

Industrial | For Sale or Lease

CBRE

1206 Femrite Drive

1206 Femrite Drive
Monona, WI 53716



Industrial

1206 Femrite Drive | Monona, WI

For Sale or Lease



Offering Summary

\$1,599,000

Price

17,100 SF

Building Size

\$12,783

2022 Real Estate Taxes

\$6.75-7.75/SF

Rental Rate (NNN)

1.437 Acres

Parcel Size

CDD

Community Design District
Zoning

Industrial

1206 Femrite Drive | Monona, WI

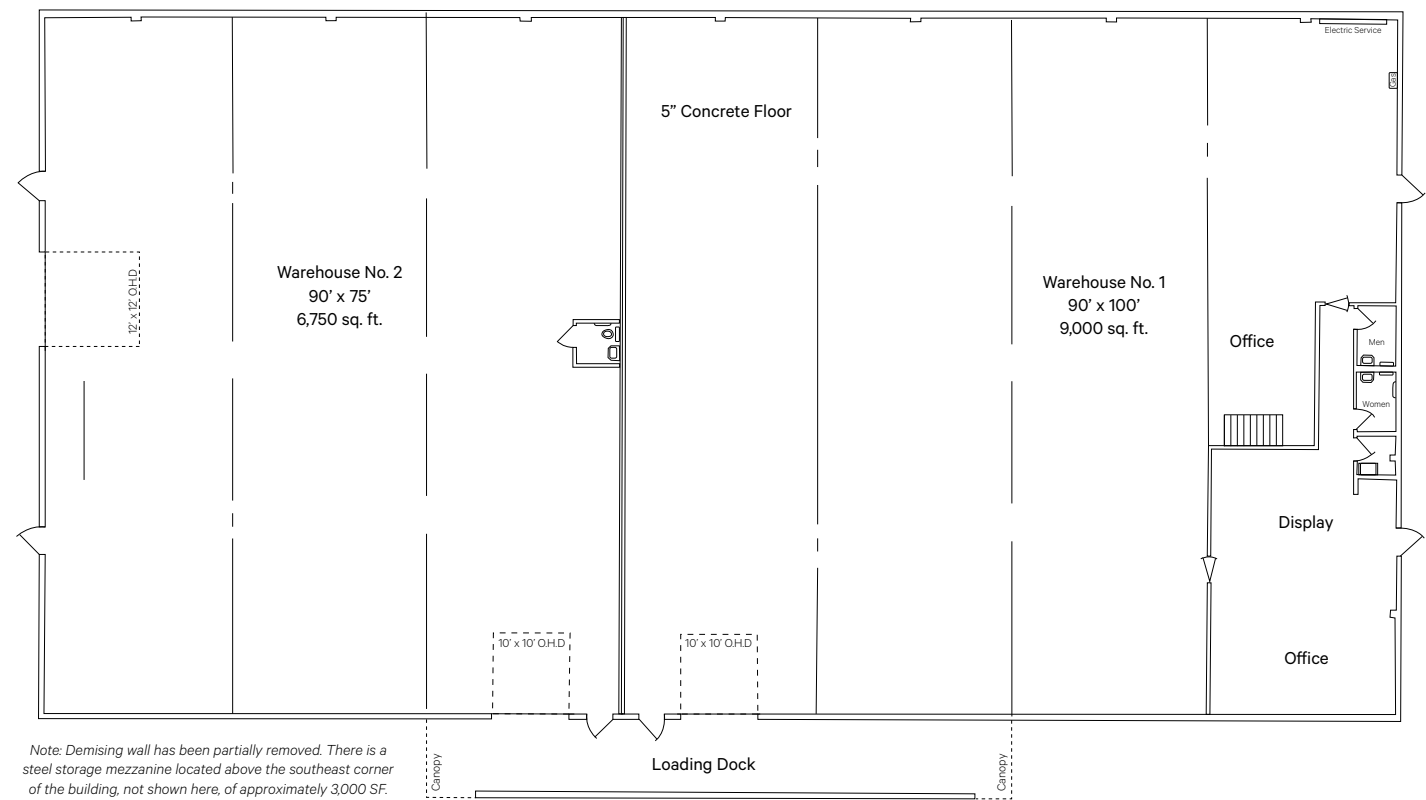
For Sale or Lease

Property Details

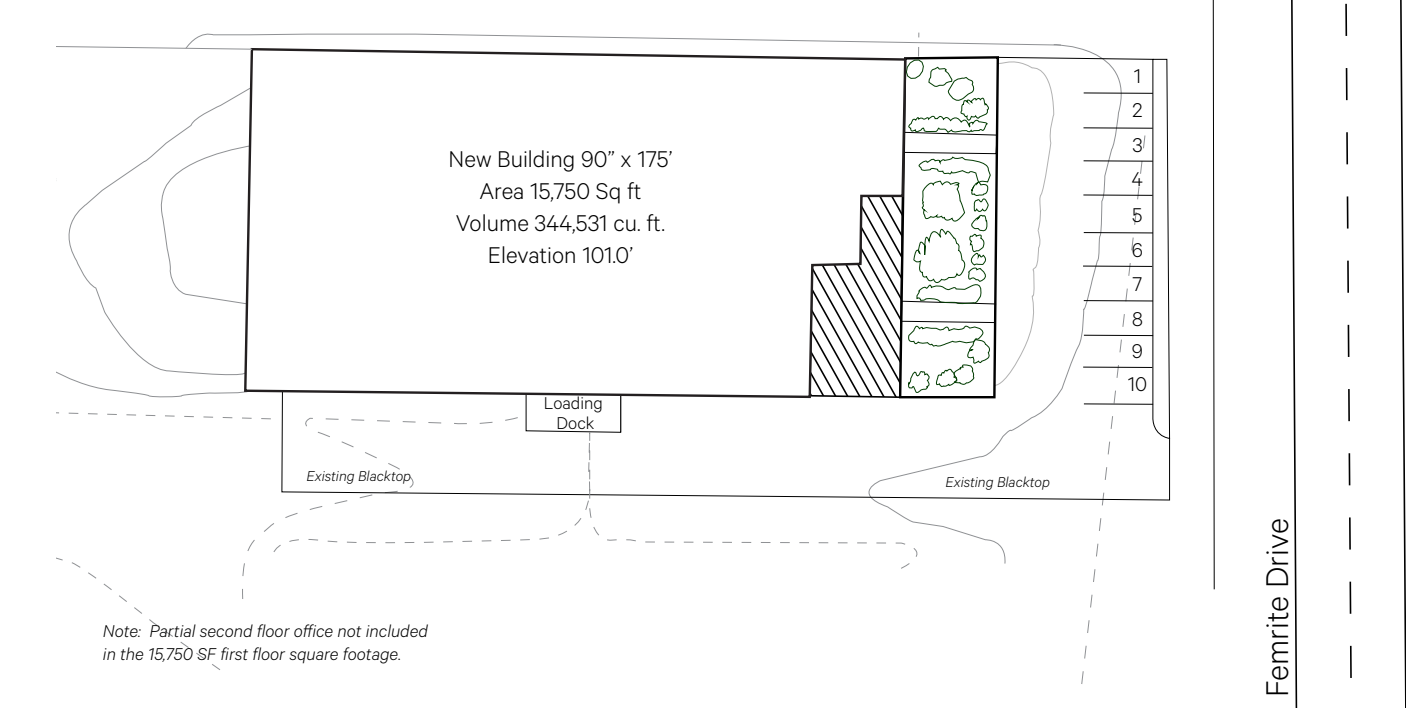
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|-------------------|---|
| Building Size | Approximately 17,100 SF (15,750 SF footprint, plus 2nd floor office) Additional “bonus” mezzanine storage of approximately 3,000 SF. |
| Construction Type | Masonry block and metal exterior |
| Year Built | 1979 |
| Power | 400 Amp, 3-Phase, 240V |
| Lighting Type | T-8 fluorescent |
| HVAC | Offices heated and cooled, warehouse heated with (4) gas-fired unit heaters. |
| Roof Type/Age | Roof replaced in 2015 with Duro-Last PVC membrane. 15 year warranty through early 2030. |
| Clear Height | 19’6” - 22’ |
| Docks | One standard dock with edge-of-dock leveler, and one “UPS” height dock |
| Drive-in Door | 12’ x 12’ |
| Column Spacing | 26’ x 45’ |
| Floors | 5” Concrete floors (per plans) |
| Parking | 10 stalls, plus rear lot |
| Fire Protection | Not sprinklered |



Floor Plan



Site Plan



For Sale or Lease

Parcel Map



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Location Map



Contact Us

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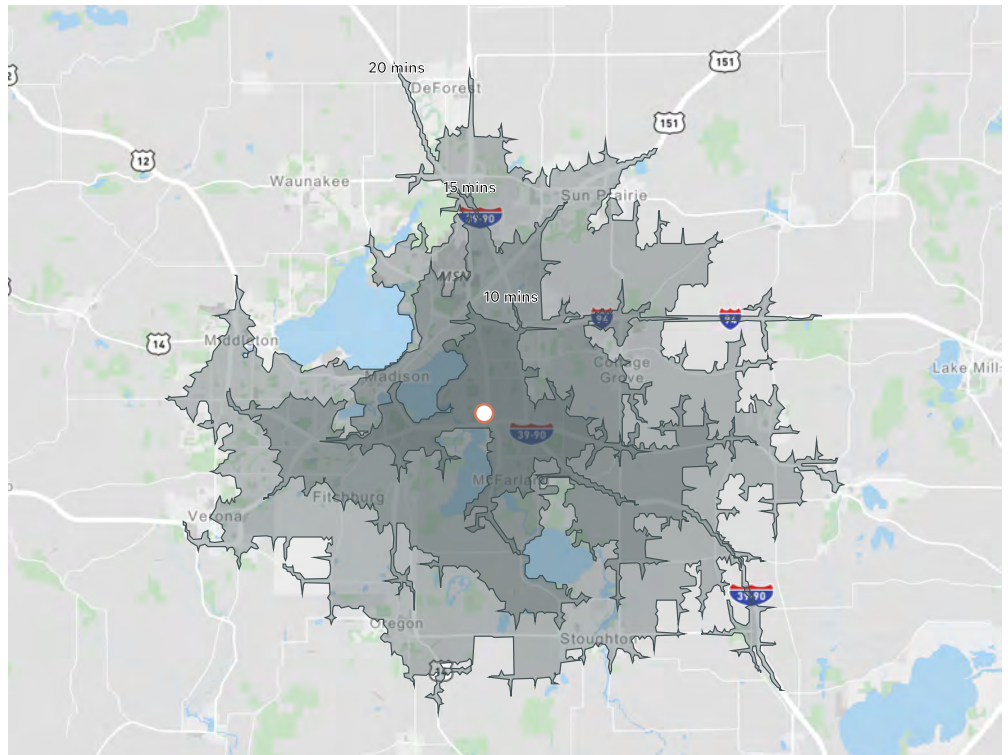
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Drive Time Map

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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 Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 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 a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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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 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.

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