

Class A Industrial Buildings For Lease

Owned And Developed By
Likewise Partners &
Ackerberg

- Unmatched Freeway Visibility
And Access
- DeForest Pro-Business
Environment
- Hands On Customer Focused
Ownership

Madison Logistics Park

4410 Daentl Rd DeForest,
WI 53532



PROPERTY SUMMARY

4410 DAENTL ROAD



Property Summary

Park Name:	Madison Logistics Park
Available SF in Park :	740,000 SF
Building 1 SF:	138,012 SF
Clear Height:	32'
Construction Start:	June 2024
Shell Completion	December 2024
Construction Type:	Precast Concrete
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 June 2024. Shell completion is stated for October 2024, with full occupancy by December 2024. Future Daentl Road Improvements to be completed by 2025.

Location Overview

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. Enjoy a Madison location but with the lower taxes and regulation by being in DeForest.

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

PROPERTY DESCRIPTION

4410 DAENTL ROAD



Property Highlights

- Construction to start in June 2024
- Steel Frame with 50' x 54' columns and a 60' speed bay
- Precast Concrete Walls
- Architectural metal and extensive glass
- Divisible to 22,680 SF
- 32' Clear Height
- ESFR Sprinkler System
- 7" concrete floor
- Gas-fired heat
- 14 (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
- 122 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.

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

RENDERINGS - ELEVATIONS

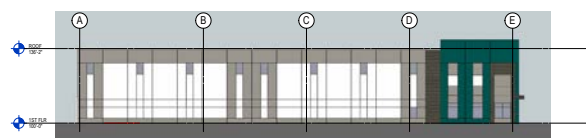
4410 DAENTL ROAD



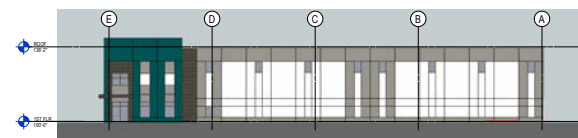
3 SOUTHEAST CORN VIEW
T=30'0"



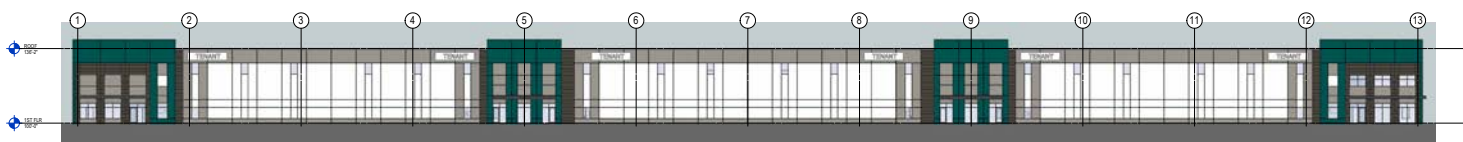
4 MID ENTRY VIEW
T=30'0"



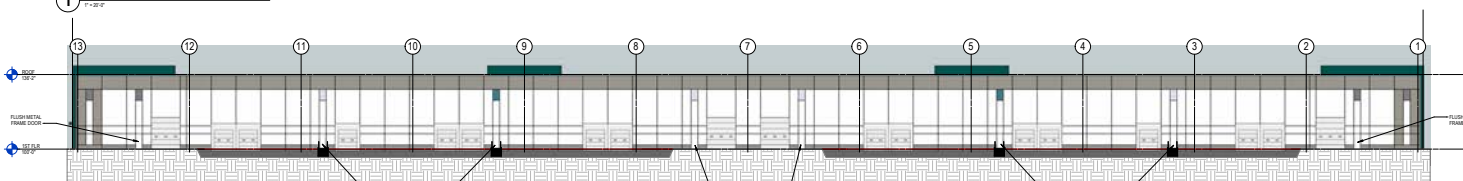
6 WEST ELEVATION
T=30'0"



2 EAST ELEVATION
T=30'0"



1 SOUTH ELEVATION
T=30'0"



5 NORTH ELEVATION
T=30'0"

BUILDING ELEVATIONS AND VIEWS



© 2022 Eganer Urban Architects, Inc.

Likewise DeForest BLDG 1

222336-01
12/04/23

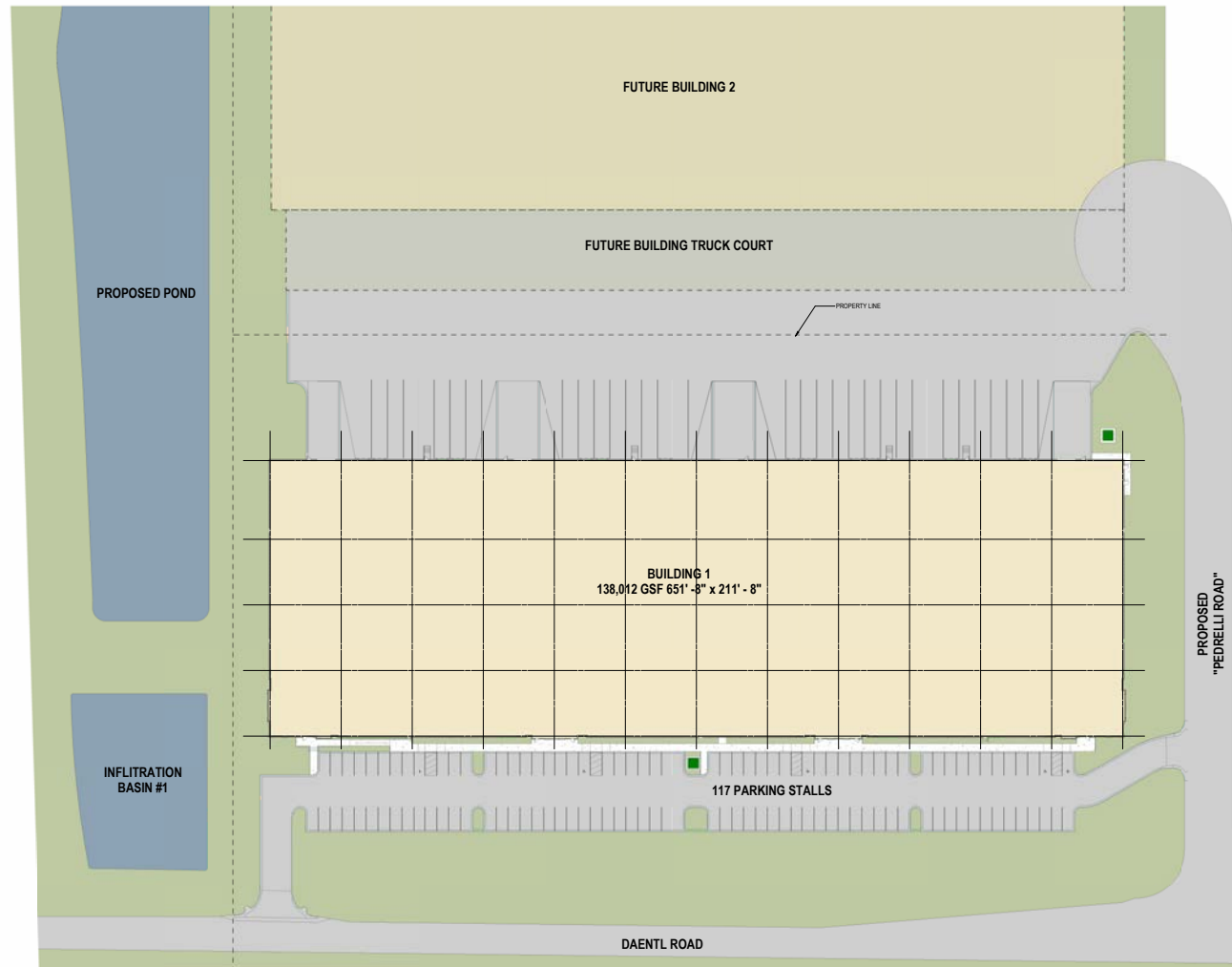
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

BUILDING 1 - 138,012 SF

4410 DAENTL ROAD



ARCHITECTURAL SITE PLAN



© 2024 Eganer Urban Architects, Inc.

SITE PLAN

Likewise DeForest Building 1

222336-01
06/26/2024

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

SITE PLAN - CONCEPT 1

4410 DAENTL ROAD



1 OVERALL SITE
1" = 80'



© 2022 Superior Urban Architects, Inc.



0' 20' 40' 80'
SCALE: 1" = 80'

OVERALL SITE PLAN

Likewise DeForest BLDG 1

222536-01
01/17/24

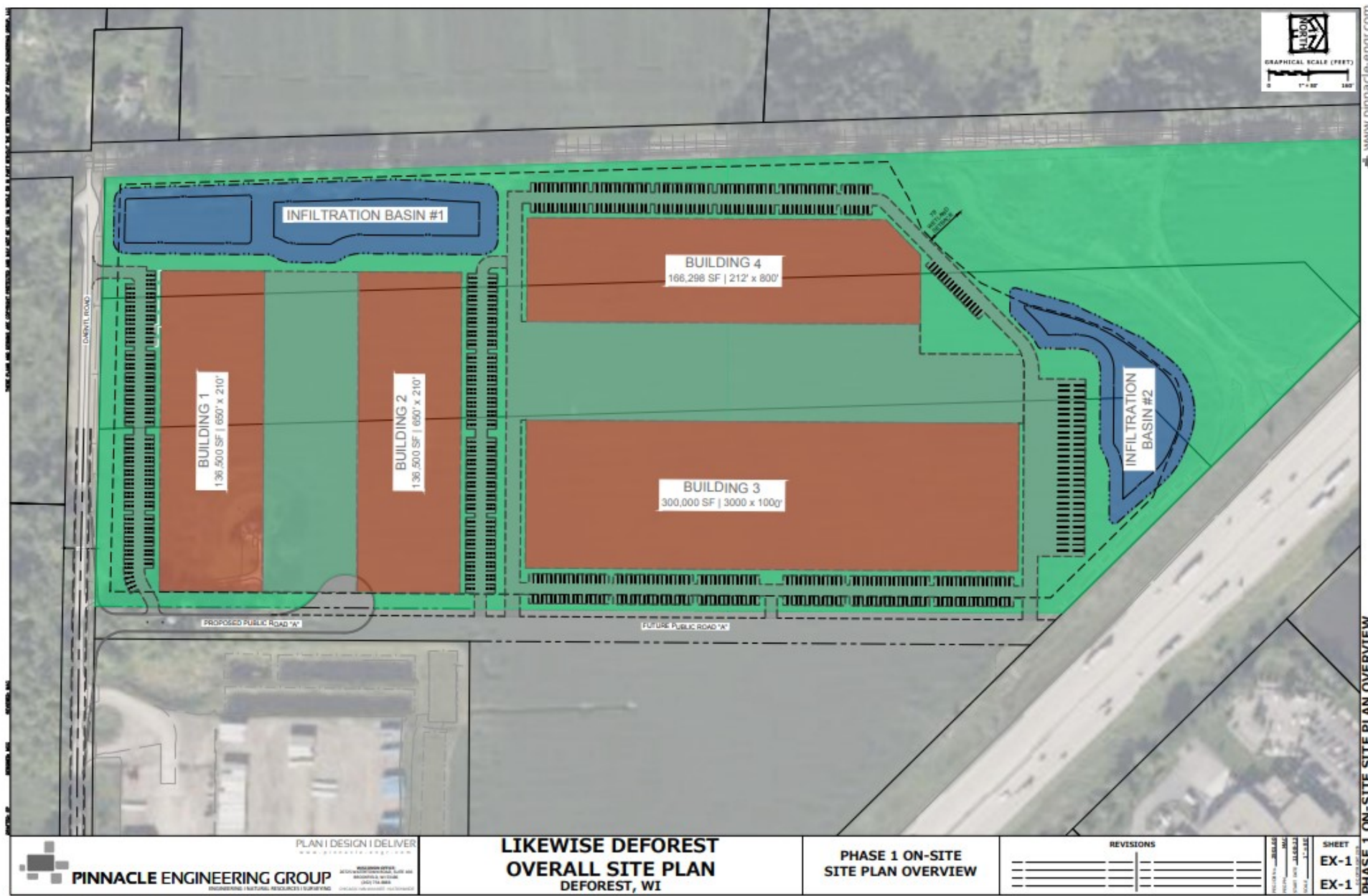
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

SITE PLAN - CONCEPT 2

4410 DAENTL ROAD



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

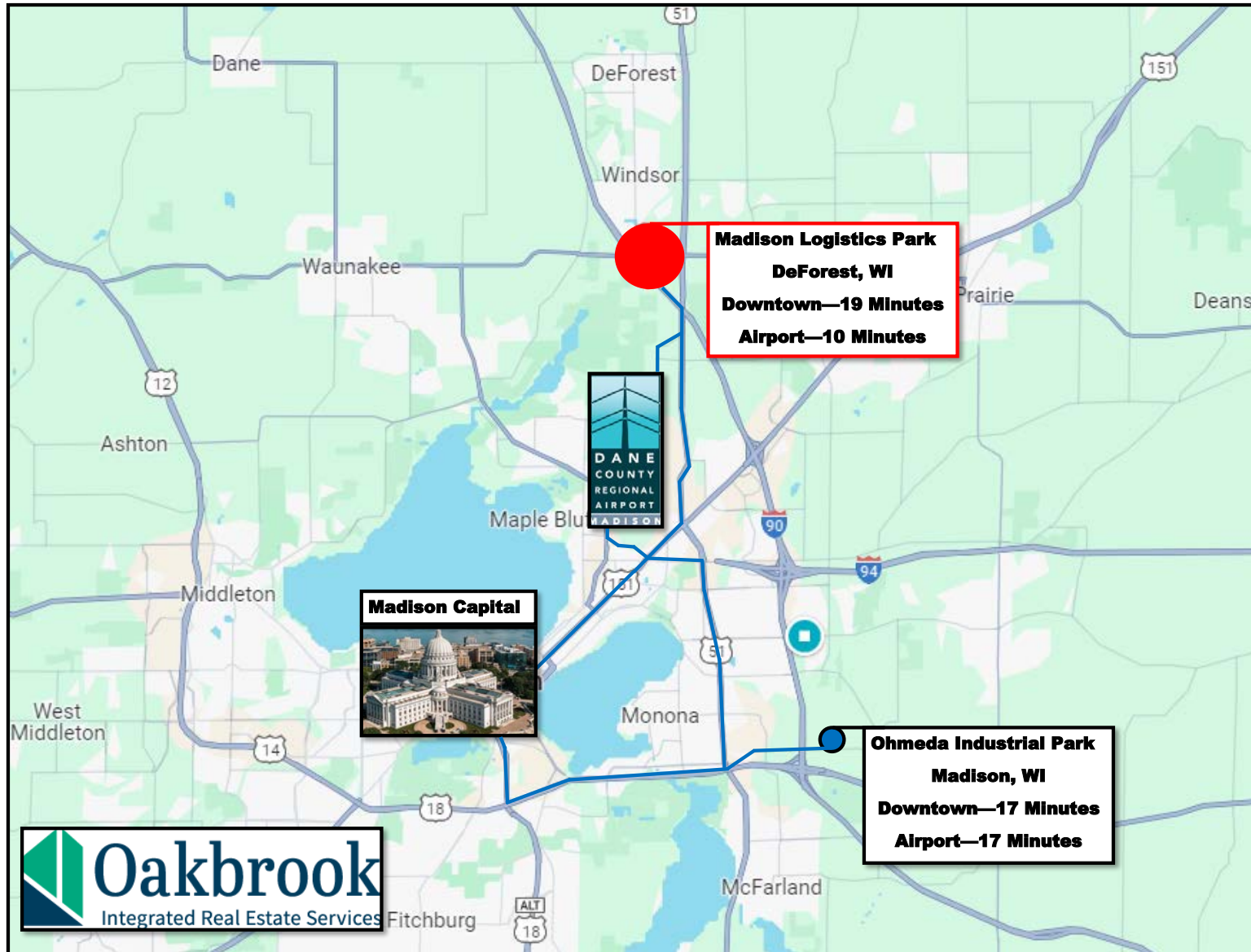
CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

LOCAL DRIVE TIME MAP

4410 DAENTL ROAD

LIKEWISE MADISON LOGISTICS PARK LOCAL DRIVE TIME COMPARISON

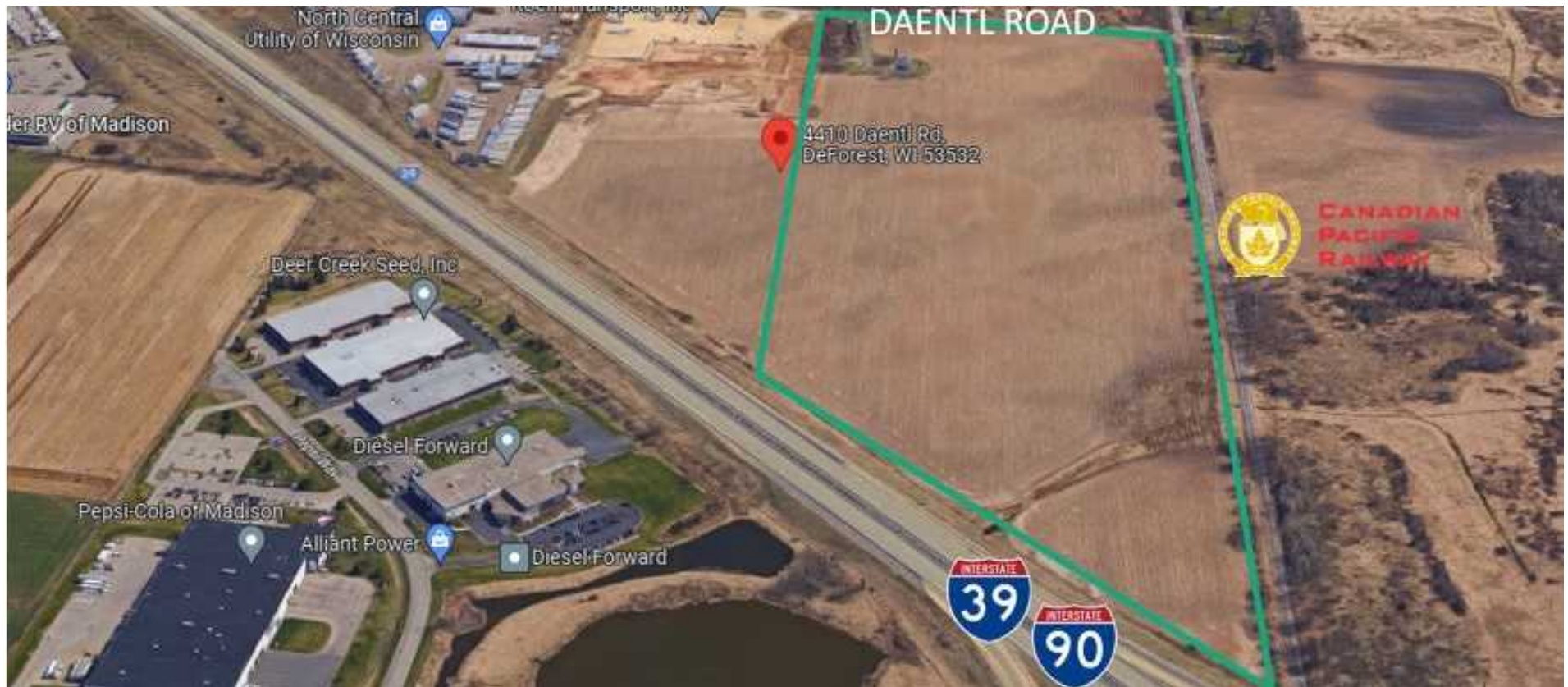


DRIVE TIME - MAP

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
- Appleton - 104 Miles
- Chicago O'Hare - 137 Miles
- Minneapolis - 262 Miles



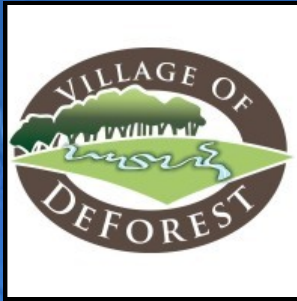
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

WELCOME TO DEFOREST

4410 DAENTL ROAD



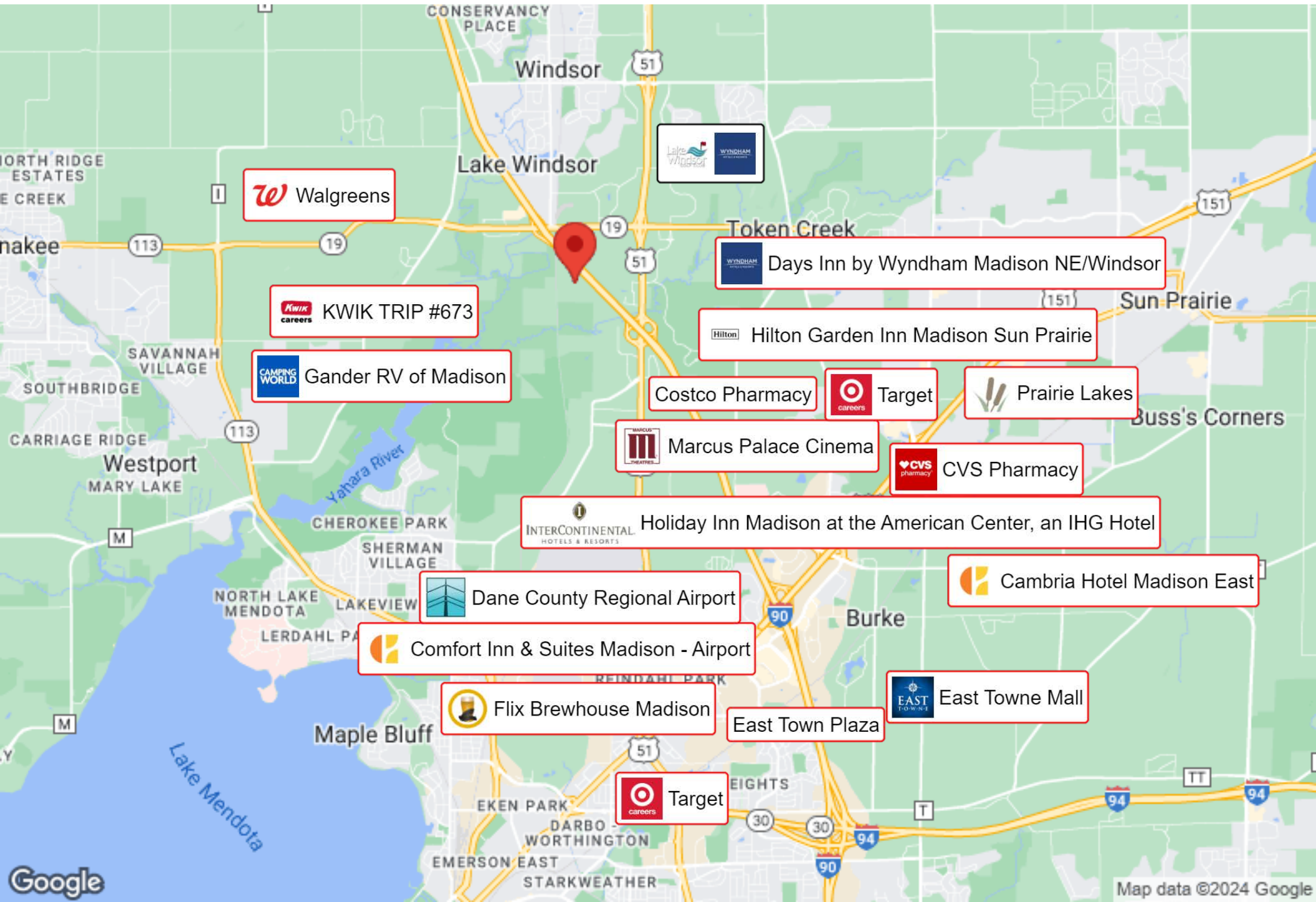
DeForest—Local Business/Economic Benefits:

- Serve as the designated point of contact for the business community, offering a single point of assistance to navigate approvals, address issues, and advocate for business needs.
- Maintain a strong partnership with the DeForest Area Chamber of Commerce, collaborating on confidential business retention visits.
- Uphold a commitment to high-quality infrastructure through proactive maintenance of networks that support local businesses.
- Provide specialized training for local businesses, including active shooter response and other safety protocols, through our Public Safety team.



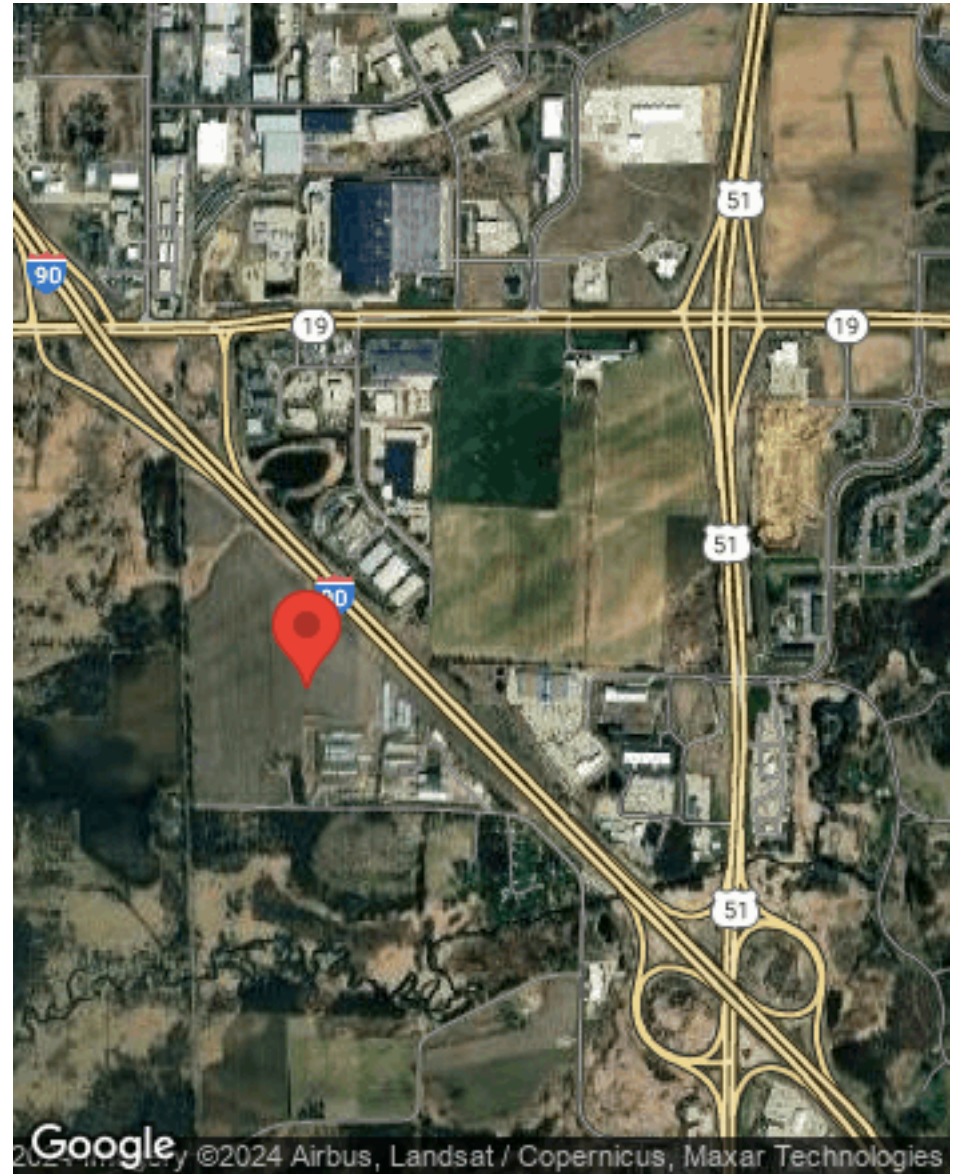
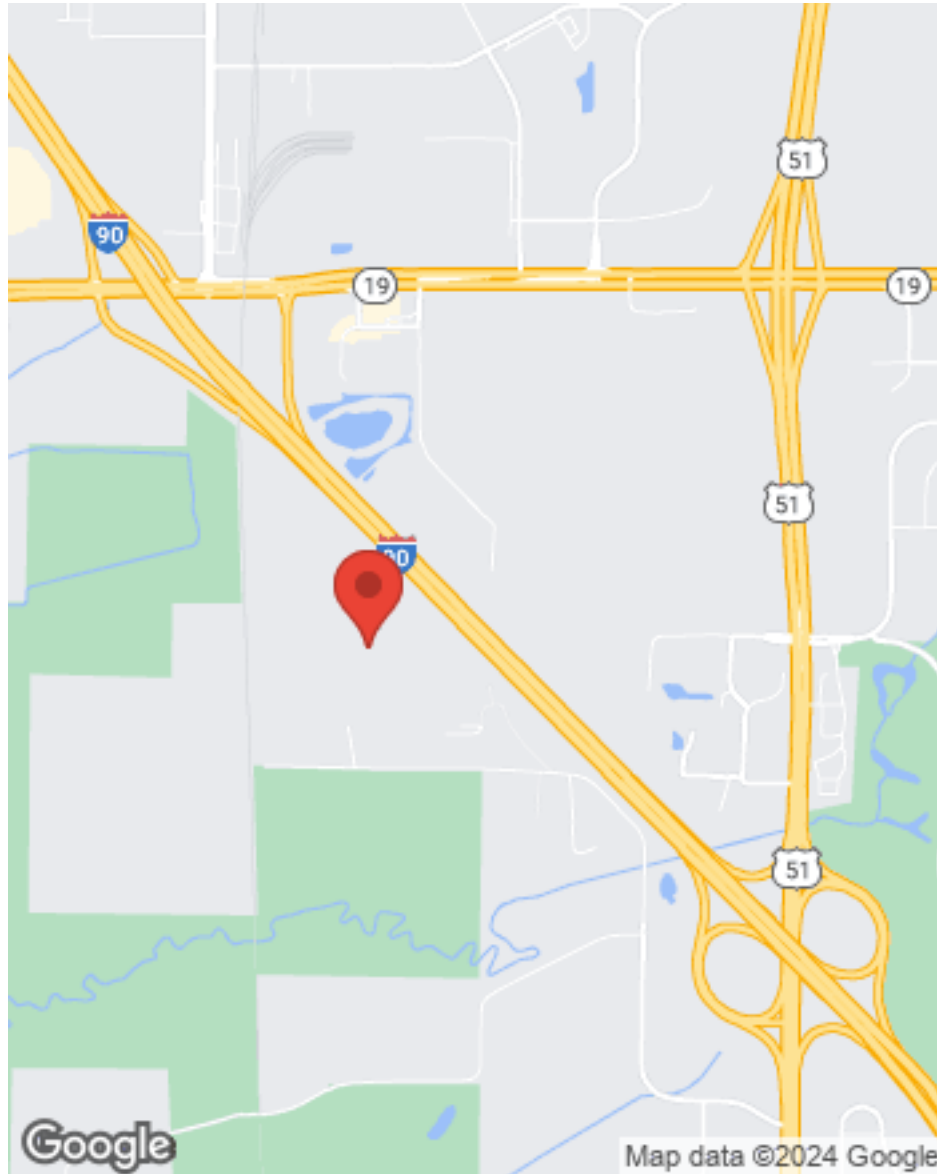
BUSINESS MAP

4410 DAENTL ROAD



LOCATION MAPS

4410 DAENTL ROAD



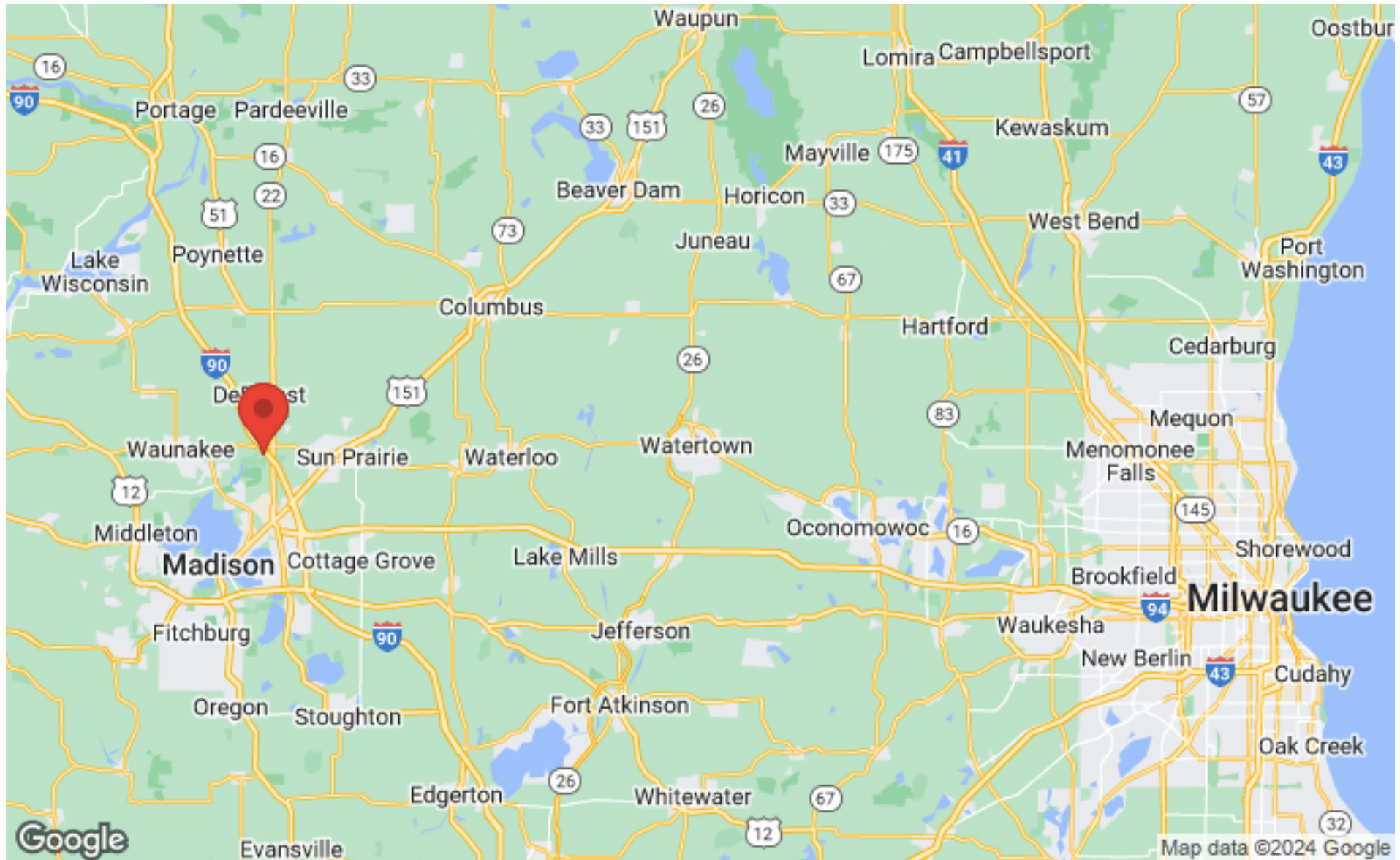
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

REGIONAL MAP

4410 DAENTL ROAD



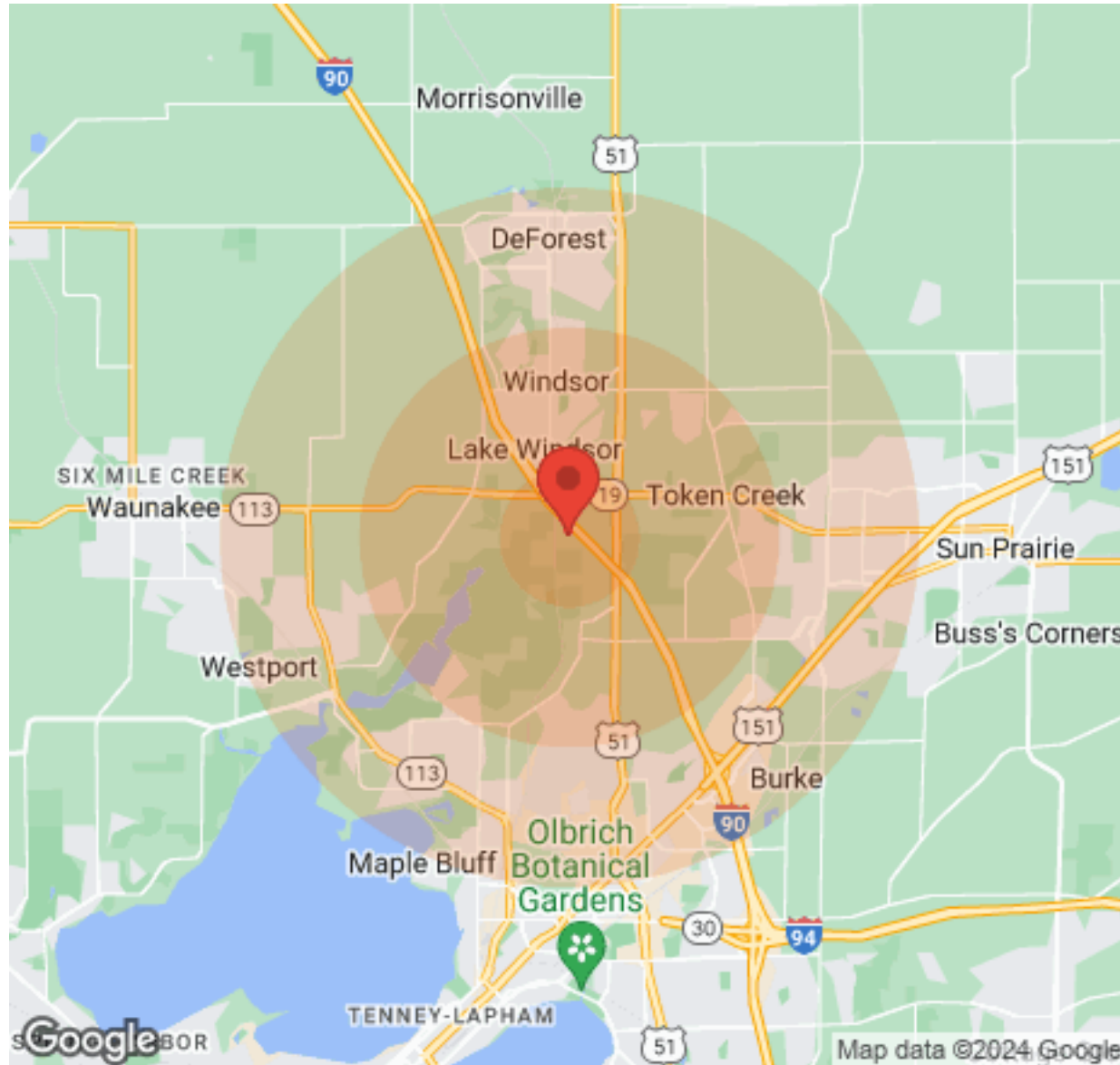
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

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

DISCLAIMER

4410 DAENTL ROAD

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

OAKBROOK CORPORATION

2 Science Court, Suite 200
Madison, WI 53711

PRESENTED BY:

CHRIS CAULUM, SIOR

Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM

Broker Associate
O: (608) 443-1004
bmeyer@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.