

For Sale or Lease

Owner-Occupant,
Single Tenant
Industrial Building
8,900 SF

4430 Helgesen Drive

MADISON, WI 53718

Sale Price: \$950,000

Lease Rate: \$7.00/SF NNN



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PROPERTY SUMMARY

4430 HELGESEN DRIVE



Property Summary

Sale Price:	\$950,000
Building Size:	8,900 SF
Lot Size:	.76 AC
Lease Rate:	\$7.00 p/sf NNN
Estimated Op-Ex:	\$1.50 p/sf (Tax & Insur)
Clear Height:	21' Peak/ 16' Eave
Grade Doors:	(1) 14' Overhead Door
Dock Doors:	(1) 10' w/ leveler (manual plate)
Power:	600 Amp 3-phase Service
Roof:	Rubber Membrane (New 2016)
Zoning:	IL - Industrial Limited
Year Built:	1986
Available:	Now

Property Overview

Well-positioned, owner-occupant or single-tenant industrial building offering 3,900 SF of air conditioned office space and 5,500 SF of heated warehouse space. Modine heat and T8 lighting in the warehouse make for a productive environment year round. A new rubber membrane roof was recently installed in 2016 along with additional watershed landscaping around the foundation.

Tenant will be responsible for Taxes, Insurance, Snow/Lawn, utilities, and phone/data.

Location Overview

Occupy a piece of Madison's east side industrial park. 4430 Helgesen Dr is a prime industrial location, strategically positioned for business success. This facility offers easy access to major transportation routes like Hwy 51, the Beltline, and the I90/39 interchange. With an ample office and warehouse layout, it provides a versatile space for various industrial operations. Its proximity to the city's amenities and a skilled workforce make it an ideal choice for companies seeking a thriving industrial hub in Madison.

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

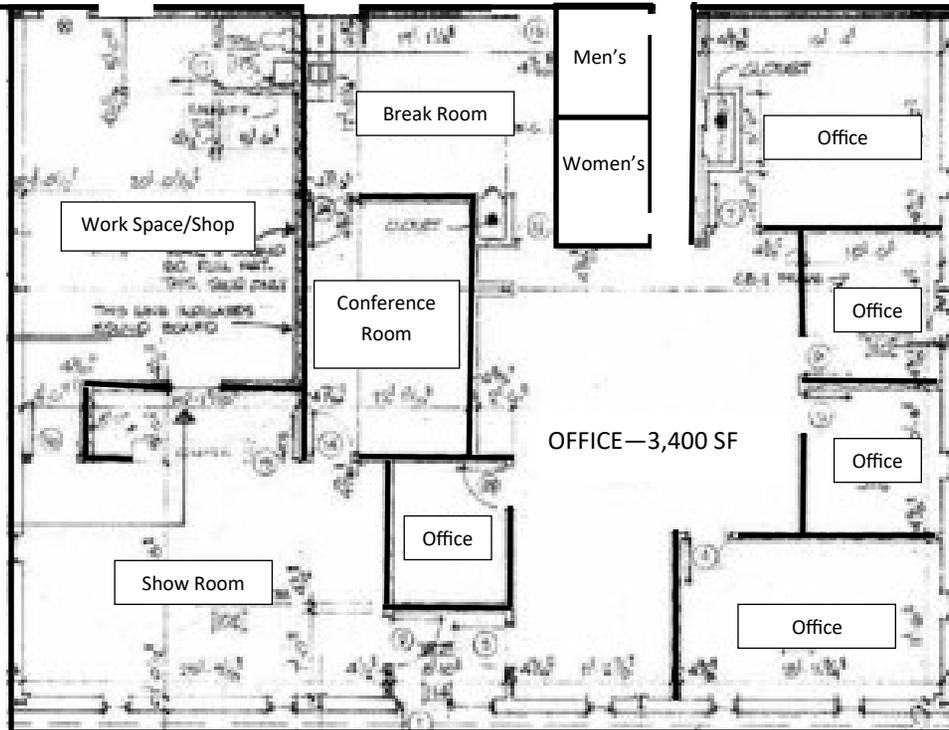
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WAREHOUSE—5,500 SF

14' OH Door

10' Dock Door



Men's

Women's

Break Room

Work Space/Shop

Conference Room

Office

Office

OFFICE—3,400 SF

Office

Office

Show Room

Office

PROPERTY PHOTOS

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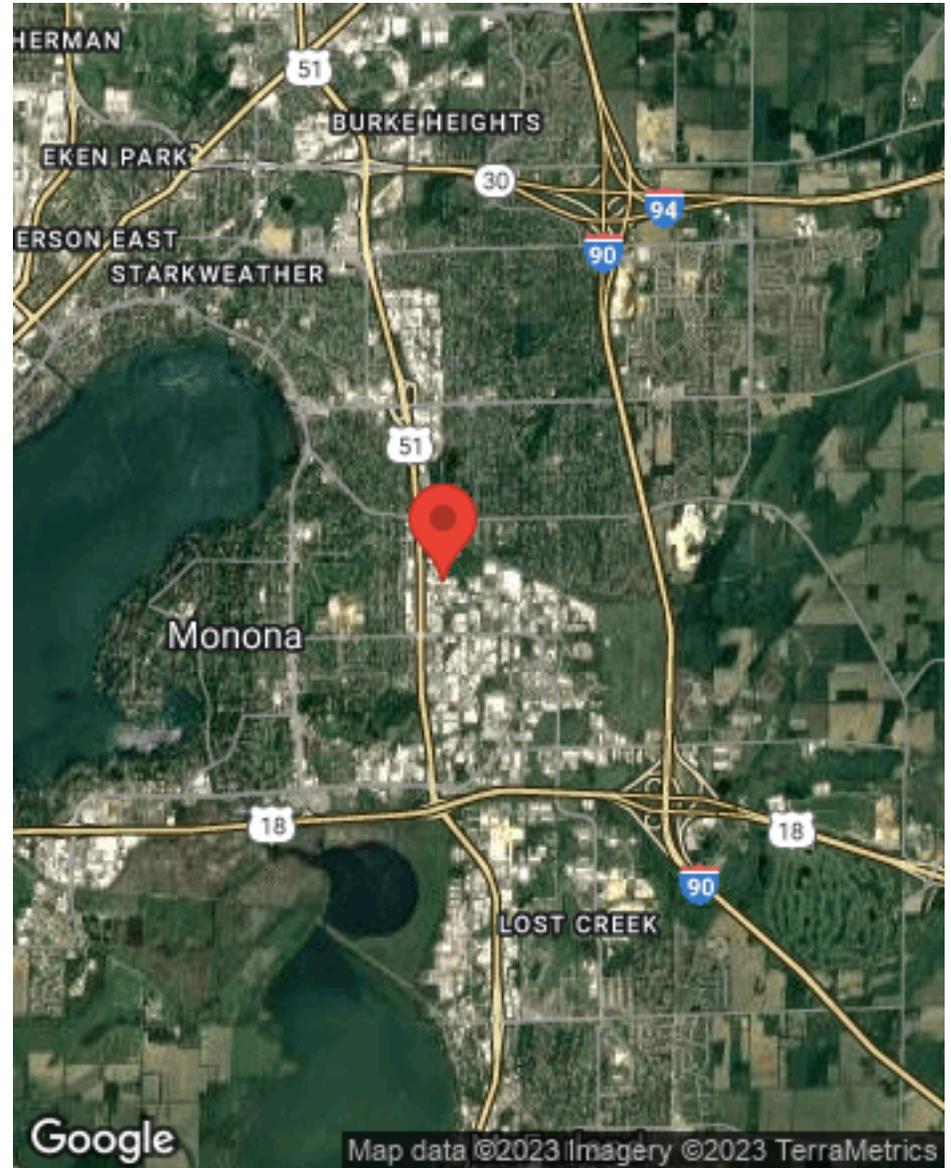
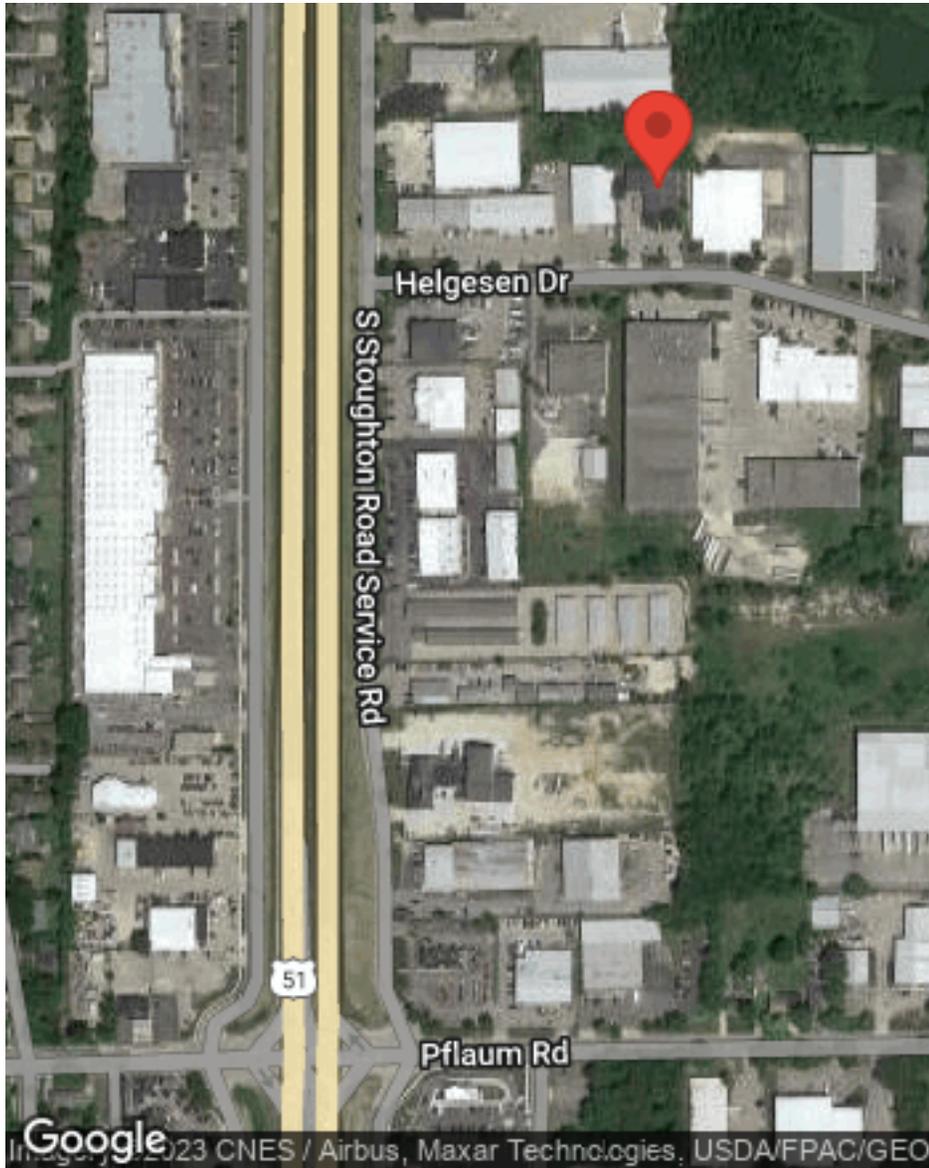
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LOCATION MAPS

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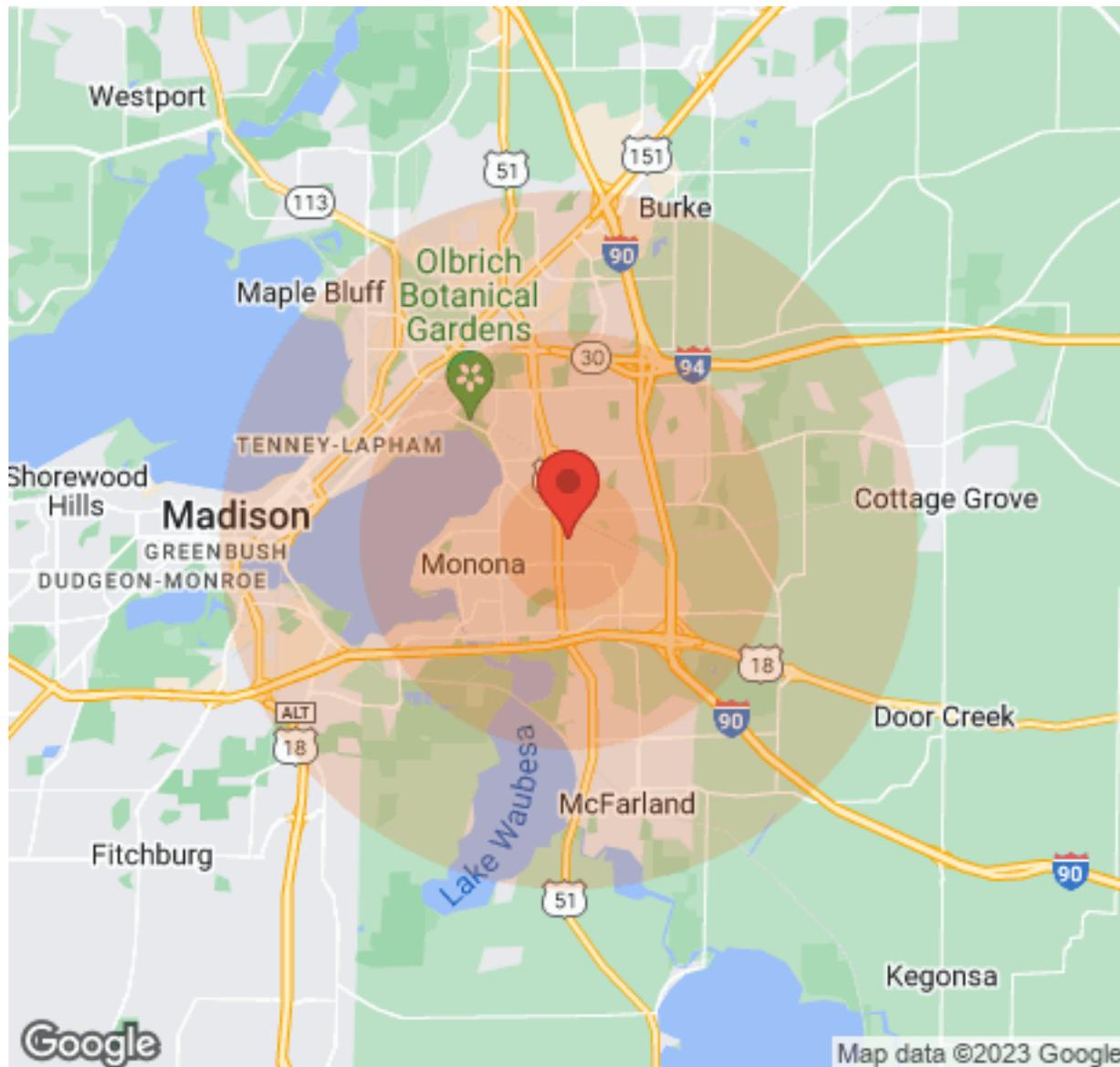
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DEMOGRAPHICS

4430 HELGESEN DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	4,028	25,187	74,327
Female	4,089	26,427	73,610
Total Population	8,117	51,614	147,937

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,204	8,274	22,464
Ages 15-24	939	5,933	14,782
Ages 25-54	3,170	19,632	72,768
Ages 55-64	1,248	7,402	17,714
Ages 65+	1,556	10,373	20,209

Income	1 Mile	3 Miles	5 Miles
Median	\$58,415	\$54,181	\$47,317
< \$15,000	331	1,924	11,249
\$15,000-\$24,999	149	1,996	7,858
\$25,000-\$34,999	335	2,282	7,022
\$35,000-\$49,999	377	2,981	8,236
\$50,000-\$74,999	934	5,359	12,536
\$75,000-\$99,999	665	3,923	8,409
\$100,000-\$149,999	461	3,095	6,527
\$150,000-\$199,999	107	709	1,723
> \$200,000	12	366	1,351

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,613	24,002	68,293
Occupied	3,463	22,739	64,323
Owner Occupied	2,739	14,926	30,174
Renter Occupied	724	7,813	34,149
Vacant	150	1,263	3,970

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DISCLAIMER

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