

Class A Industrial Buildings For Lease

Madison Logistics Park
4410 Daentl Rd DeForest
WI 53532



Owned and Developed by
Likewise Partners



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PROPERTY SUMMARY

4410 DAENTL ROAD



Property Summary

Available SF:	740,000 SF
Park Name:	Madison Logistics Park
Building 1 SF:	136,500 SF
Clear Height:	32'
Construction Start:	Early 2024
Construction Type:	Precast Concrete
Lot Size:	53.0 Acres
Office SF:	Build-to-Suit
Yard:	Potential for Additional Trailer Parking
Zoning:	M1

Property Overview

Multi Phase Class A Industrial Development with a variety of building sizes that can accommodate up to 740,000 SF. Likewise Partners to begin construction on this Phase 1 Building of 136,500 SF in Q1 2024.

Location Overview

Madison was voted #1 by Livability as the best place to live excelling in high rate of employment, a resilient economy, and excel(lence) in nearly every other category. This well located logistics hub has premier Interstate 39/90/94 visibility with ease of access to the park via Daentl Rd and lighted intersection at Hwy 51 & CTY CV. Located just 5 miles north of Dane County Regional Airport and 10 miles to Downtown Madison. This site is well positioned for both local and regional distribution.

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PROPERTY DESCRIPTION

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Property Highlights

- Construction to start in Early 2024
- Steel Frame with 50' x 54' columns and a 60' speed bay
- Precast Concrete Walls
- Architectural metal and extensive glass
- Divisible to 22,400 SF
- 32' Clear Height
- ESFR Sprinkler System
- 7" concrete floor
- Gas-fired heat
- 18 (9' x 10' Docks) with Levelers with knock-outs for additional docks
- 4 - (14'x16') Drive-in Doors
- 3,000 Amps / 480 Volts Electrical
- High Bay LED Lighting
- 156+ parking stalls
- Large truck court
- Potential for additional trailer parking
- Build-to-Suit office
- Site can accommodate additional buildings of up to 740,000 Sq. Ft.

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RENDERINGS - ELEVATIONS

4410 DAENTL ROAD



3 SOUTHEAST CORN VIEW
1"=20'



4 MID ENTRY VIEW
1"=20'



6 SKETCHUP - WEST ELEVATION
1"=20'



2 SKETCHUP - EAST ELEVATION
1"=20'



1 SKETCHUP - SOUTH ELEVATION
1"=20'



5 SKETCHUP - NORTH ELEVATION
1"=20'

BUILDING ELEVATIONS AND VIEWS

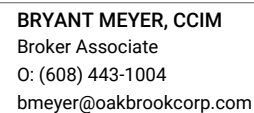
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Likewise DeForest BLDG 1

222536-01
09/21/23



SITE PLAN - CONCEPT 2

4410 DAENTL ROAD



DRIVE TIME - MAP

4410 DAENTL ROAD

Drive Time to Key Areas with nearly 75,000 (East/West) VPD I39/90

- US HWY 51 - 1 Mile
- I39/90/94 - 2 Miles
- Dane County Regional Airport - 6 Miles
- Madison - 10 Miles
- Janesville - 44 Miles
- Milwaukee - 79 Miles
- Appleton - 104 Miles
- Chicago O'Hare - 137 Miles
- Minneapolis - 262 Miles



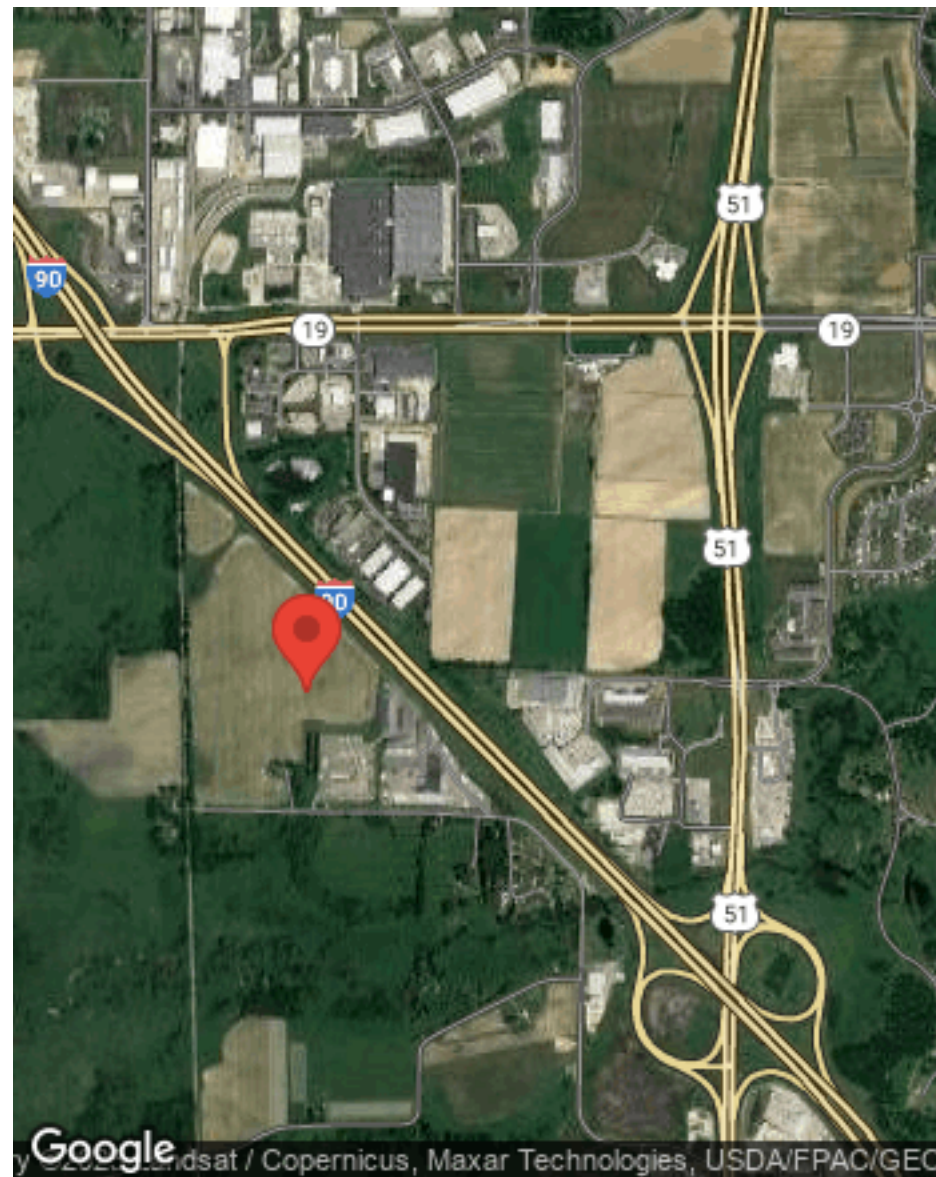
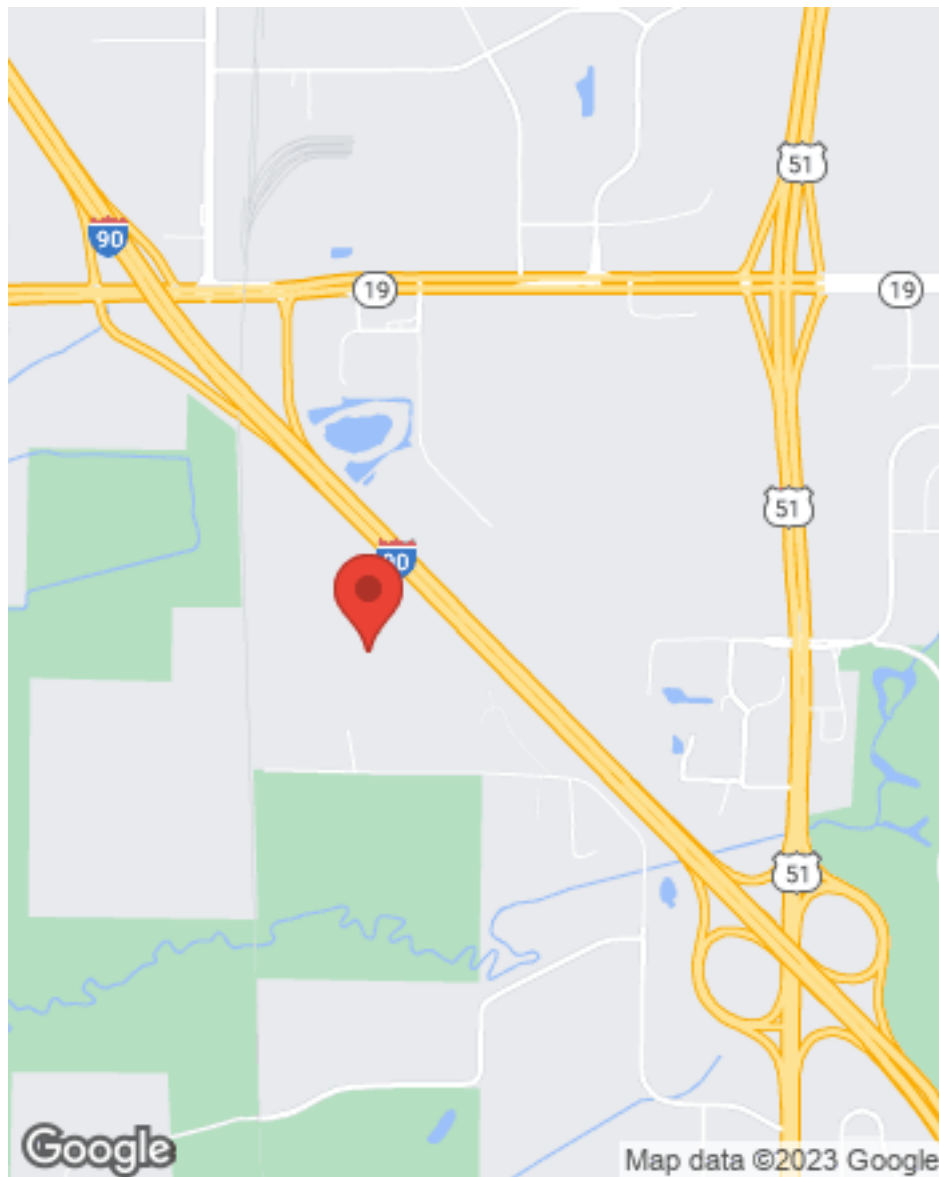
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LOCATION MAPS

4410 DAENTL ROAD



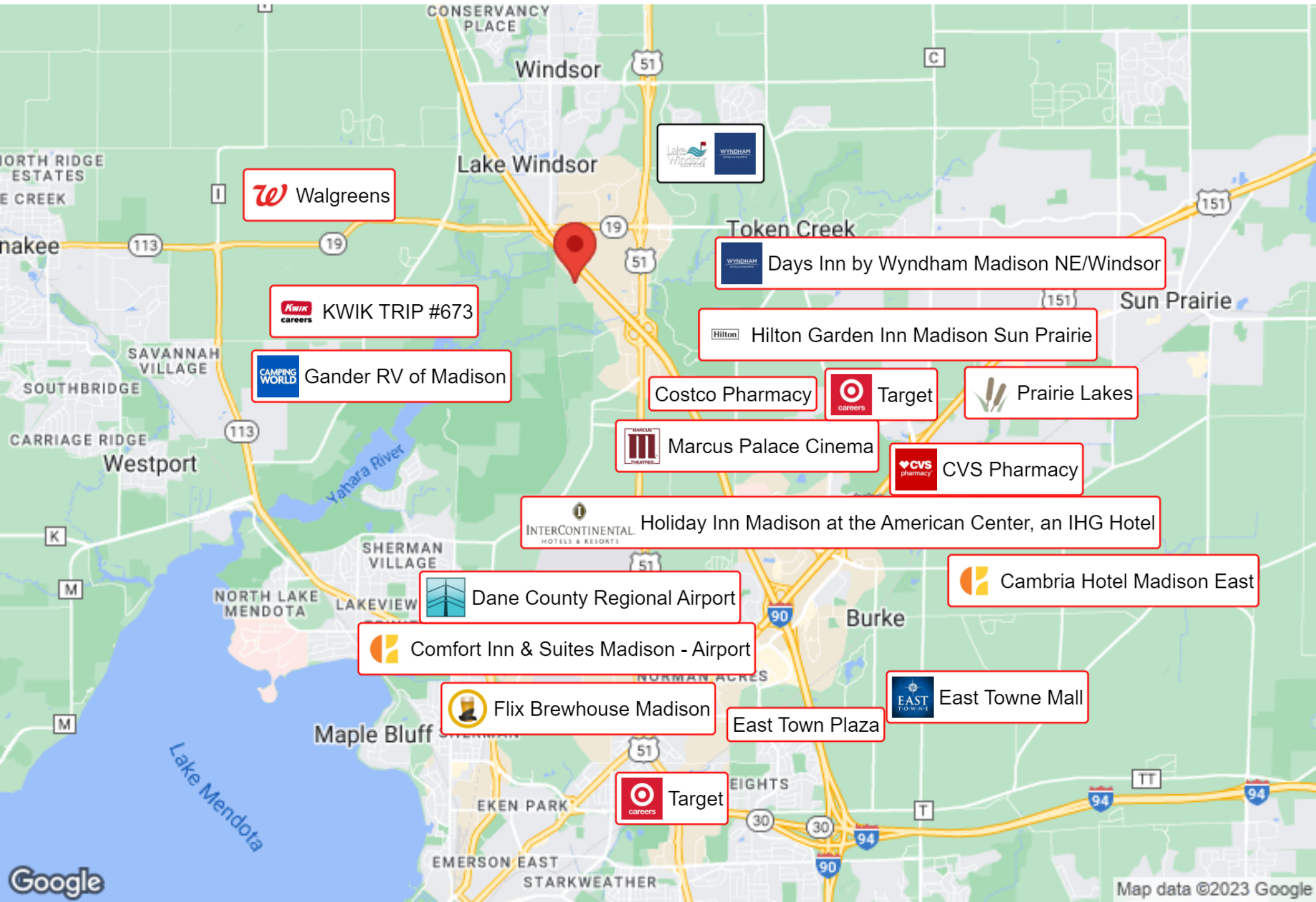
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BUSINESS MAP

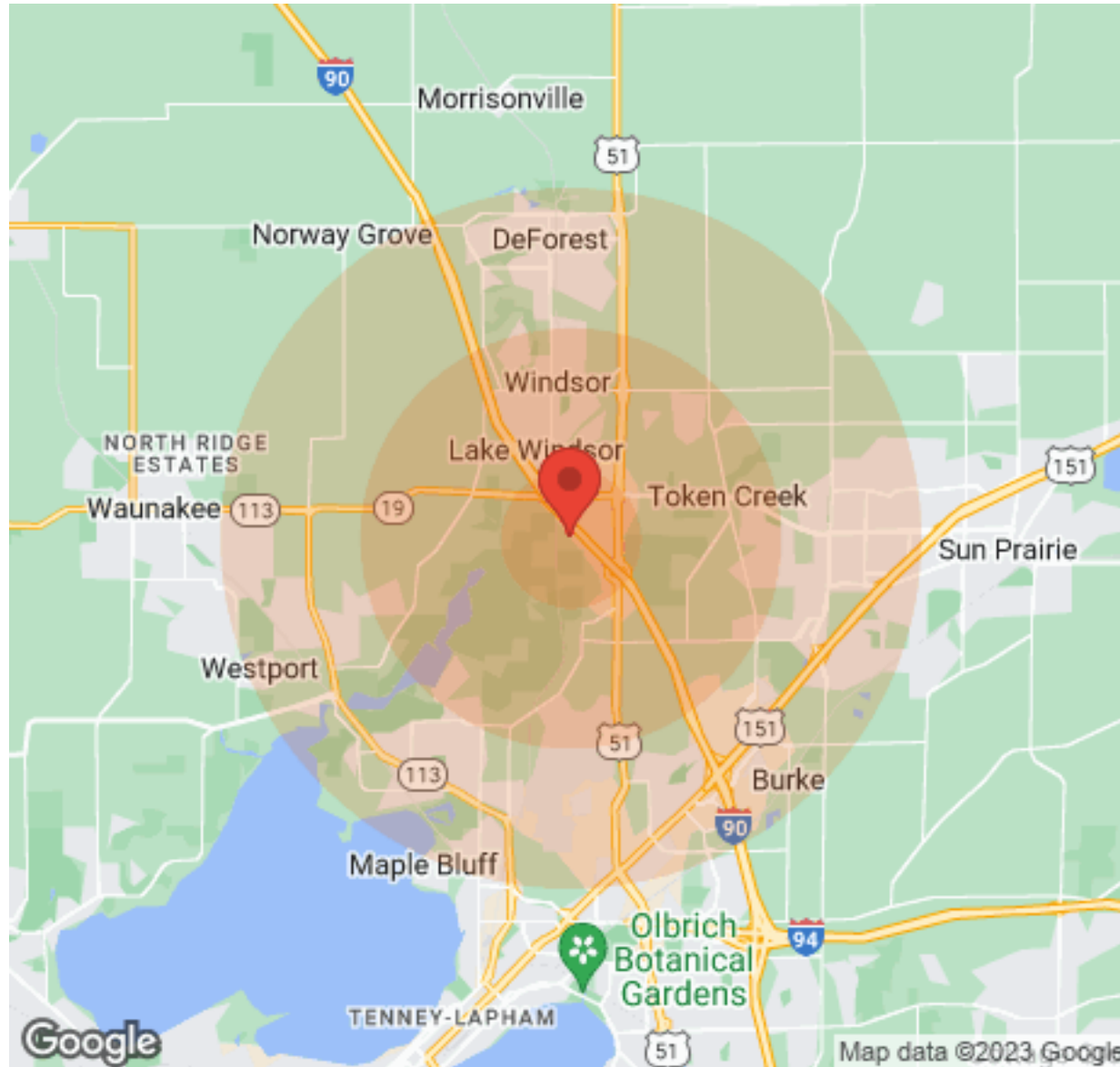
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DEMOGRAPHICS

4410 DAENTL ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,292	32,893
Female	N/A	7,078	32,687
Total Population	N/A	14,370	65,580

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,849	12,433
Ages 15-24	N/A	1,999	8,796
Ages 25-54	N/A	4,424	25,668
Ages 55-64	N/A	2,138	8,358
Ages 65+	N/A	2,960	10,325

Race	1 Mile	3 Miles	5 Miles
White	N/A	13,385	55,821
Black	N/A	371	4,437
Am In/AK Nat	N/A	4	21
Hawaiian	N/A	N/A	4
Hispanic	N/A	150	3,647
Multi-Racial	N/A	472	6,386

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$61,120	\$59,064
< \$15,000	N/A	156	1,877
\$15,000-\$24,999	N/A	300	2,313
\$25,000-\$34,999	N/A	374	2,875
\$35,000-\$49,999	N/A	642	3,546
\$50,000-\$74,999	N/A	1,220	5,643
\$75,000-\$99,999	N/A	969	4,529
\$100,000-\$149,999	N/A	1,281	4,436
\$150,000-\$199,999	N/A	311	1,094
> \$200,000	N/A	278	719

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,736	28,436
Occupied	N/A	5,473	26,907
Owner Occupied	N/A	4,275	16,950
Renter Occupied	N/A	1,198	9,957
Vacant	N/A	263	1,529

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