

4722 Helgesen Dr Madison, WI 53718



4722 Helgesen Dr

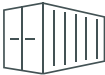
Offering Summary

Warehouse/distribution facility available for lease on 15-acre parcel. Excellent access to Beltline Highway and Interstate system (I-90/94). Signage potential along Helgesen Drive. Some office space consisting of reception area, private offices and a break room. Partially fenced lot and ample parking onsite. Potential for outside storage.

Available Space	121,400 SF
Available Date	10/1/2024
Base Rent	\$6.50/SF, NNN
OpEx	Est. \$1.59/SF (2024)
Utilities	By Tenant



Excellent Beltline
Access



Outside Storage



Signage Potential



Partially Fenced Lot



Private Offices



Ample Parking





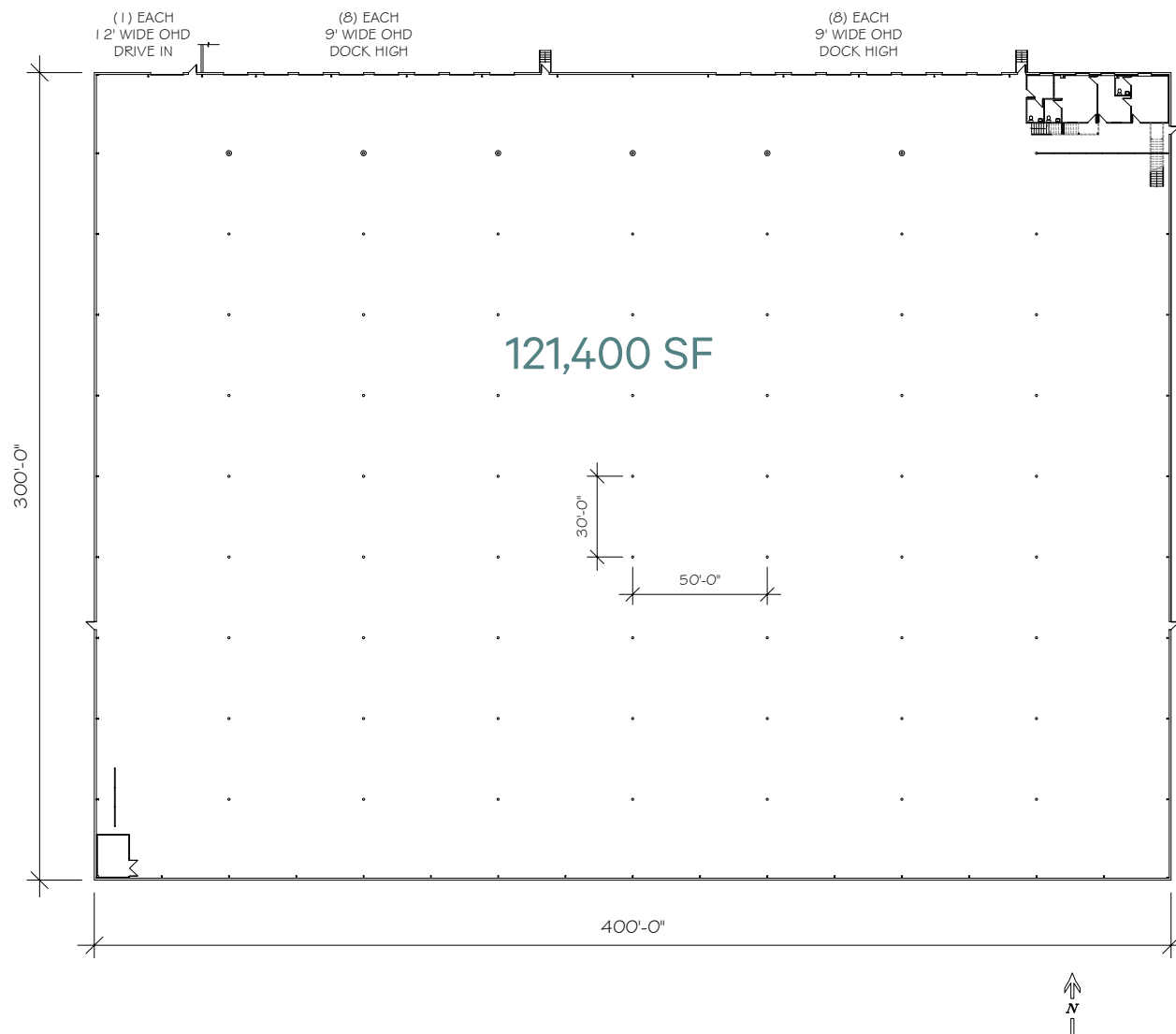
Docks	16 w/levelers and dock locks
Drive-in Door	One (1) 12' x 14'
Clear Height	32-36'
Column Spacing	Est. \$1.59/SF (2024)
Fire Protection	ESFR System
HVAC	Heated w/Air Rotation Unit / Offices Heated & Cooled
Office Space	Approx. 2,000 SF finished space on two floors
Trailer Parking	Potential for some trailer parking onsite
Roof	Standing-seam metal roof
Construction Type	Pre-engineered metal building
Year Built	2001
Zoning	IL (Industrial Limited)

Warehouse / Distribution

4722 Helgesen Drive | Madison, WI 53718

For Lease

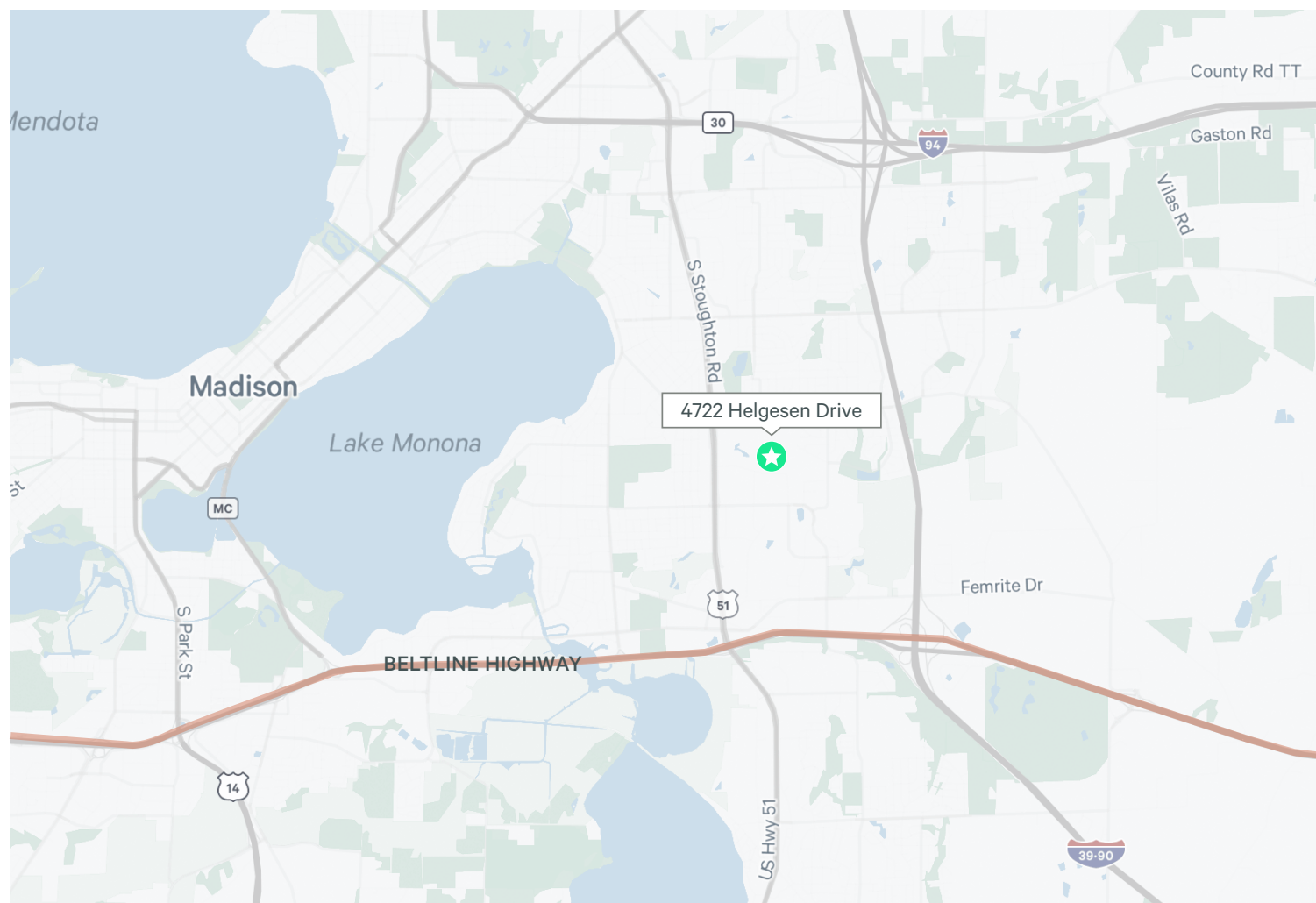
Floor Plan



Warehouse / Distribution

4722 Helgesen Drive | Madison, WI 53718

For Lease



Drive Times

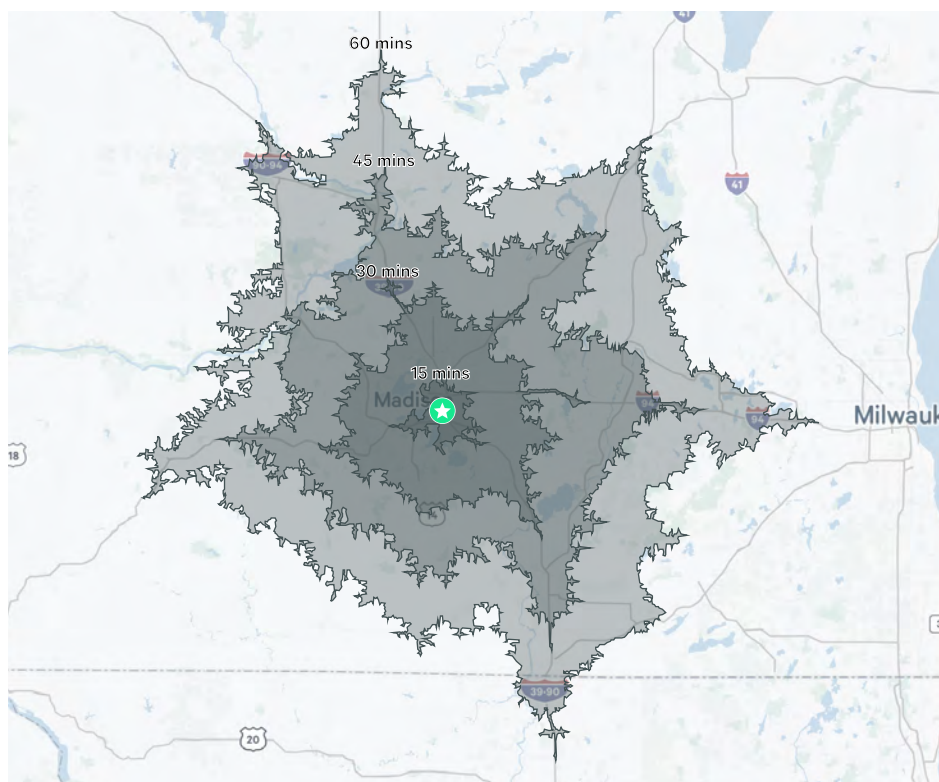
Capitol Square	17 Minutes 8 Miles
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Milwaukee	1 Hour 10 Minutes 78 Miles
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Janeville	40 Minutes 36 Miles
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Chicago O'Hare	2 Hours 128 Miles
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Rockford, IL	1 Hour 10 Minutes 70 Miles
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Warehouse / Distribution

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For Lease



Contact Us

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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.

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.

