

# Tradesmen Commerce Park

5525 Tradesmen Dr.  
Madison, WI 53718

OWNED AND  
DEVELOPED BY

Likewise  
Partners



**CBRE**

## CLASS A INDUSTRIAL BUILDINGS FOR LEASE

**LIKEWISE TRADESMEN I**  
105,094 SF Available

**LIKEWISE TRADESMEN II**  
150,000 SF Available



# Tradesmen Commerce Park

## Status

Construction Complete -  
Available Immediately

## Available Space

26,000 - 105,094 SF (Phase I - Existing)

26,000 - 150,000 SF (Phase II - Proposed)

## Divisible to

26,000 SF

## Base Rent

Negotiable

## Operating Expenses

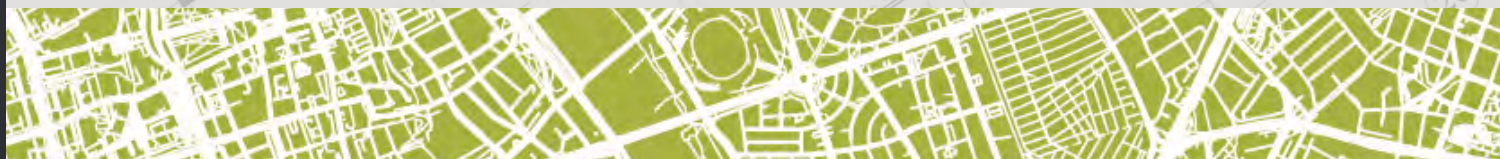
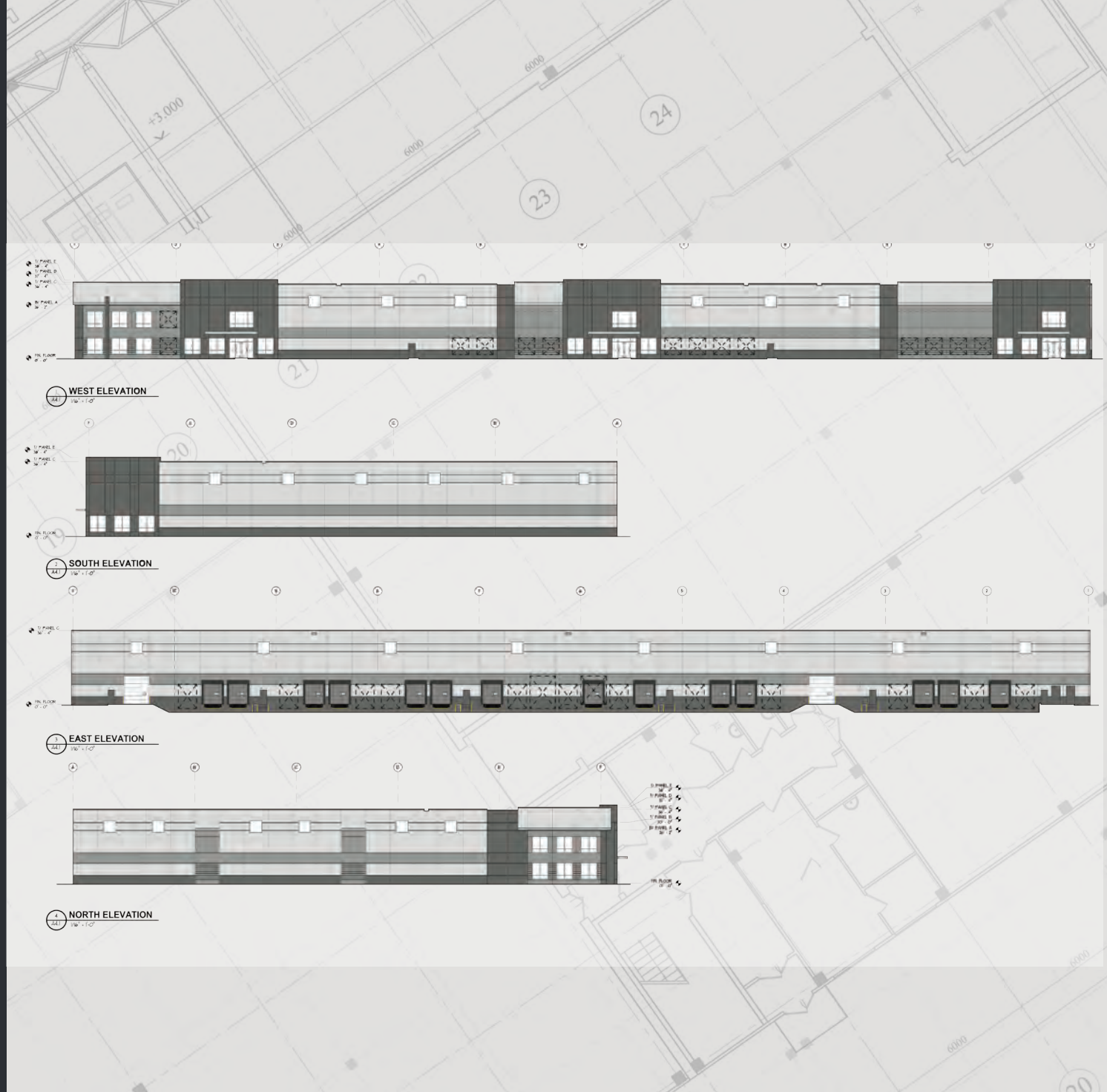
By Tenant

## Real Estate Taxes

By Tenant

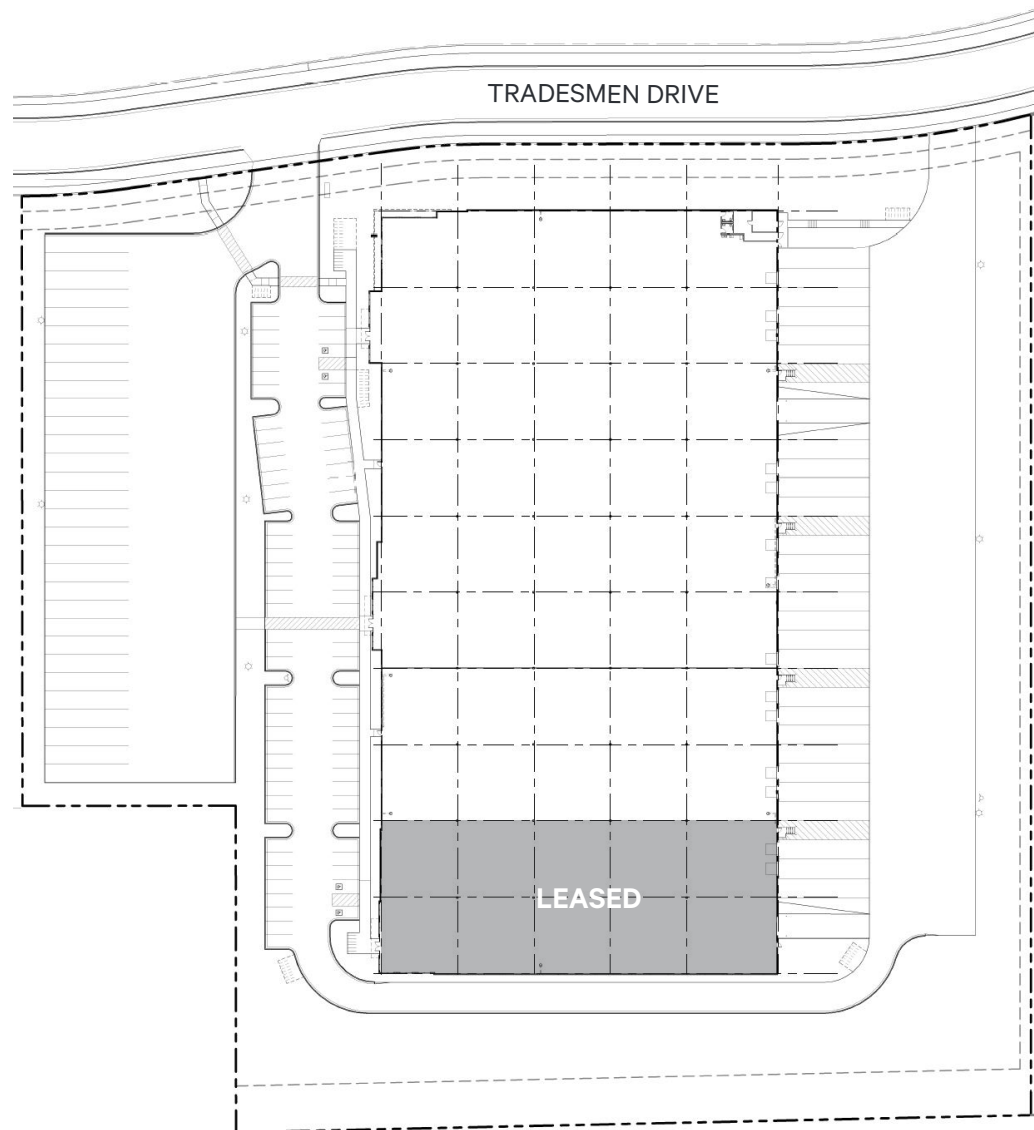
## Utilities

By Tenant



# Floor Plan

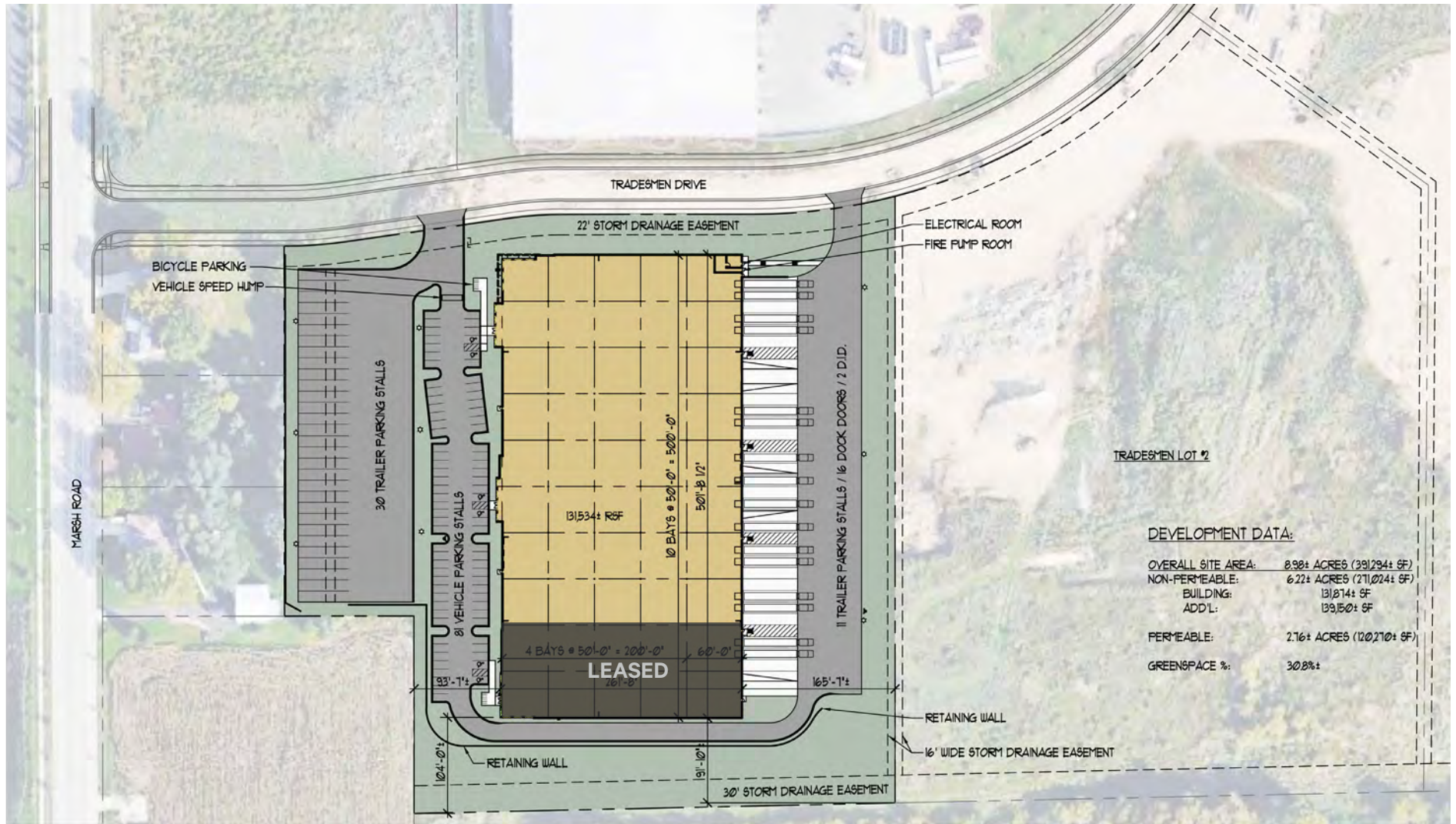
Likewise Tradesmen I





# Building Plan

Likewise Tradesmen I





## Site Aerial

Likewise Tradesmen I





# Building Photos

Likewise Tradesmen I





## Property Highlights

Available Space	26,000 – 105,094 SF	
Construction Type	Precast concrete panels with architectural metal and glass storefront, and clerestory windows	
Floor Thickness	7" Unreinforced concrete	
Roof Type	Ballasted EPDM	
Year Built	2023 – Construction Complete	
Clear Height	32'	
Zoning	IL (Industrial Limited)	
Column Spacing	50'x50', with 60' speed bay	
Loading Docks	14 dock high with knock outs for additional docks. The docks have seals and 35K lb mechanical levelers.	
Drive-In Doors	Two (2) 12'x14' doors currently, more can be added	
Fire Protection	ESFR Sprinkler System	
HVAC	Gas-fired unit heaters and radiant heat at docks	
Electric Service	3-phase, 3000 Amps, 277-480 volts	
Lighting	High-Bay LED fixtures	
Office/ Showroom	TBD / Build-to-Suit	
Parking	Likewise Tradesmen I	Likewise Tradesmen II
	81 parking stalls 41 trailer parking stalls	96 parking stalls 67 trailer parking stalls
Truck Court	125' x 360', trailer parking and/or outdoor storage West trailer lot could also be used for outside storage.	







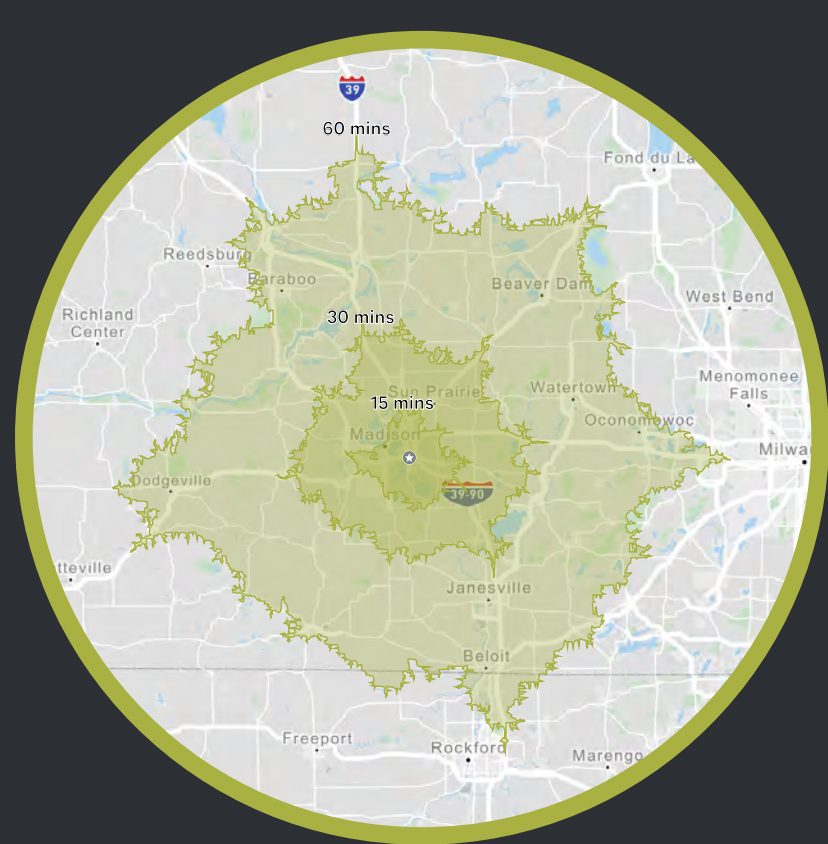
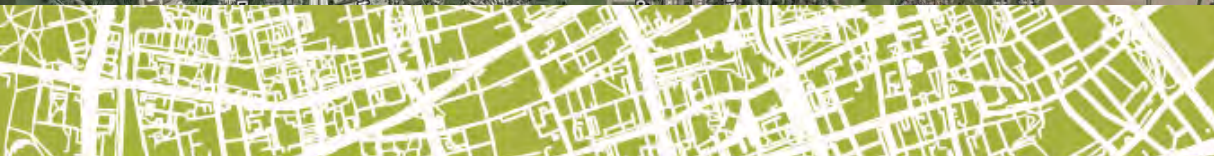
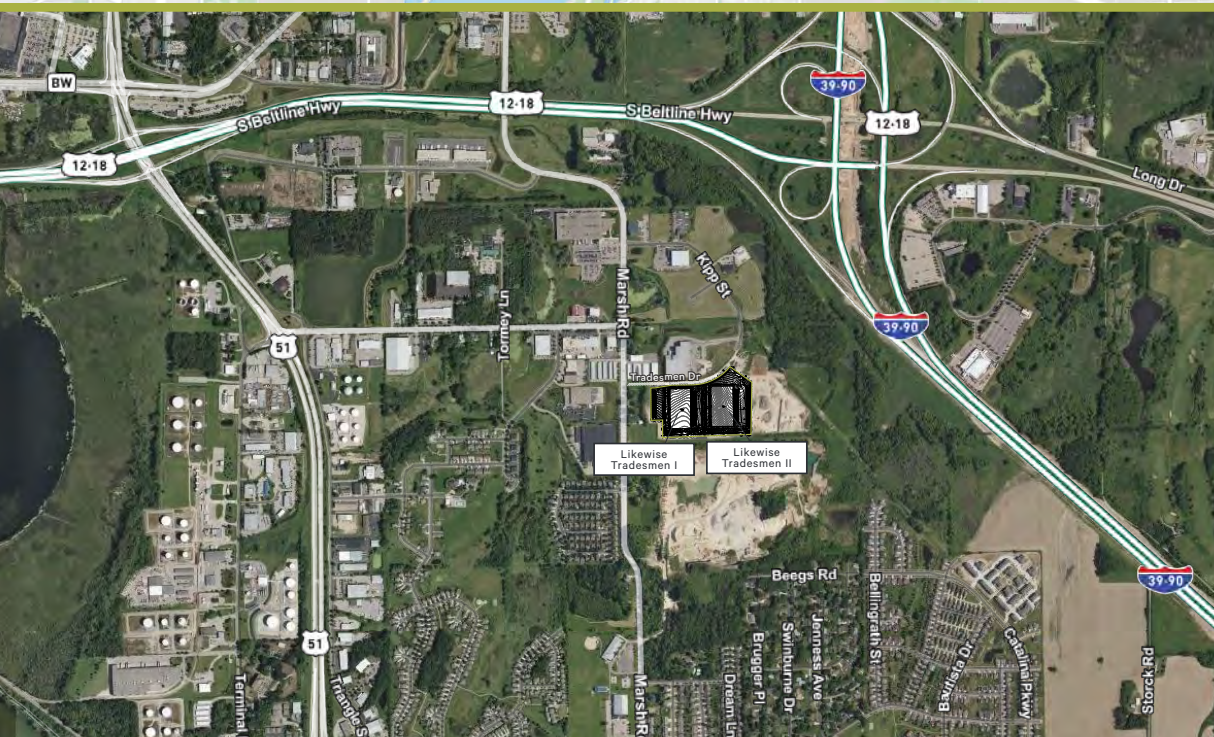


# Tradesmen Commerce Park

## Sitemap







## Travel Times

**Beltline/Hwy 12 at Hwy 51**

1 Mile

**Interstate 90/39**

2 Miles

**Capital/Downtown Madison**

7 Miles

**Milwaukee**

72 Miles

**Chicago/O'Hare**

123 Miles



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ACKENBERG

Contact

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**CBRE**

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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.

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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.<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 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.*