

# For Sale

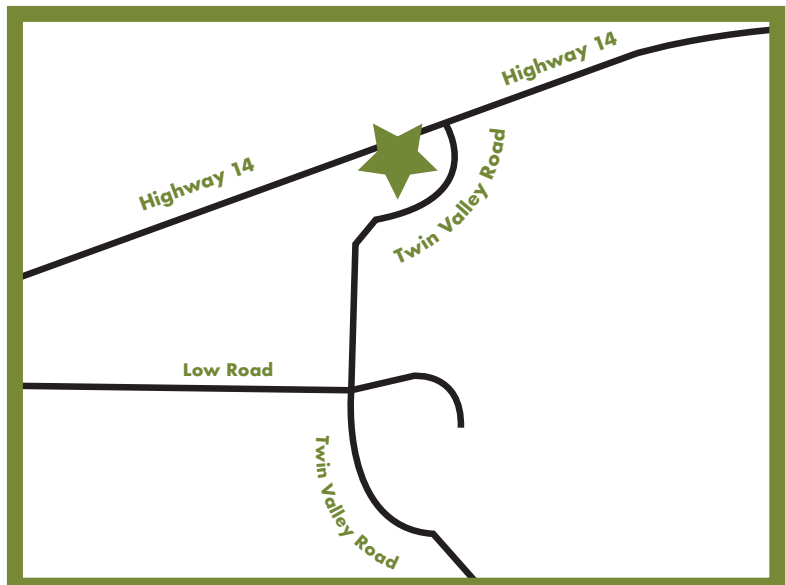


## Office/Warehouse Condominium Space

4319 Twin Valley Road, Middleton

### BUILDING & SPACE PARAMETERS

- 10 condo units comprising 26,608 sq.ft. including 15,338 sq.ft. warehouse, 6,502 sq.ft. office and 4,768 sq.ft. mezzanine
  - Vacant: 13,270 sq.ft. (5 condo units), contiguous and available for owner-occupant, including 8,270 sq.ft. warehouse, 3,670 sq.ft. office (two levels), and 1,330 sq.ft. mezzanine.
  - Leased: 13,338 sq.ft. (5 condo units) to tenants on 1-year leases to accommodate owner-occupant growth, or renew leases for ongoing rental income.
- Building also includes five condo units totaling 10,500 sq.ft. owned by others and not included in this offering.
- Built in 2006
- 3.23 acres / 76 parking stalls for entire building
- C-2 Commercial zoning - Town of Middleton
- Masonry, EIFS and metal exterior façade
- Metal roof with elastomeric coating applied in 2022
- 18' ceiling height in warehouse
- Floor restrooms plus shower in 5-unit contiguous space; one restroom per condo unit elsewhere
- 14' overhead door in each condo unit; 3-phase available
- 200 amp electrical panel in each condo unit
- Forced air heat/cool in office; gas-fired radiant heat in warehouse
- Water and sanitary provided by on-site private well and septic
- Floor drain in each condo unit



### SUMMARY ECONOMICS

Purchase Price:	\$3,625,000
Total Space for Sale:	26,608 sq.ft.
Available Space:	13,270 sq.ft.
Leased Space:	13,338 sq.ft.
Annual Lease Revenue:	\$129,000

### FOR ADDITIONAL INFORMATION

T5 Real Estate Solutions  
Tim Carey  
608-358-8555  
Tim@T5RE.com

Shamrock Real Estate Services  
Jeff Daugherty  
608-695-9597  
ShamrockLLC@charter.net

The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.

# For Sale



## Office/Warehouse Condominium Space

4319 Twin Valley Road, Middleton

### CONDOMINIUM STRUCTURE

- Ten of 15 condo units for sale in this offering; remaining five owned by third-parties
- Condo Association controlled by owner of ten units for sale herein, and currently managed by 3rd-party (Shamrock Real Estate Services).
- Annual Condo Association Budget

Grounds / Snow	\$12,000
Maintenance/Trash	\$6,300
Insurance	\$4,500
Mgmt. Fee / Misc.	\$3,210
Utilities	\$1,875
Total	\$27,885
- Condo Dues: \$150 per unit per month

### SITE PLAN



### CONDOMINIUM UNIT DETAILS

UNIT #	STATUS	RENT/MO.	OFFICE SF	MEZZ SF	SHOP SF	TOTAL SF
5	Leased	\$1,950	930	930	1,170	3,030
6	Leased	\$2,300	324	324	1,776	2,424
8	Leased	\$2,100	324	324	1,776	2,424
9	Leased	\$2,300	930	930	1,770	3,030
10	Leased	\$2,100	324	930	1,776	2,430
11	Vacant		0	300	2,100	2,400
12	Vacant		420	615	1,680	2,715
13	Vacant		210	415	1,890	2,515
14	Vacant		1,120	0	1,460	2,580
15	Vacant		1,920	0	1,140	3,060
<b>TOTAL</b>		<b>\$10,750</b>	<b>6,502</b>	<b>4,768</b>	<b>15,338</b>	<b>26,608</b>

The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.

# For Sale



Office/Warehouse Condominium Space

4319 Twin Valley Road, Middleton

## PROPERTY PHOTOS



## FOR ADDITIONAL INFORMATION

T5 Real Estate Solutions  
Tim Carey  
608-358-8555  
Tim@T5RE.com

Shamrock Real Estate Services  
Jeff Daugherty  
608-695-9597  
ShamrockLLC@charter.net

The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.

DEVELOPMENT | BROKERAGE | INVESTMENT | TENANT REP | MANAGEMENT



# For Sale



Office/Warehouse Condominium Space

4319 Twin Valley Road, Middleton

## PROPERTY PHOTOS



## FOR ADDITIONAL INFORMATION

**T5 Real Estate Solutions**  
Tim Carey  
608-358-8555  
Tim@T5RE.com

**Shamrock Real Estate Services**  
Jeff Daugherty  
608-695-9597  
ShamrockLLC@charter.net

The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.

DEVELOPMENT | BROKERAGE | INVESTMENT | TENANT REP | MANAGEMENT