

2210 South Beltline Court

MADISON, WI 53713

FOR SALE

Price: \$1,100,000

**Industrial Warehouse
with Office**



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

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

PROPERTY SUMMARY

2210 SOUTH BELTLINE COURT



Property Summary

Price:	\$1,100,000
Building SF:	13,000
Year Built:	2005 (Main Bldg)
Price / SF:	\$85.00
Lot Size:	0.60 Acres
2022 RE Tax:	\$21,201
Office SF:	3,200
Warehouse SF:	9,800
Mezzanine SF:	1,300
Power:	400 Amp 3 Phase
OH Doors:	5
Clear Height:	14' - 18'
Zoning:	CC - Commercial Center

Property Overview

This industrial warehouse (approximately 13,000 SF) includes three buildings; two heated warehouse buildings with storage, floor drains, OH doors, and 400 Amp 3-Phase power, and a two-story 3,200 SF air-conditioned office space w/storage mezzanine. There are approximately 19 parking stalls onsite.

Bldg. A - (2) 12'x12' OH Doors - 2 Story Office 3,200SF - 2,200 SF Warehouse - 1,300SF Storage Mezzanine
Bldg. B - (2) 12'x12' OH Doors - 3,600 SF Warehouse - 400 Amp 3 Phase power - 14' Clear Height
Bldg. C - (1) 10'x12' OH Door - 4,000 SF Warehouse with restroom

Location Overview

The building is centrally located in Madison just off the Beltline Highway with easy access to the east and west sides of Madison and minutes from the downtown.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

PROPERTY PHOTOS

2210 SOUTH BELTLINE COURT



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

PROPERTY PHOTOS

2210 SOUTH BELTLINE COURT



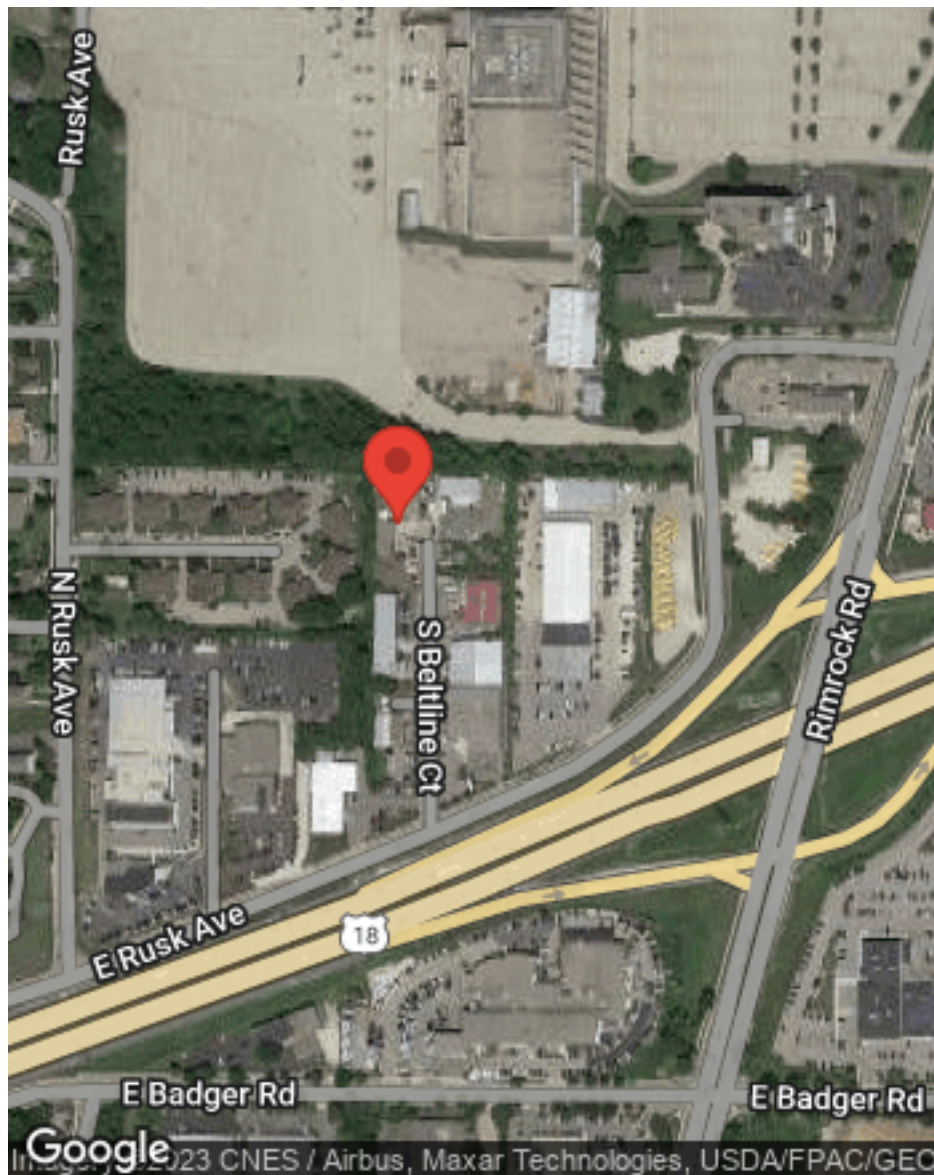
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

LOCATION MAPS

2210 SOUTH BELTLINE COURT



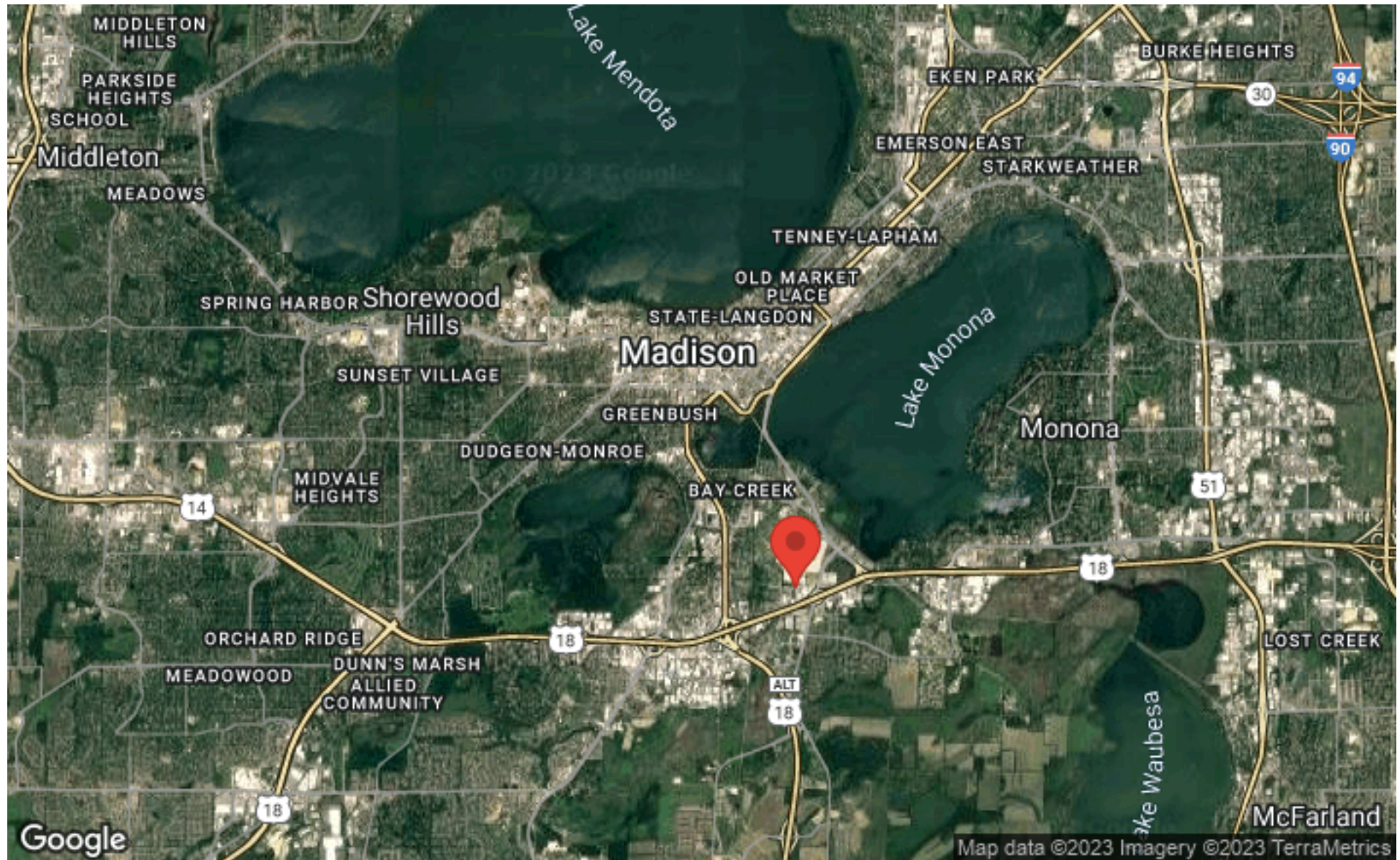
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

REGIONAL MAP

2210 SOUTH BELTLINE COURT



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

AERIAL MAP - PROPERTY BOUNDARY

2210 SOUTH BELTLINE COURT



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

DISCLAIMER

2210 SOUTH BELTLINE COURT

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.

OAKBROOK CORPORATION

2 Science Court, Suite 200
Madison, WI 53711

PRESENTED BY:

CHRIS CAULUM, CCIM, SIOR

Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM

Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.