

**For Sale or Lease -
Existing Industrial &
Office Building**

**LPT - Beltline Building
3517 West Beltline
Highway**

MADISON, WI 53713

**Price: \$3,995,000
\$9.35 p/sf Modified Gross**

****Opportunity Zone**
Redevelopment Opportunity**



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

KATIE WEST
Broker, Associate
(608) 443-1023
kwest@oakbrookcorp.com

PROPERTY SUMMARY

3517 WEST BELTLINE HIGHWAY



Property Summary

Access:	West Beltline Frontage Rd
Price:	\$3,995,000
Building SF:	55,614
Lease Rate:	\$9.35 p/sf MG
SF Available:	18,894 - 55,614 SF
	Warehouse - 36,720
	Office - 18,894
Air Conditioning:	100% - Air Conditioned
	Warehouse & Office
Lot Size:	3.30 Acres
Power:	1200 AMP & 800 Amp Service / Backup Generator
Dock Doors:	4 with pit levelers

Property Overview

55,614 SF warehouse/office building best suited for light industrial, lab, R&D, or potential multi-family housing redevelopment for sale or lease. Tenant separately responsible for utilities, in-suite janitorial, and phone/internet

Location Overview

The Central Beltline in Madison, Wisconsin is a major highway that runs east-west through the city, connecting the eastern and western suburbs. The highway starts at I-39/90 on the east side of Madison and ends at US Highway 12/18 on the west side.

The Central Beltline is a key transportation route for commuters and travelers, with heavy traffic during peak hours. It also provides access to several important destinations in the city, including the University of Wisconsin-Madison campus, the State Capitol, and several major shopping centers.

The property site is adjacent to the Southern Arboretum to the West and across the Beltline to the South of the UW Arboretum.

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

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

PROPERTY PHOTOS

3517 WEST BELTLINE HIGHWAY



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

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

PROPERTY PHOTOS

3517 WEST BELTLINE HIGHWAY



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

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

PROPERTY PHOTOS

3517 WEST BELTLINE HIGHWAY



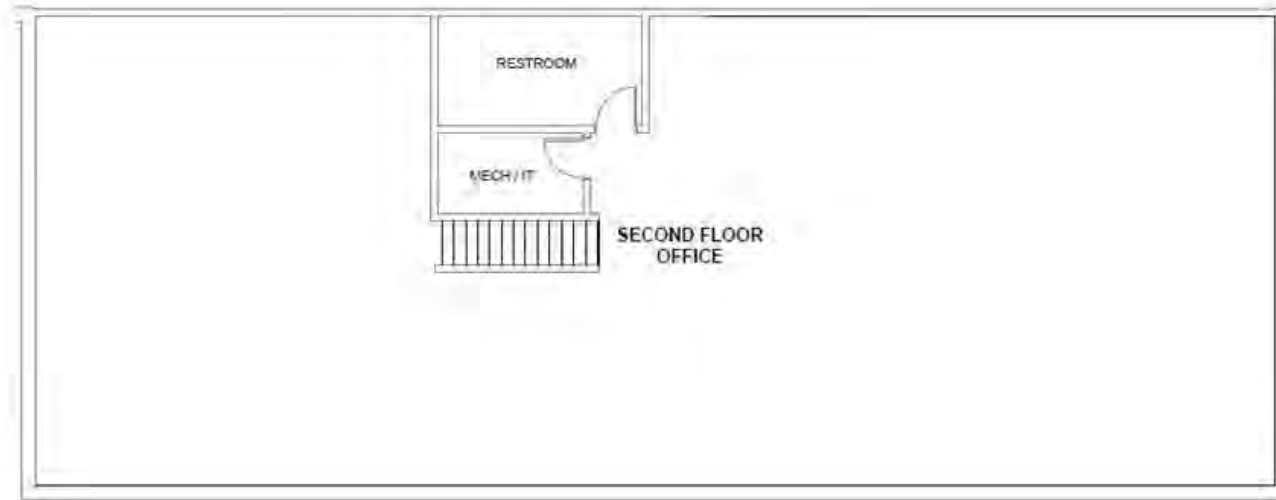
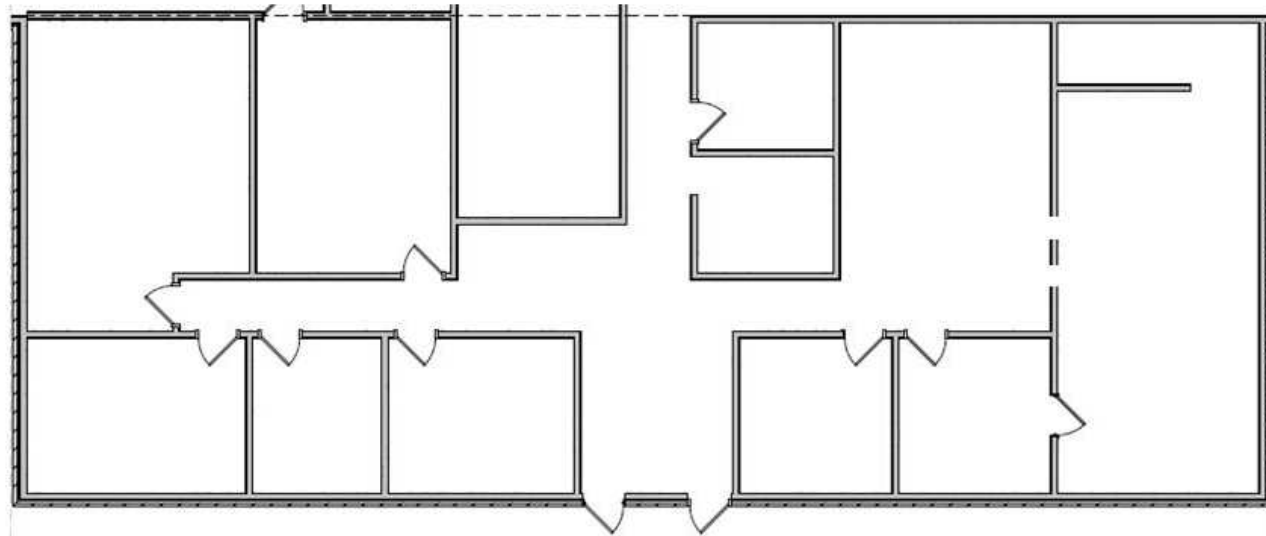
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

TWO STORY FRONT OFFICE FLOORPLAN

3517 WEST BELTLINE HIGHWAY



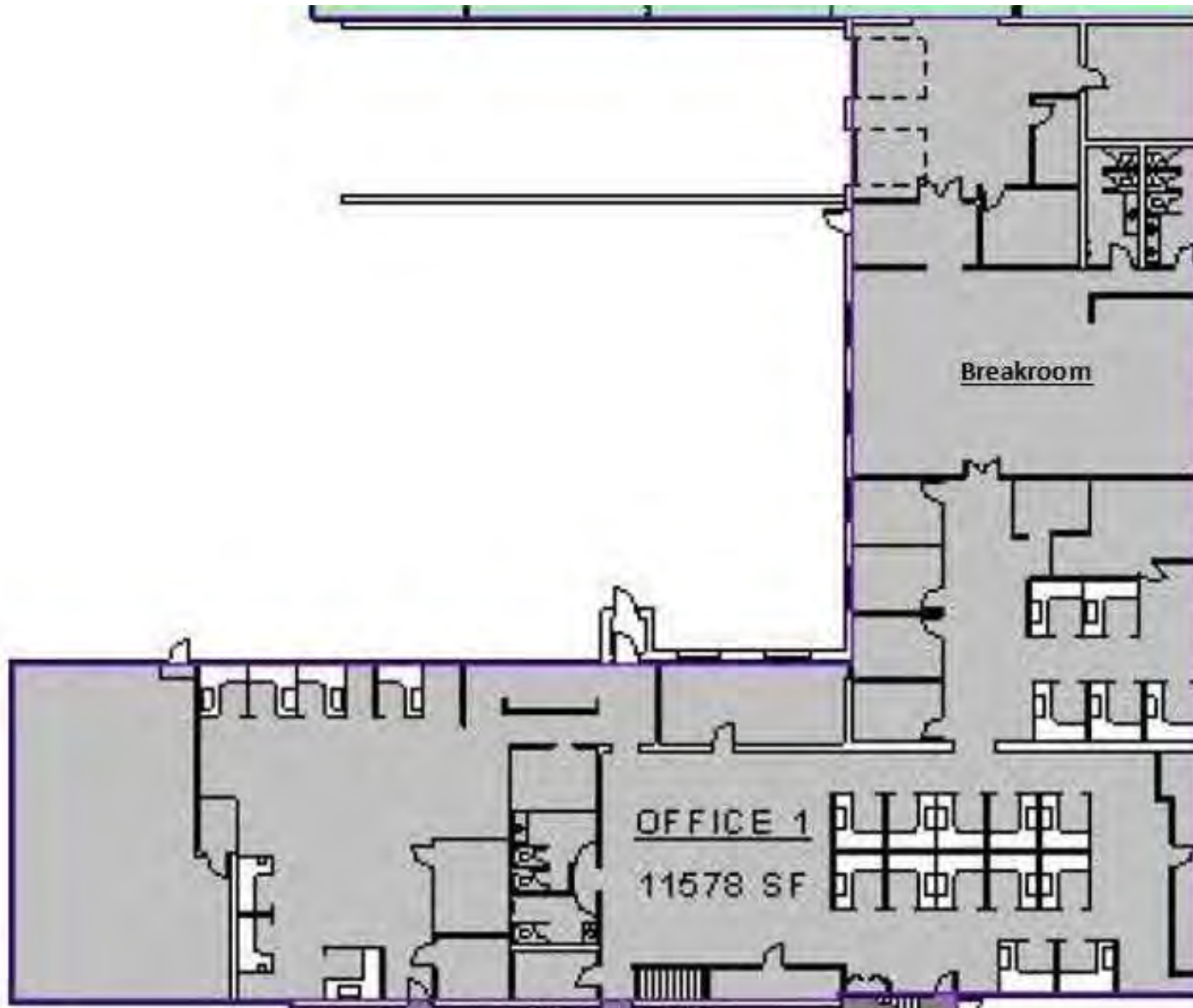
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

OFFICE FLOORPLAN

3517 WEST BELTLINE HIGHWAY



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

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

WAREHOUSE PLAN

3517 WEST BELTLINE HIGHWAY



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

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

SITE PLAN

3517 WEST BELTLINE HIGHWAY



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

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

AERIAL MAP

3517 WEST BELTLINE HIGHWAY



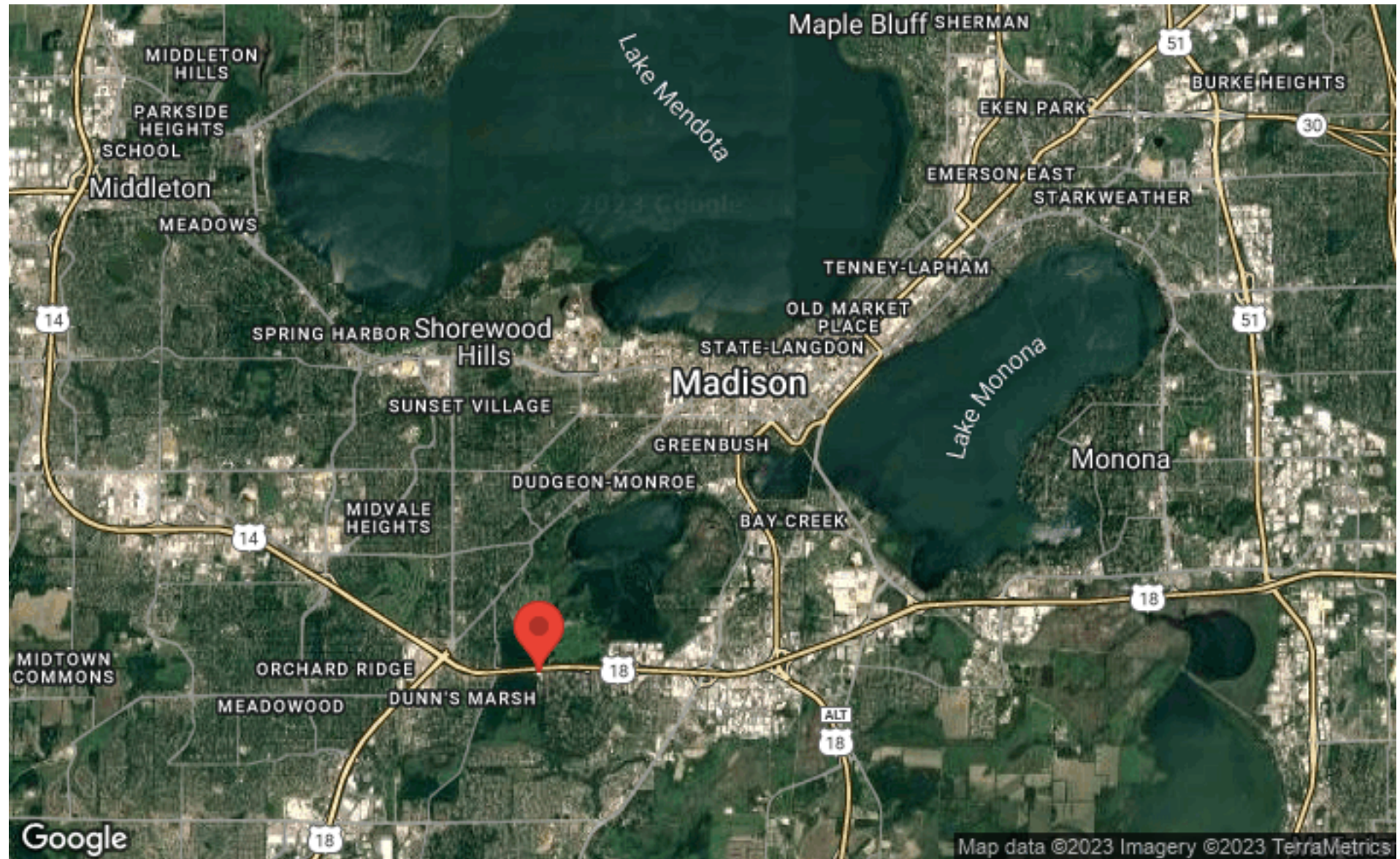
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

REGIONAL MAP

3517 WEST BELTLINE HIGHWAY



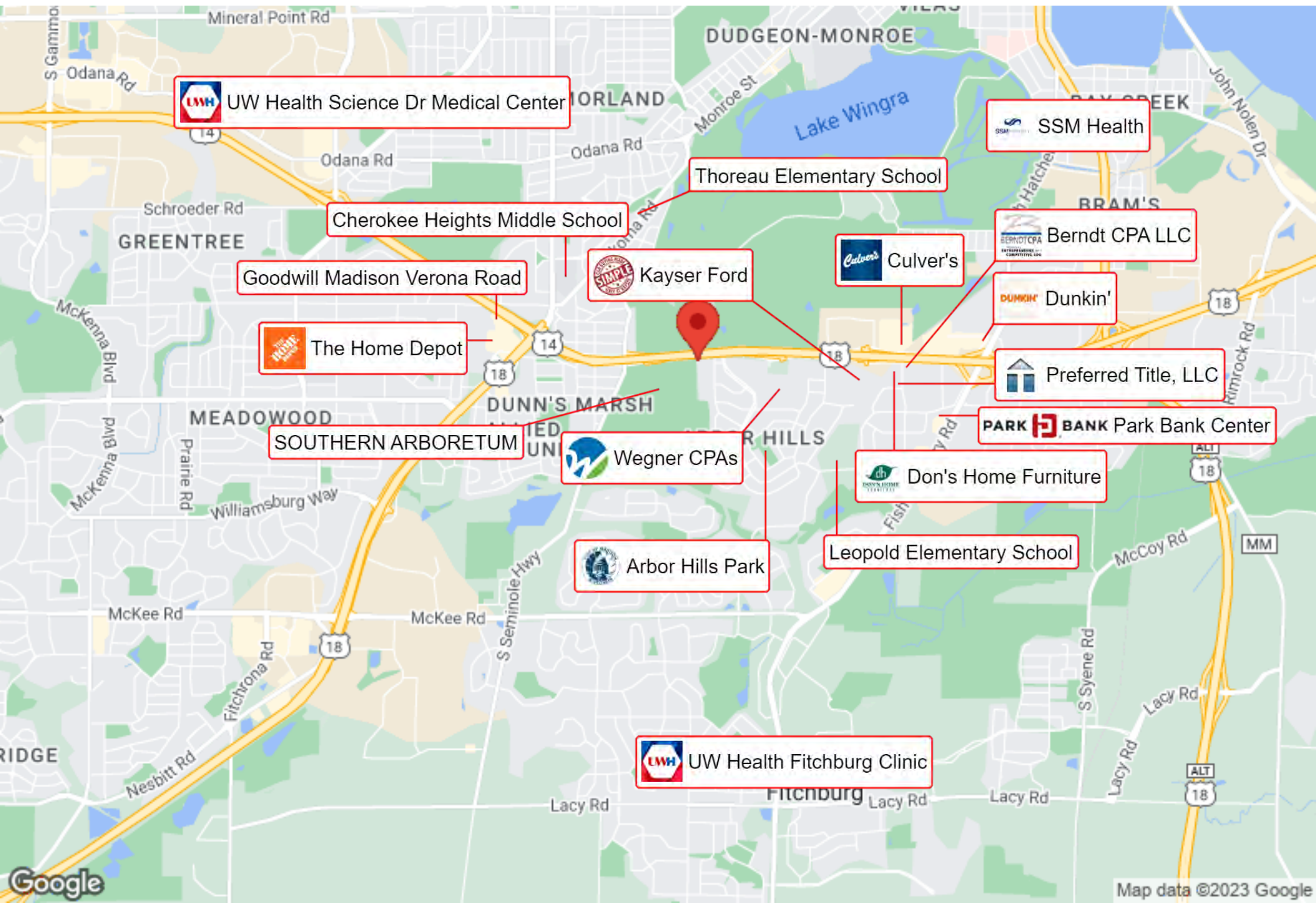
OAKBROOK CORPORATION
 2 Science Court, Suite 200
 Madison, WI 53711

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

KATIE WEST
 Broker, Associate
 O: (608) 443-1023
kwest@oakbrookcorp.com

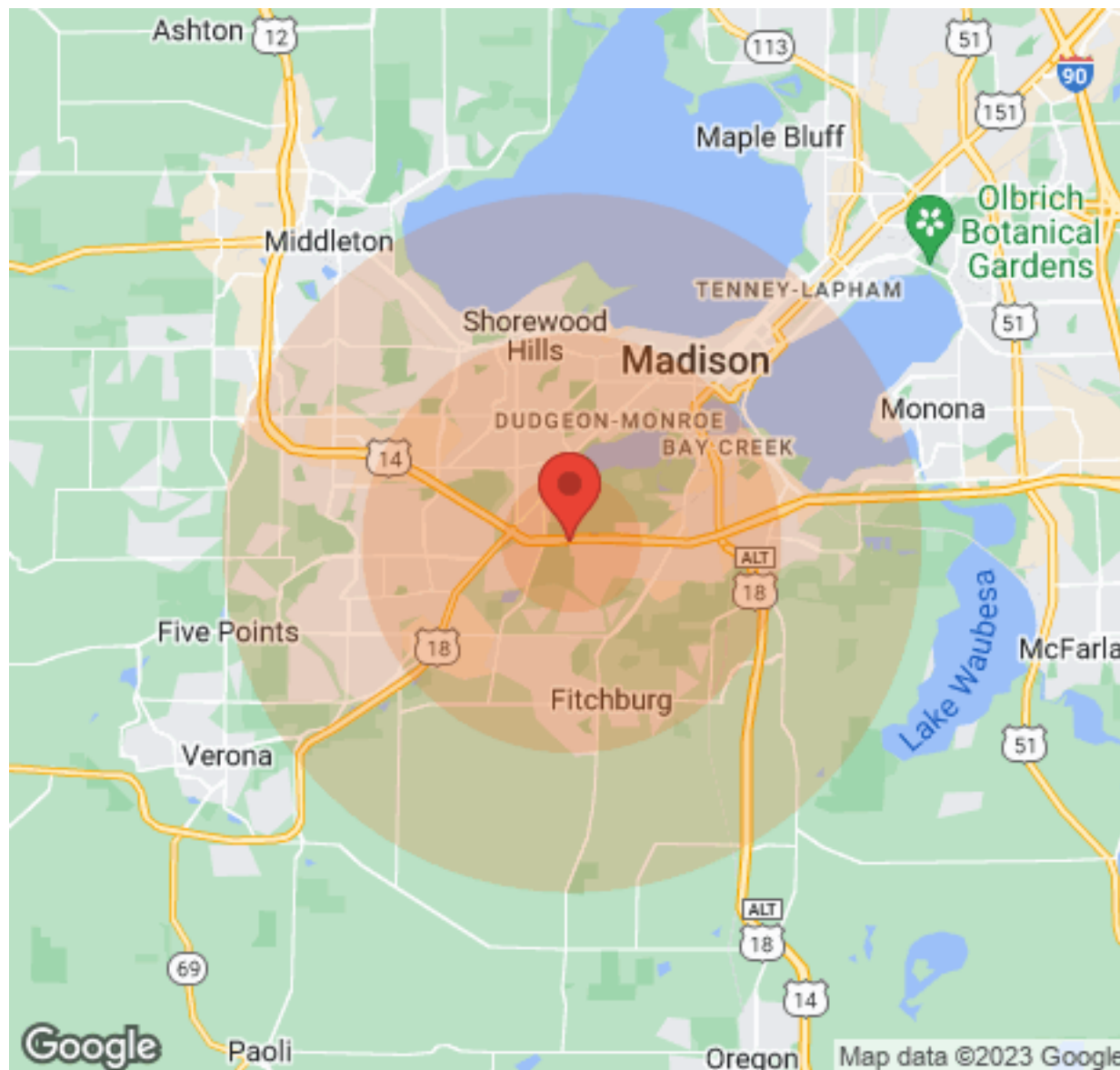
BUSINESS MAP

3517 WEST BELTLINE HIGHWAY



DEMOGRAPHICS

3517 WEST BELTLINE HIGHWAY



Population	1 Mile	3 Miles	5 Miles
Male	5,656	45,291	94,290
Female	5,850	47,105	95,562
Total Population	11,506	92,396	189,852

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,180	16,370	29,979
Ages 15-24	1,488	10,278	19,953
Ages 25-54	4,563	42,749	93,932
Ages 55-64	1,529	10,360	21,118
Ages 65+	1,746	12,639	24,870

Income	1 Mile	3 Miles	5 Miles
Median	\$74,836	\$59,146	\$52,999
< \$15,000	239	5,604	13,292
\$15,000-\$24,999	534	4,163	8,883
\$25,000-\$34,999	366	3,943	8,103
\$35,000-\$49,999	586	5,500	10,864
\$50,000-\$74,999	846	7,400	14,465
\$75,000-\$99,999	506	4,856	9,314
\$100,000-\$149,999	593	4,474	9,800
\$150,000-\$199,999	403	1,858	3,856
> \$200,000	661	1,856	3,610

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,041	42,224	87,530
Occupied	4,741	39,827	82,191
Owner Occupied	2,890	18,477	36,445
Renter Occupied	1,851	21,350	45,746
Vacant	300	2,397	5,339

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

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@oakbrookcorp.com

DISCLAIMER

3517 WEST BELTLINE HIGHWAY

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:

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

KATIE WEST
Broker, Associate
O: (608) 443-1023
kwest@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.