

Industrial For Lease

6630 Watts Rd
TOWN OF MIDDLETON, WI

- Under new ownership
- Big changes under way
- 3,600 or 7,200 SF Avail.

PROPERTY SUMMARY

6630 WATTS ROAD



Property Summary

Available SF:	3,600-7,200
Lease Term:	Negotiable
Aksing Lease Rate:	\$8.50
Estimated Operating Exp.	\$2.25 per SF
Clear Height:	14' - 16'
Grade Door Size:	15' wide x 12' tall
No. of Grade Doors:	One for each suite
Office Space:	Build-to-Suit
Dock Doors:	None

Property Overview

Big changes coming to this building as a new owner is remodeling it inside and out with new exterior walls, new asphalt, added drive-in doors, new lighting and restrooms.

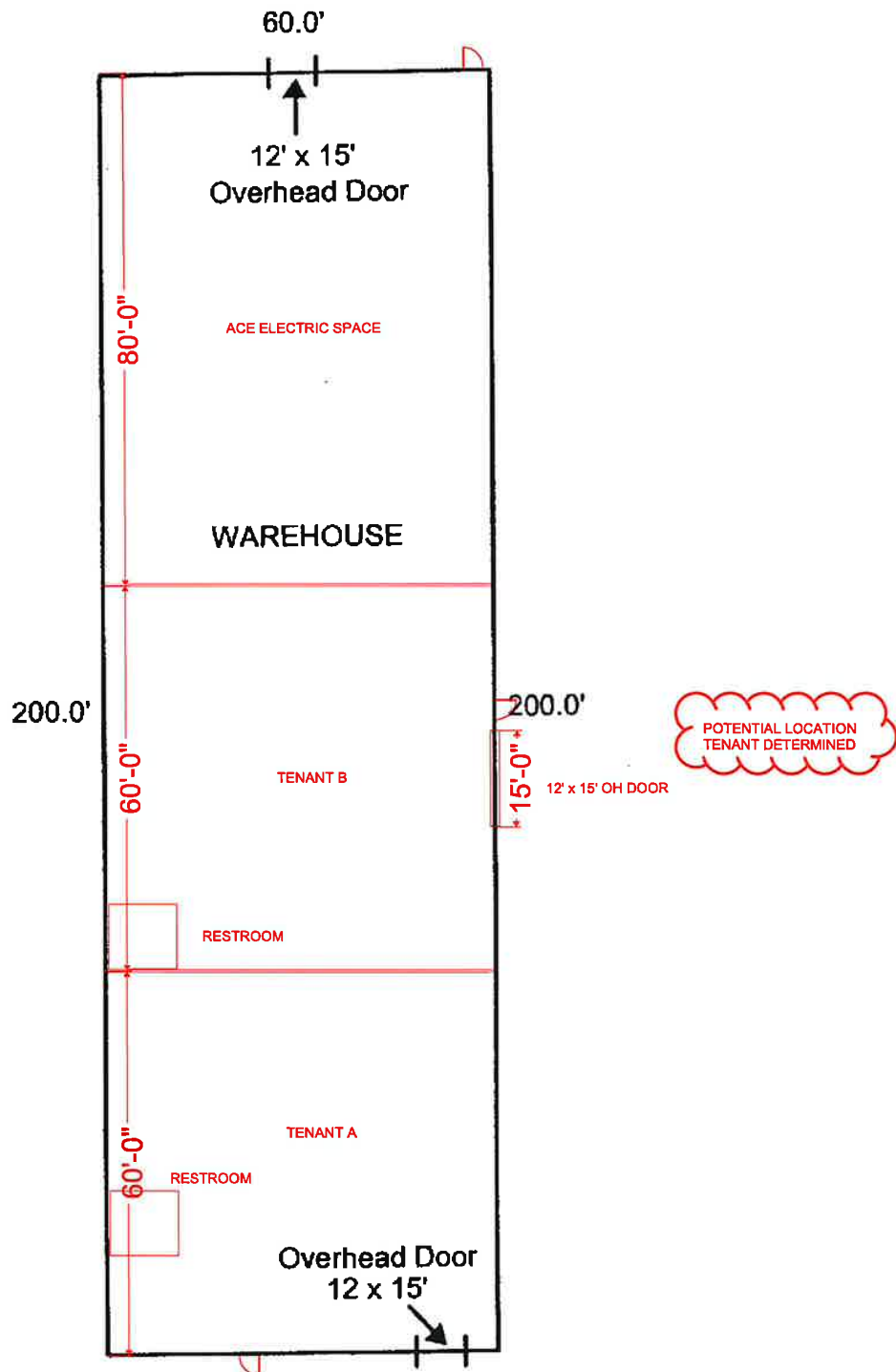
Space can be demised at either 3,600 SF or 7,200 SF. The building is 60' wide.

Location Overview

West side of Madison, close to Woodman's west, retail shops, and Gammon Rd.

ATTACHMENT 2

6630 WATTS ROAD



LOCATION MAPS

6630 WATTS 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

REGIONAL MAP

6630 WATTS ROAD

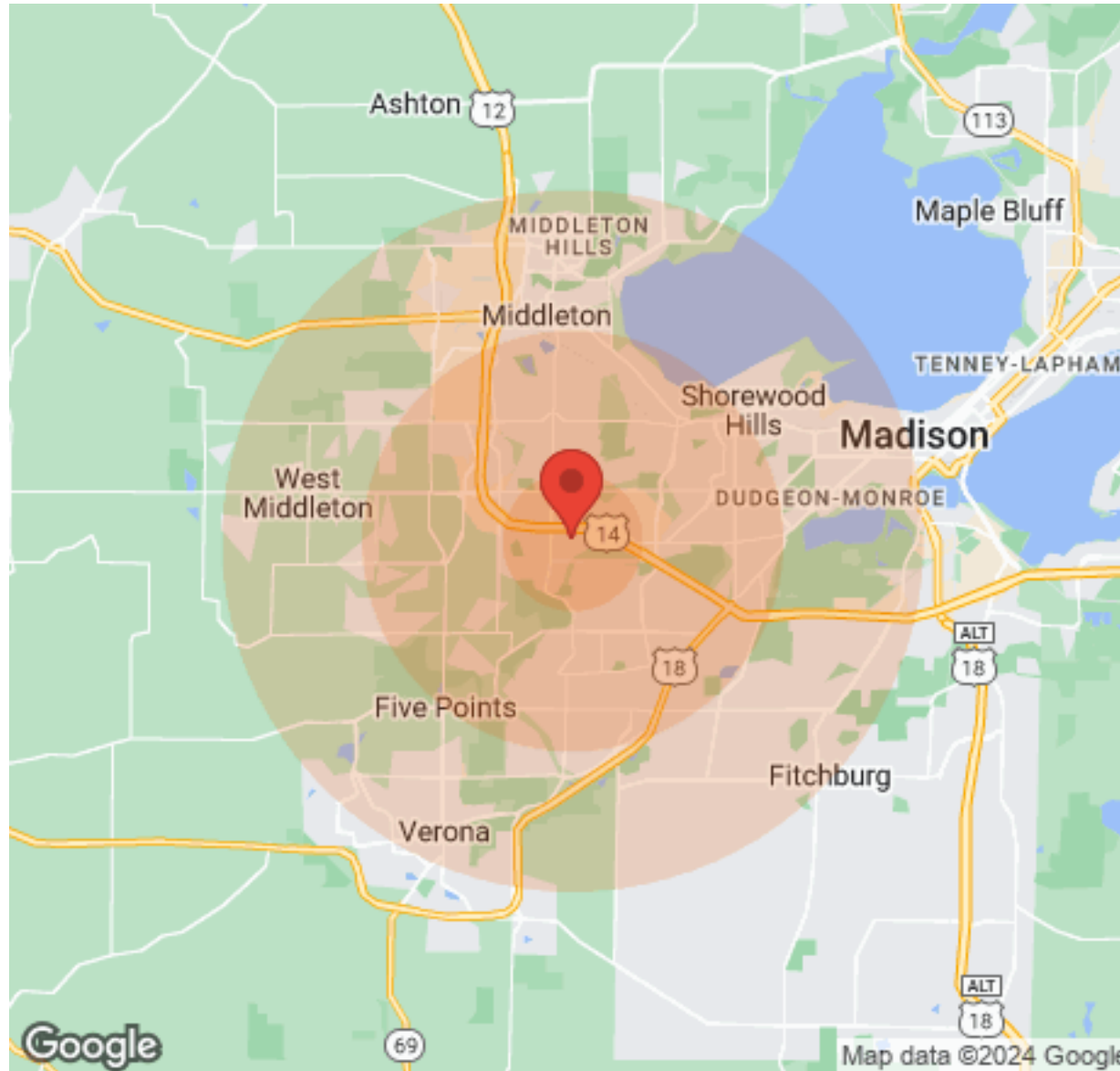


OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

DEMOGRAPHICS

6630 WATTS ROAD



Population	1 Mile	3 Miles	5 Miles
Male	6,611	48,125	83,624
Female	7,207	51,976	88,212
Total Population	13,818	100,101	171,836

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,138	17,108	29,168
Ages 15-24	1,364	12,001	20,427
Ages 25-54	6,551	39,529	74,542
Ages 55-64	1,597	13,516	21,479
Ages 65+	2,168	17,947	26,220

Race	1 Mile	3 Miles	5 Miles
White	10,612	80,664	140,410
Black	1,086	6,218	9,489
Am In/AK Nat	4	71	101
Hawaiian	N/A	N/A	N/A
Hispanic	1,255	7,672	13,472
Multi-Racial	1,942	11,512	20,200

Income	1 Mile	3 Miles	5 Miles
Median	\$50,923	\$68,808	\$67,345
< \$15,000	680	3,025	6,881
\$15,000-\$24,999	724	3,205	6,066
\$25,000-\$34,999	779	3,962	6,553
\$35,000-\$49,999	1,463	6,675	10,595
\$50,000-\$74,999	1,210	9,329	13,904
\$75,000-\$99,999	563	6,348	10,041
\$100,000-\$149,999	992	7,099	10,883
\$150,000-\$199,999	294	2,835	4,462
> \$200,000	235	2,706	4,677

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,415	48,026	78,764
Occupied	6,859	45,119	74,161
Owner Occupied	2,569	25,601	39,451
Renter Occupied	4,290	19,518	34,710
Vacant	556	2,907	4,603

DISCLAIMER

6630 WATTS 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

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.