

# OFFICE + WAREHOUSE CONDO

## For Lease or Sale

6116 Darlin Drive, Dane, WI



Newer construction flex space available near Madison, Middleton, Springfield Corners, Waunakee, Ashton Corners, and Dane with convenient access to Highway I2/I8 and I-90/94.

### BUILDING INFORMATION

<b>Year Built:</b>	2015
<b>Total Building Size:</b>	12,499 SF
<b>Building Footprint:</b>	120' x 75' = 9,000 SF
<b>Roof:</b>	Pre-finished metal
<b>Overhead Doors:</b>	(2) 14' Overhead Doors Existing cut-outs to add 2 more 14' overhead doors.
<b>Parking:</b>	22 stalls
<b>Parcel Size:</b>	1.686 acres

### SALE & LEASE OPTIONS

- Sale Price: \$825,000 (\$126/SF)
- Lease Rate: Negotiable
- Monthly Condo Dues – Units 3 & 4: \$412/month  
*Includes: Insurance, HOA Fee, Snow Removal, Lawn Service, Common Area Lighting, Septic, General Repair Fund, Administrative Fee*
- 2022 RE Taxes: \$5,008.30

### CONDO INFORMATION

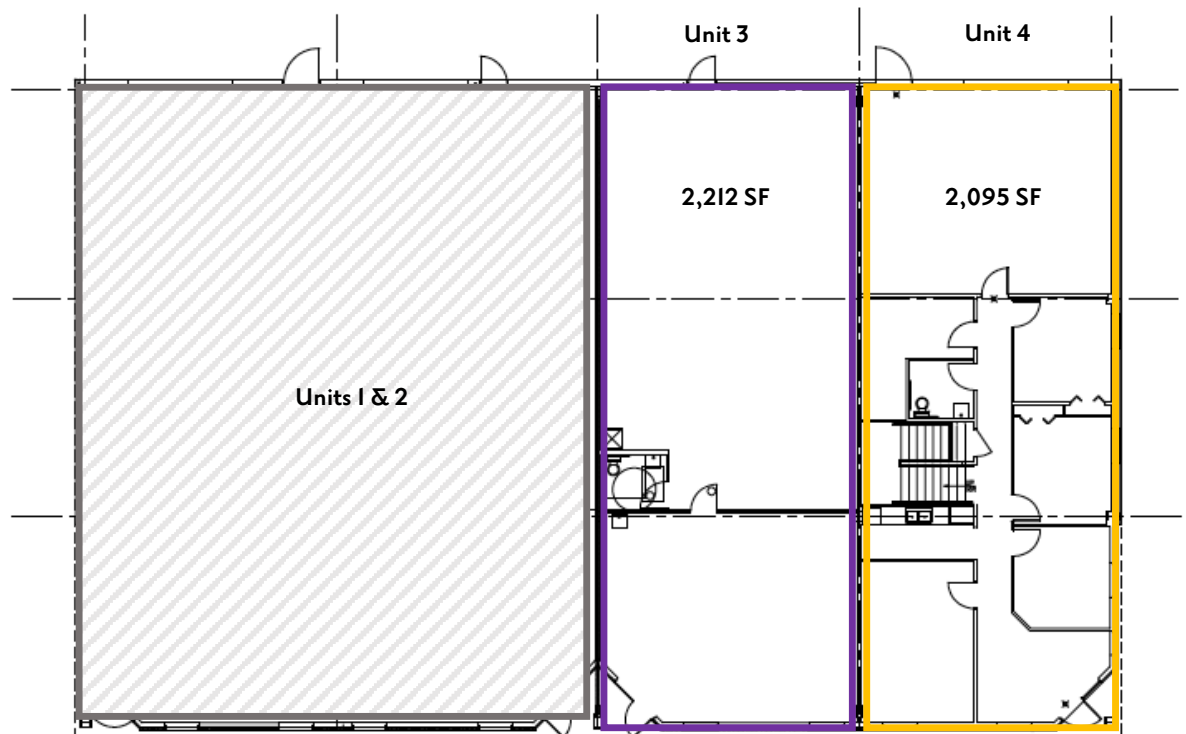
<b>Overall Size:</b>	6,575 SF 4,325 SF Office 2,250 SF Warehouse
<b>Private Offices:</b>	12 (~8' drop ceilings)
<b>Additional Space:</b>	Conference Room, Break Room/Kitchenette, Lab Area, Data Room (with separate cooling)
<b>Bathrooms:</b>	1 <sup>st</sup> Floor: Two (2) single stall 2 <sup>nd</sup> Floor: One (1) single stall
<b>WH Clear Height:</b>	18' to the eave, 21' to center 6' x 7' entry door into warehouse
<b>Overhead Doors:</b>	One (1) 10' x 14' Overhead Door (Existing cut out to add one more 14' door)

The information presented herein is based on estimates and assumptions and is presented for illustration purposes only.  
No representations, warranties, or guarantees of any kind are made.

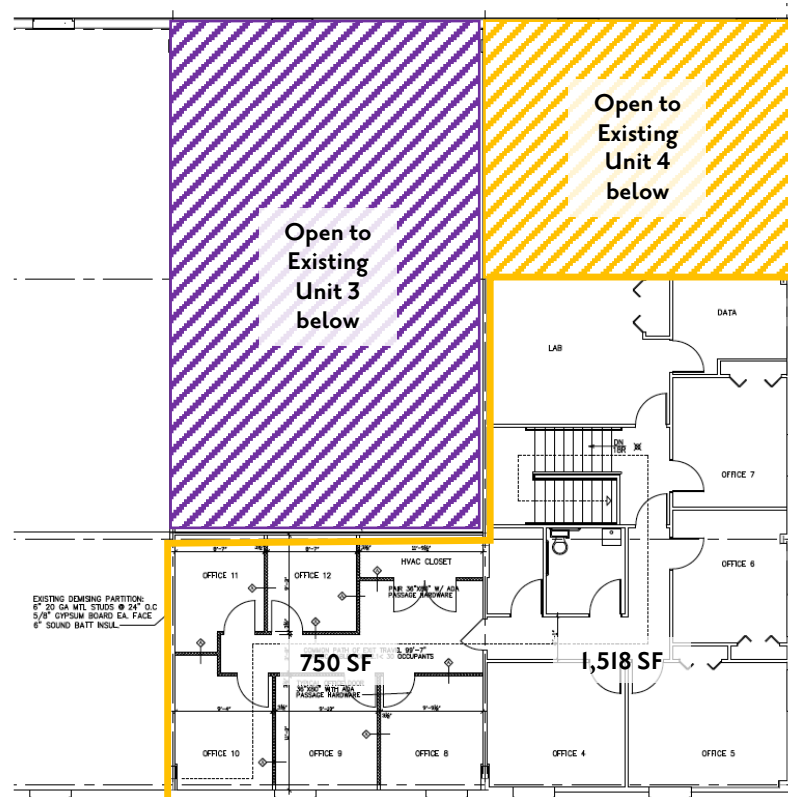


# Floor Plans

First Floor



Second Floor



# Plat

## NEXT-GEN BUSINESS CONDOMINIUM PLAT DANE COUNTY, WISCONSIN WILLIAMSON SURVEYING & ASSOCIATES, LLC

### SURVEYOR'S CERTIFICATE

I, Noa T. Priewe, Professional Land Surveyor, hereby certify that this plat is a correct representation of the condominium described and identification and location of the units and the common and limited common elements can be determined from the plat.

Williamson Surveying and Associates, LLC  
by Noa T. Priewe & Chris V. Adams

DATE: Dec. 22, 2021

Noa T. Priewe S-2499  
Professional Land Surveyor

### LEGEND

- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- (M) = RECORDED AS
- ⊕ = WELL
- ⊗ = SEPTIC TANK
- ⊗ = SEPTIC VENT
- (C.E.) = COMMON ELEMENT
- (L.C.E.) = LIMITED COMMON ELEMENT

### NOTES

- 1) AREA COMPUTATIONS AND DIMENSIONS ARE BASED ON FIELD MEASUREMENTS OR ARCHITECTURAL PLANS DIMENSIONS AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE CONDOMINIUM DECLARATION.
- 2) DRIVEWAYS ARE COMMON ELEMENTS.
- 3) SIDEWALKS ARE COMMON ELEMENTS.
- 4) LOT AREA = 73,502 SQ. FT. OR 1.69 ACRES
- 5) VETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 6) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

### NOTE & C.S.M. 14038

3) The lots of the Certified Survey Map are subject to the following recorded instruments:  
-Restrictions recorded as Doc. No. 4279617, amended by Doc. No. 4885624.  
-Restrictions recorded as Doc. No. 4279618, amended by Doc. No. 4885624.  
-Declaration of Covenants, Restrictions, Conditions and Easements recorded as Doc. No. 4279617.  
-Declaration of Restrictions recorded as Doc. No. 4342633.  
-Declaration of Restrictions recorded as Doc. No. 4994484.

There are no additions to this condominium with respect to Doc. No. 703 106. State and is hereby approved for recording.

Signed this 5<sup>th</sup> day of November, 2021  
Noa T. Priewe, PLS  
Chris V. Adams, PLS  
John County Planning and Development

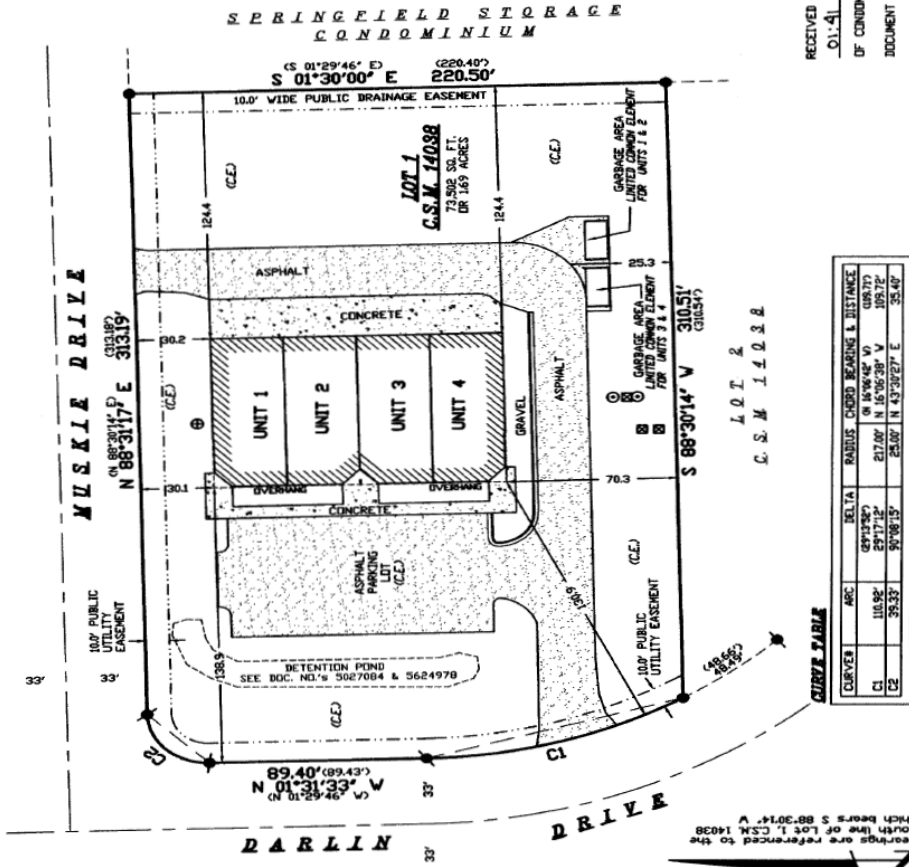
**SURVEYOR'S SEAL**

NOA T. PRIEWE  
S-2499  
WI

DRAWN BY: [Signature]  
DRAWING NO.: [Number]  
SHEET: 1 OF 2

RECEIVED FOR RECORDING THIS 5<sup>th</sup> DAY OF NOVEMBER AT  
01:41 O'CLOCK, P. M. AND RECORDED IN VOLUME 7-141A  
OF CONDOMINIUM PLATS, ON PAGES 1 AND 2  
DOCUMENT NO. 5787154  
REGISTER OF DEEDS  
JANUARY 14, 2022

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
104 N VEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597  
NOA T. PRIEWE & CHRIS V. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE: 608-255-5700 FAX: 608-949-9760 WEB: WILLIAMSONSURVEYING.COM



**CURVE TABLE**

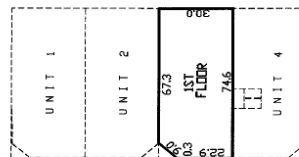
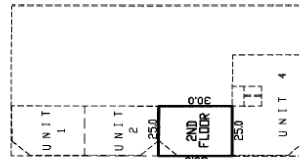
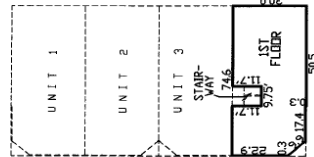
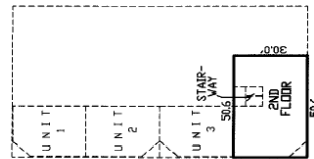
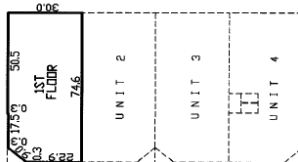
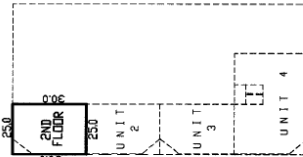
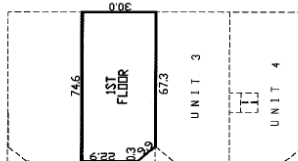
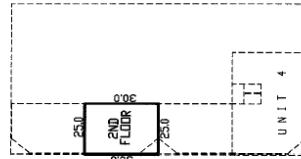
CURVE	ARC	DELTA	RADIUS	CHORD	BEARING & DISTANCE
C1	110.92'	89°13'57"	217.00'	18.70'	S 88°30'14" W 310.51' (C10547)
C2	39.33'	89°13'57"	217.00'	18.70'	S 88°30'14" W 310.51' (C10547)

**DESCRIPTION PER TITLE RECORD**  
ISSUED BY OLD CREDIT NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO. 12140411, DATE APRIL 14, 2002  
Lot 1, Certified Survey Map 14038, recorded in Vol. 94 of Certified Survey Maps, Page 90, as 43170292, in the Town of Springfield, Dane County, Wisconsin.

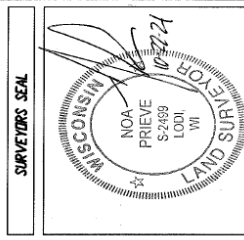


**NOTES:** CONVEYANCES AND JURISDICTIONS ARE BASED ON FIELD SURVEYS OF THE PROPERTY. THERE ARE 100 ACRES AND 30 LOT SUPERFICIAL UNIT BOUNDARIES AS SET FORTH IN THE CONDOMINIUM DECLARATION.

2. DRIVEWAYS ARE COMMON ELEMENTS.
3. SIDEWALKS ARE COMMON ELEMENTS.
4. LOT AREA = 71,502 SQ.FT. OR 169 ACRES
5. WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
6. FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.



SCALE 1" = 40'



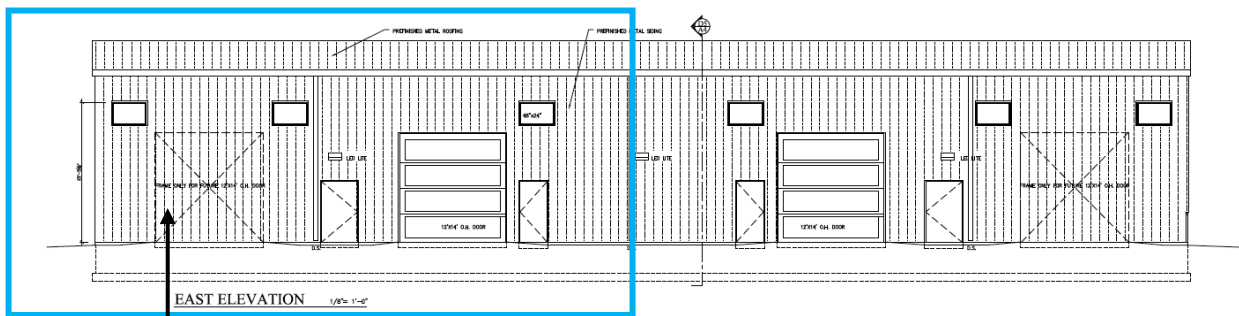
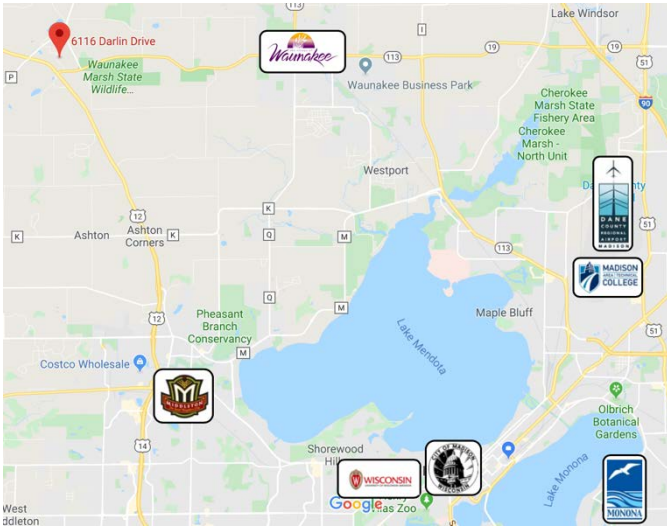
DRAWN BY	BRAD REEDSMA
DRAWING NO.	214-85
SHEET	2 OF 2

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
104 W. VEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
NITA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE 608-255-2705 FAX 608-869-9760 WEB WILLIAMSONSURVEYING.COM





# Photos



Space for additional  
overhead door

Condo Space

REAR OF BUILDING









WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road, Madison, WI 53704

Kothe Real Estate Partners LLC  
Effective July 1, 2016

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone 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.  
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Kothe Real Estate Partners LLC, 334 E Wilson St Madison, WI 53703  
Terri Bell

Phone: (608)354-2808 Fax: \_\_\_\_\_  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

VTRBO



# KOTHE

REAL ESTATE PARTNERS