



[www.LighthouseCRE.com](http://www.LighthouseCRE.com) 608.234.4848

### Property Information:

Building Size: 19,250 SF  
Warehouse SF: 11,435 SF  
Office SF (2 floors): 7,815 SF  
Lot Size: 1.59 Acres  
Timing: Immediate  
Zoning: G3 Manufacturing  
Municipality: Village of Oregon, WI  
Type: Flex Office/Warehouse

### Additional Notes:

Well maintained Flex Office/Warehouse space. Warehouse is approximately 75' x 152'. Two dock high doors, one drive in door. Plenty of parking and truck access. Zoned Manufacturing, check with Village of Oregon, WI for zoning details.

### Property Features:

- Central location is convenient and just minutes to greater Madison
- 3 Phase Power
- Drive-in Door
- 2 Dock Doors
- Approximately 18' eve height
- Nicely maintained office space.
- Includes multiple offices, conference rooms, break room, shower on two floors.

### For more information:

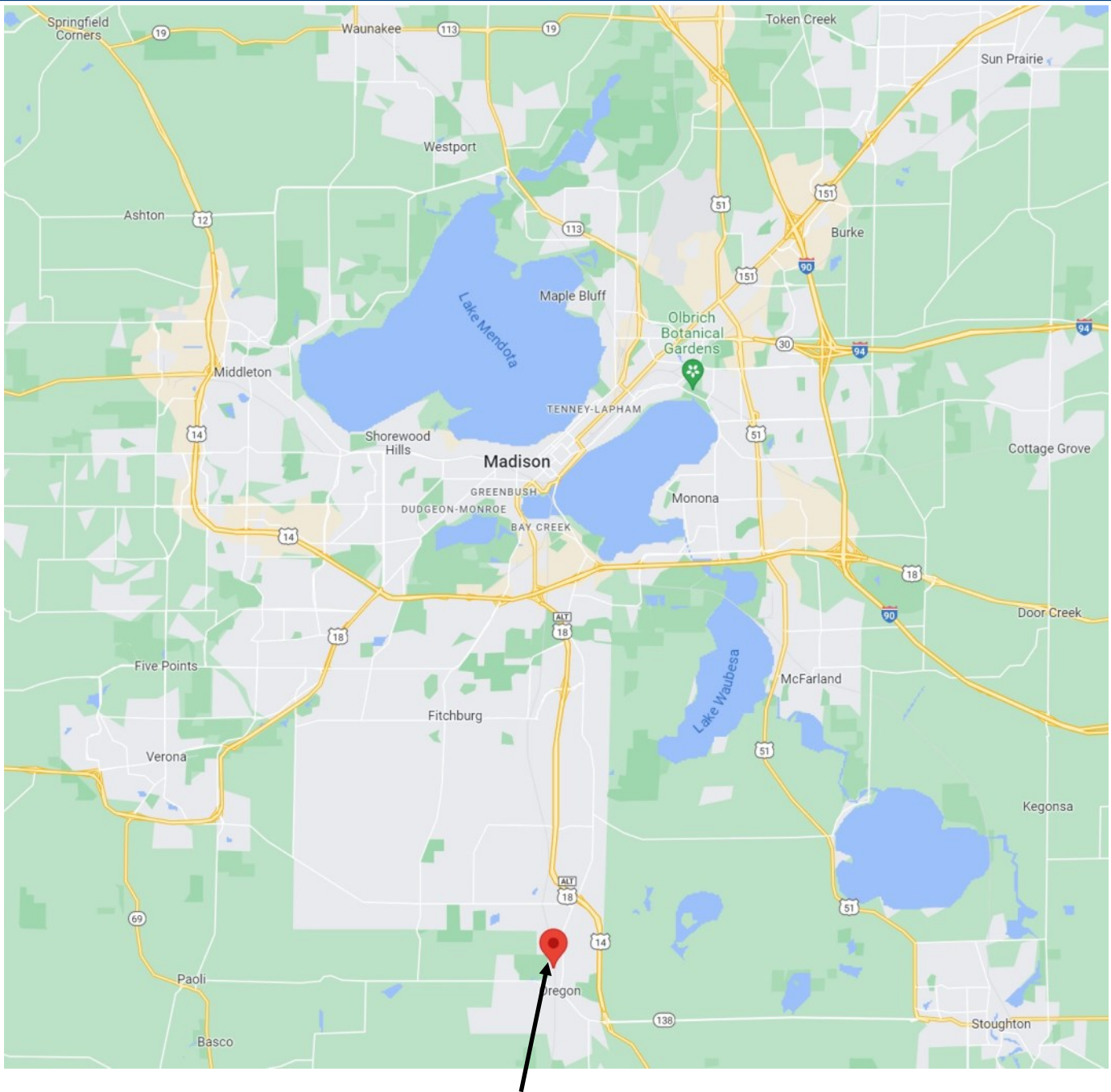
Lighthouse Commercial Real Estate LLC  
David N. Haug, President/Broker  
[david@lighthousecre.com](mailto:david@lighthousecre.com)  
608.445.3500



Lighthouse Commercial Real Estate, LLC

FOR SALE – 490 N Burr Oak Ave, Oregon, WI

\$2,118,000



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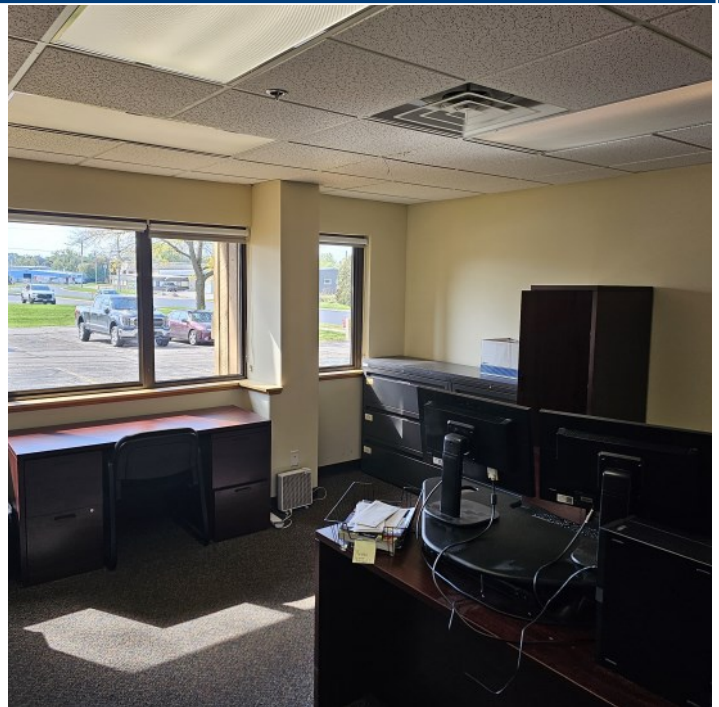
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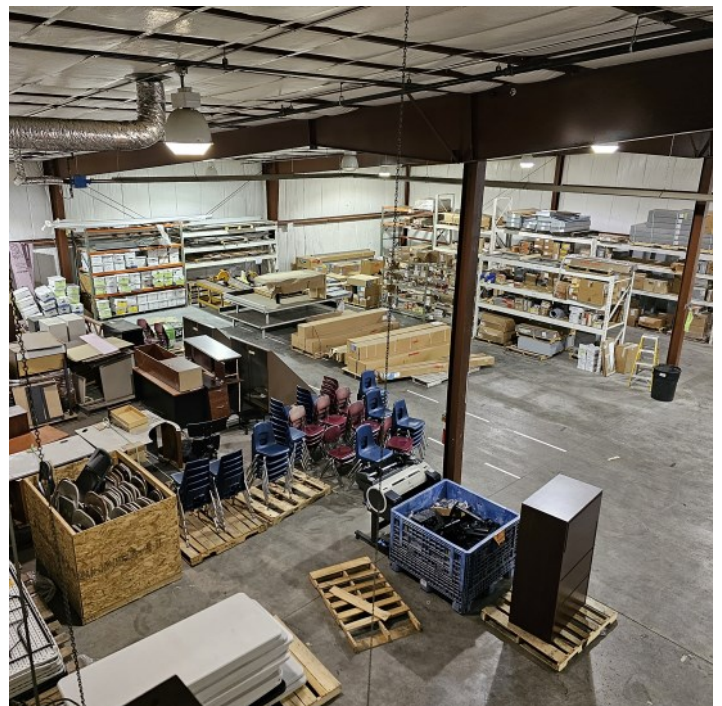
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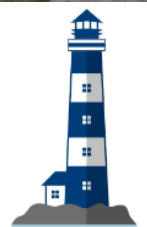
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## State of Wisconsin Broker Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement.

### Lighthouse Commercial Real Estate, LLC

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 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 provide 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 or the confidential information of other parties (see "Confidentiality Notice to Customers" below).*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and 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 property inspection, contact an attorney, tax advisor, or licensed real estate 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 (1) 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 unless the information must be disclosed by law or you 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 you consider confidential, you may list that 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 THE 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.

### 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 and 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 or warranty is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction or information provided herein.***

### Property Notes:

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