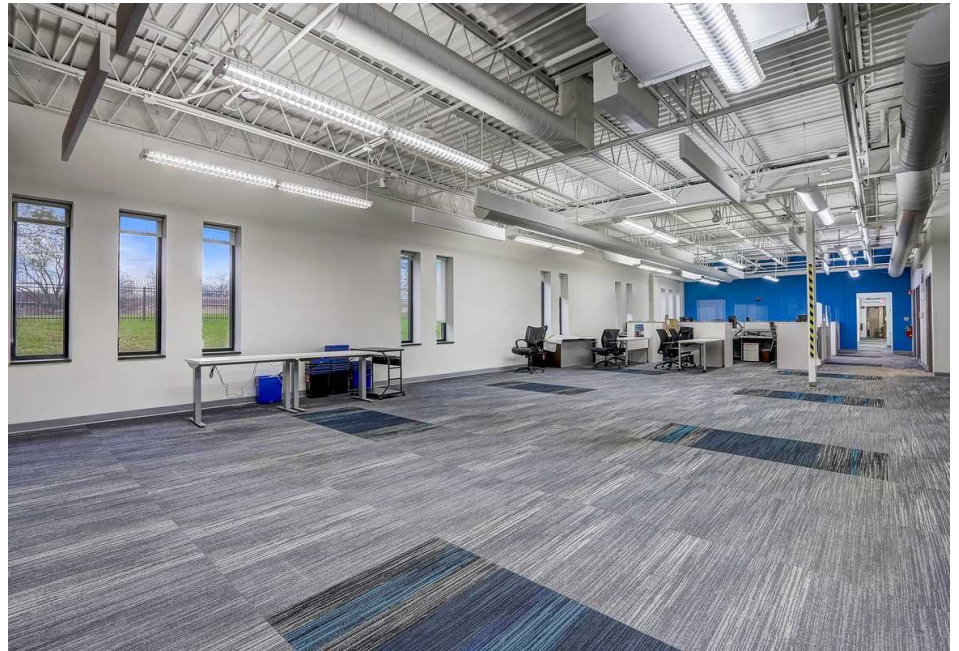
BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

PROPERTY PHOTOS

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

05



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

PROPERTY PHOTOS

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

06



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

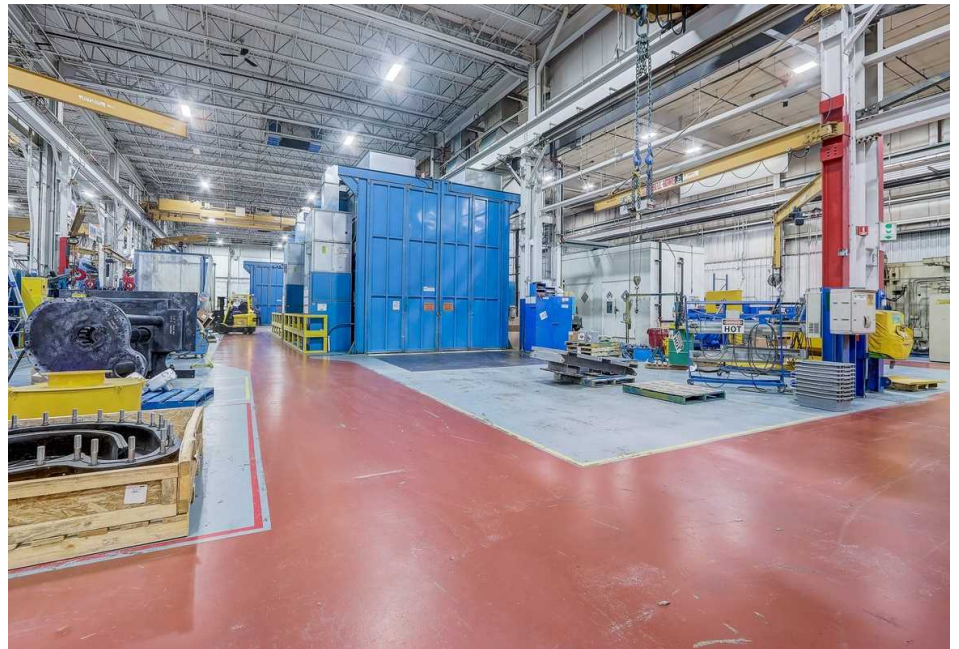
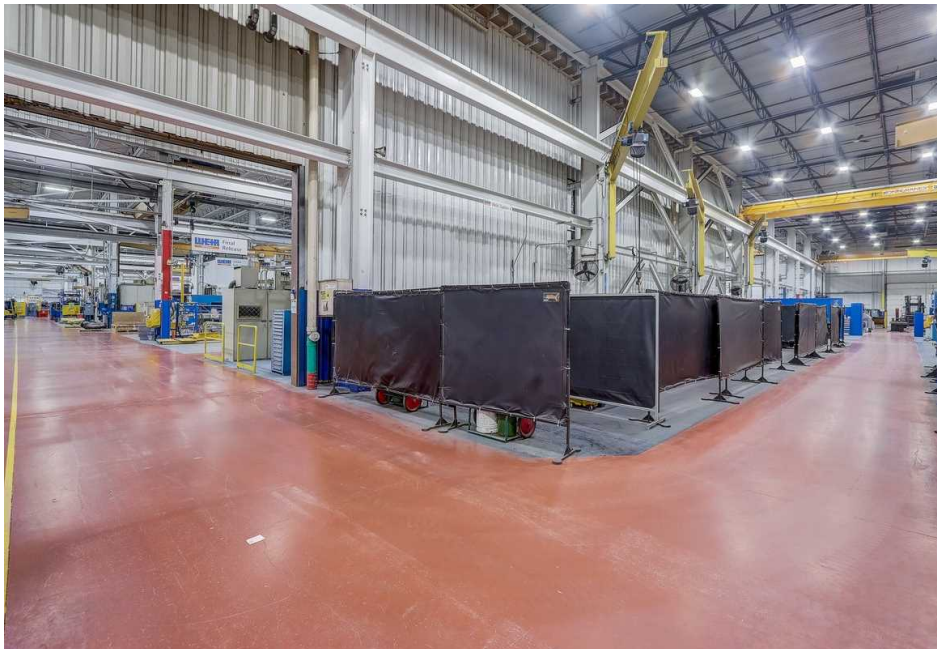
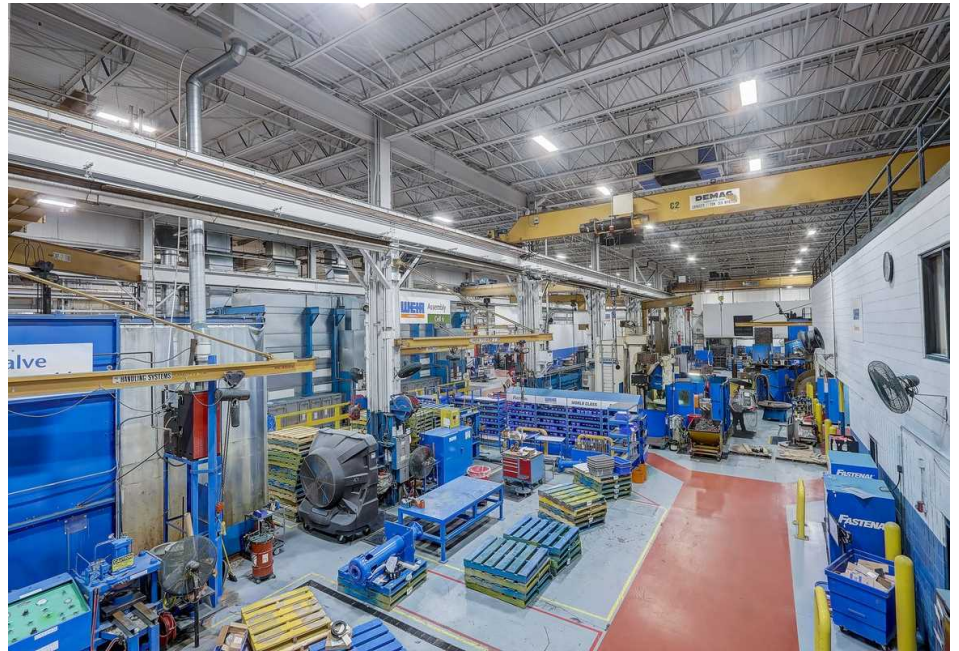
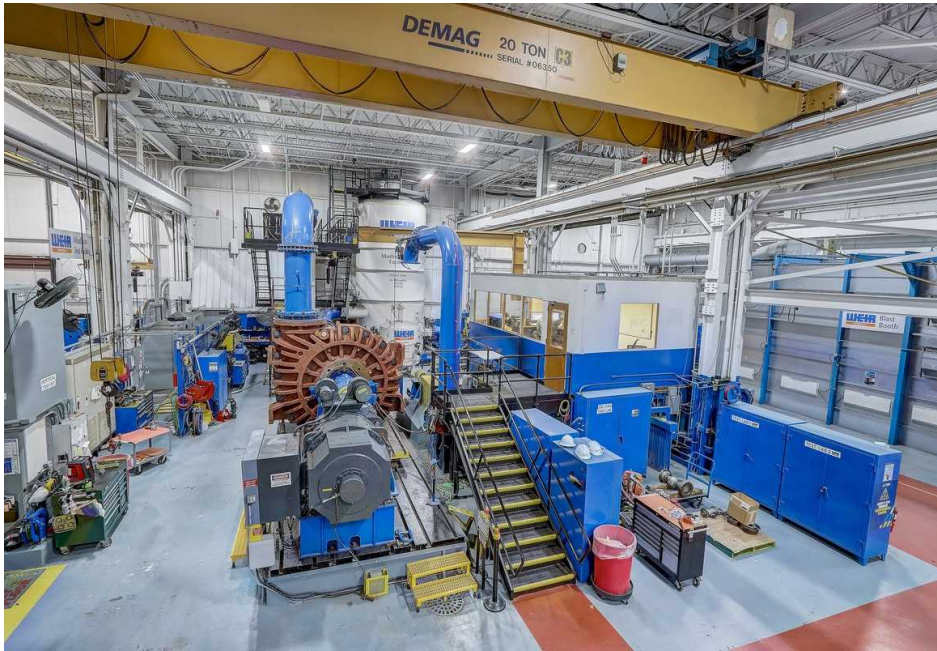
BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

PROPERTY PHOTOS

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

07



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

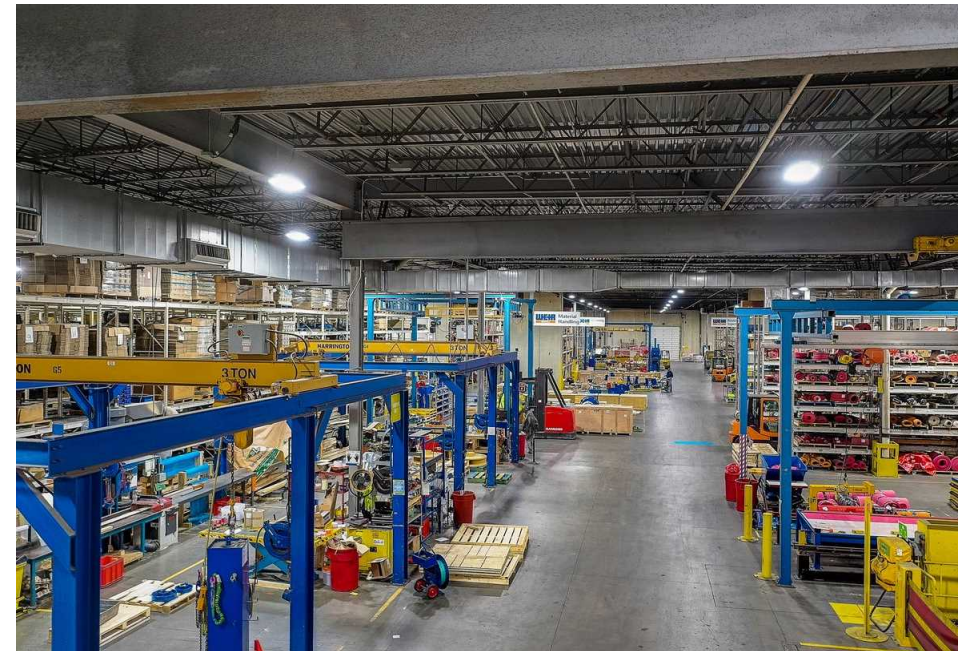
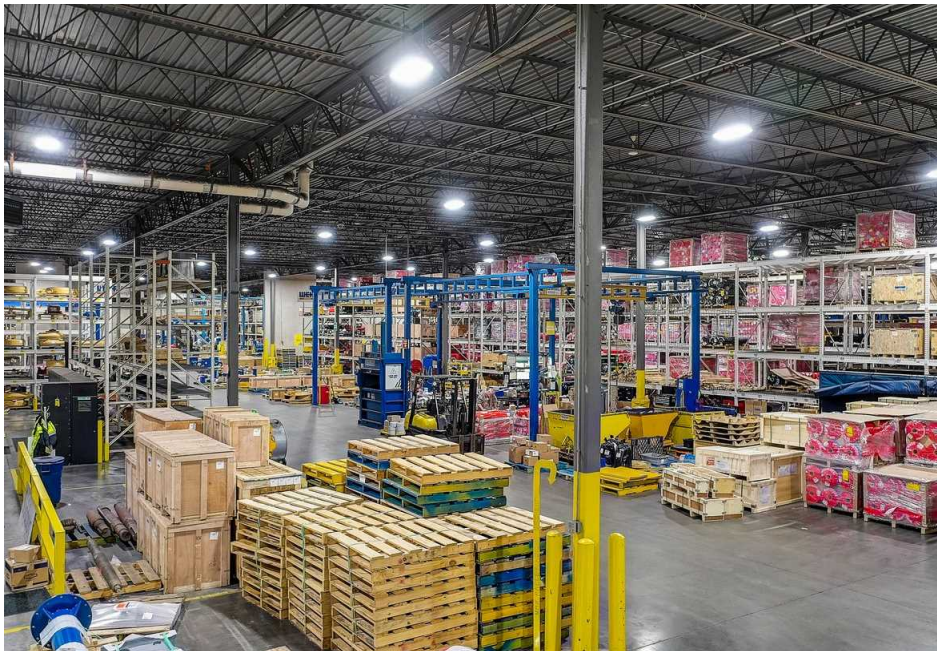
BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

PROPERTY PHOTOS

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

08



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

MANUFACTURING BUILDING

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

09



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

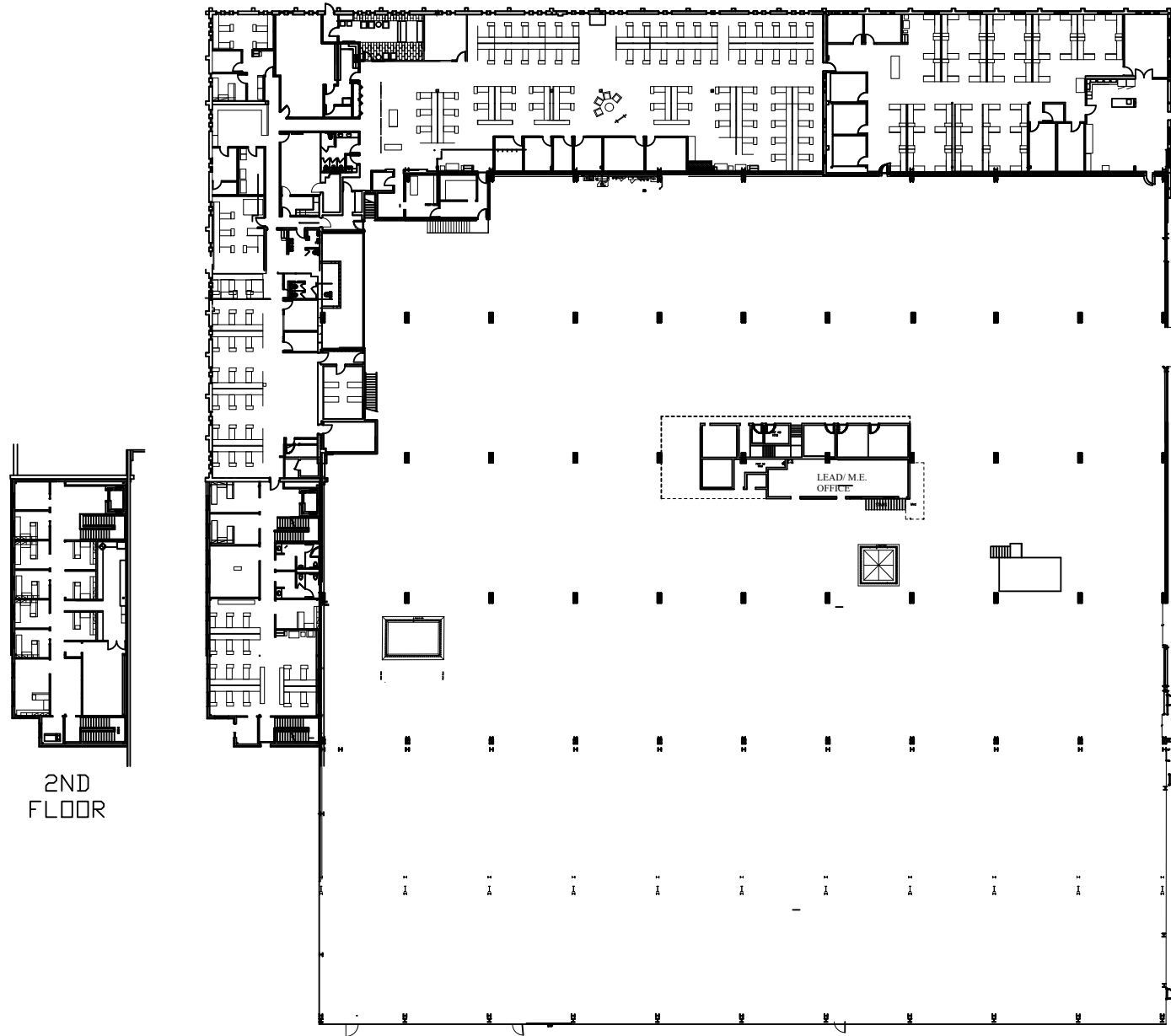
BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

MANUFACTURING BUILDING - PLAN

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

10



FIRST FLOOR PLAN

CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

DISTRIBUTION BUILDING

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

11



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

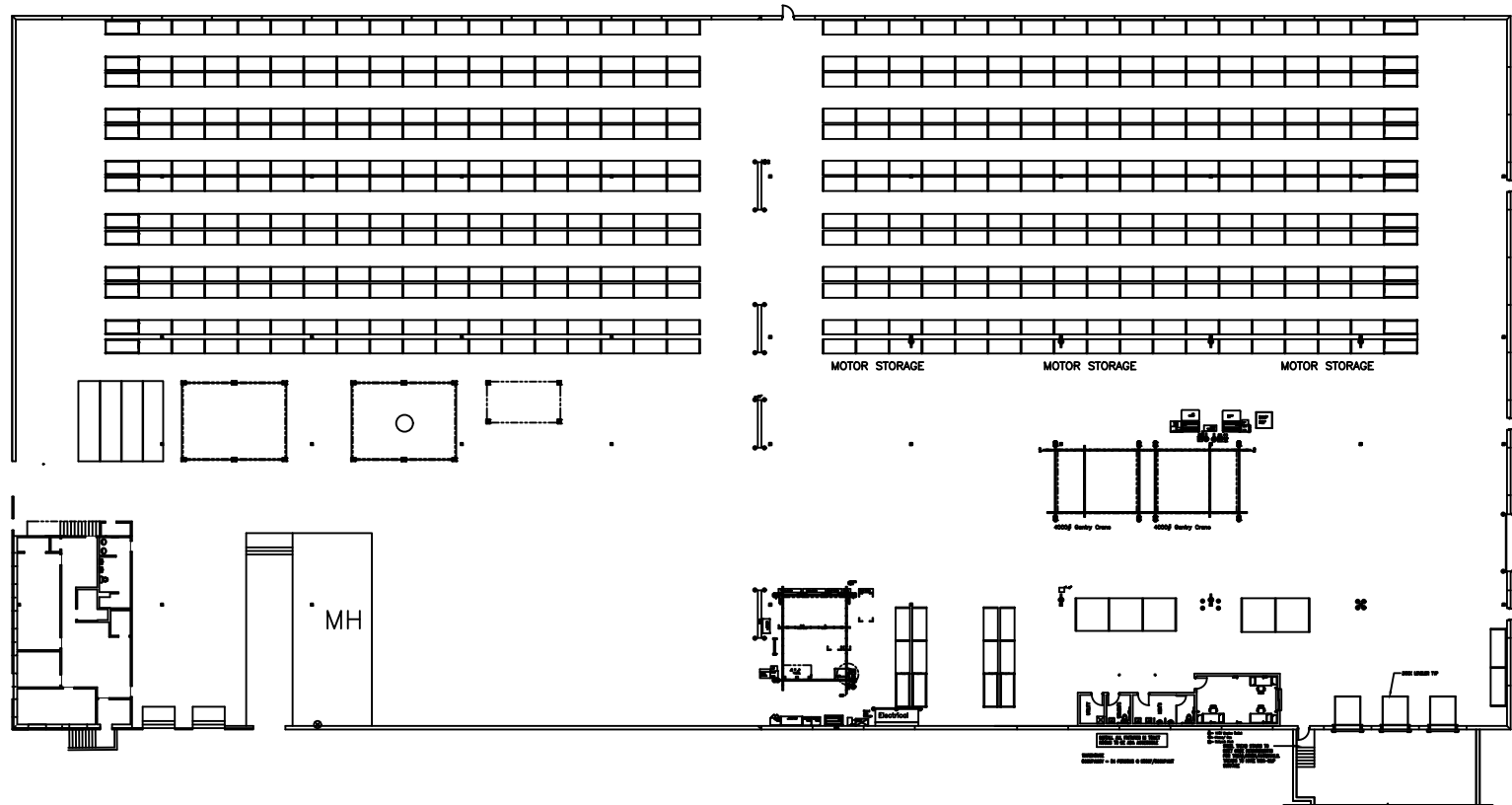
BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

DISTRIBUTION BUILDING - PLAN

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

12



STORAGE BUILDING

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

13



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

AERIAL - FACING NORTHEAST

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

14



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

SITE MAP

Weir - Main Campus
2701 South Stoughton Road | Madison, WI 53716

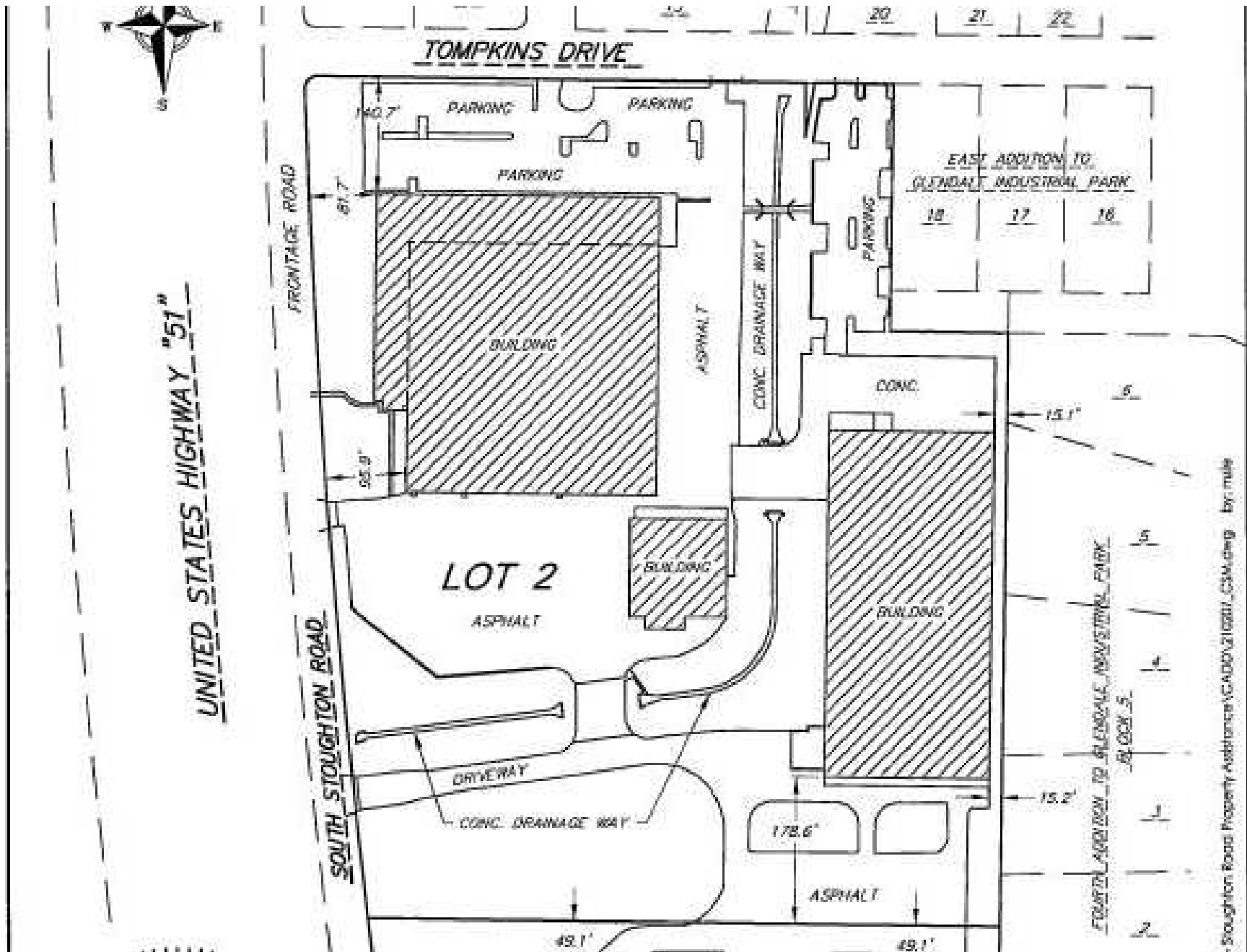
15



CHRIS CAULUM, CCIM, SIOR
(608) 443-1040
ccaalum@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

 **Oakbrook**
Integrated Real Estate Services

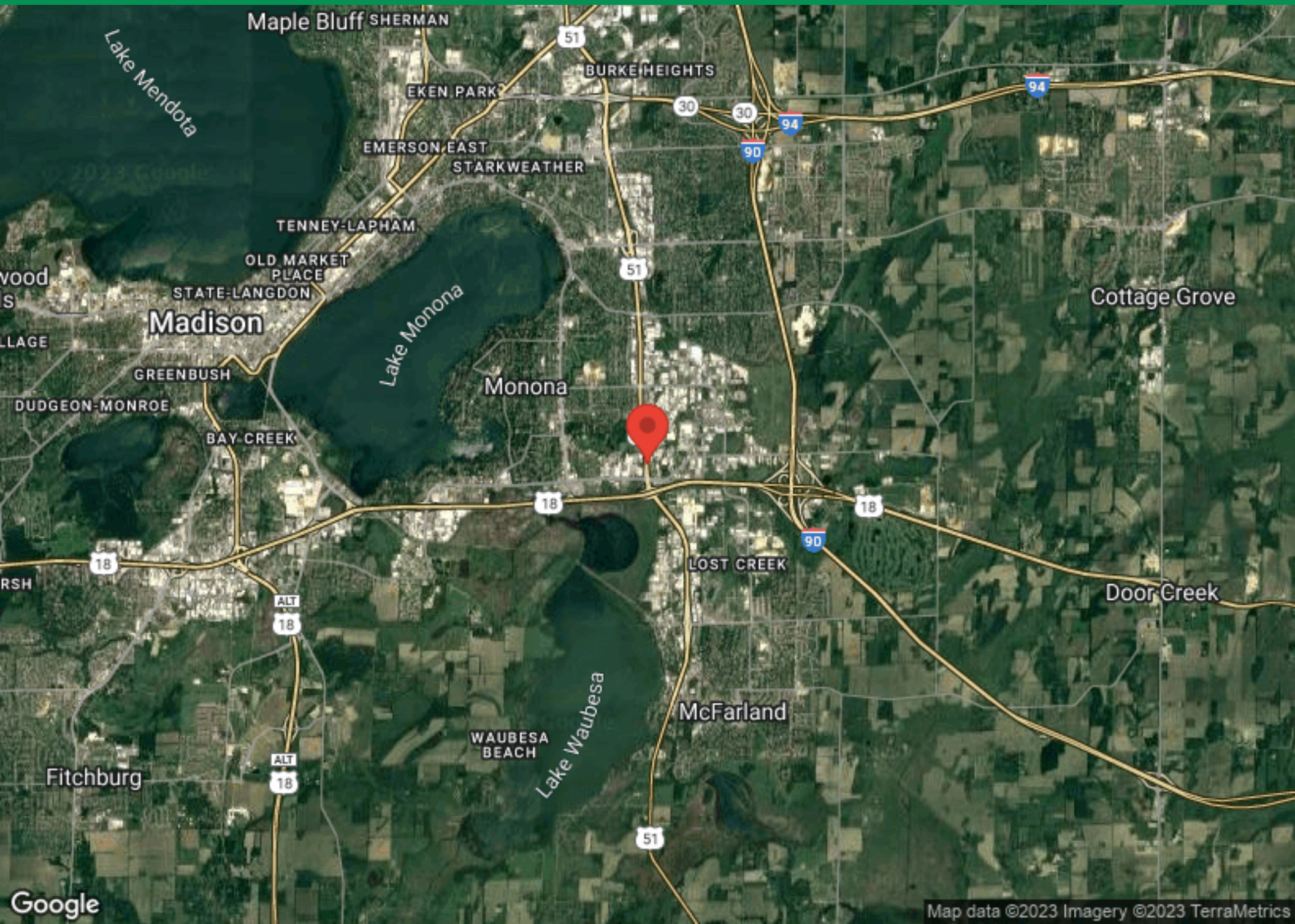


REGIONAL MAP

Weir - Main Campus

2701 South Stoughton Road | Madison, WI 53716

17



All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.