

# 2211 Fordem Ave

Madison, WI 53704





## Industrial/Manufacturing

2211 Fordem Ave | Madison, WI 53704

# For Sale or Lease



**2211 Fordem Ave** offers a generous building size of 352,117 SF, featuring a spacious warehouse/manufacturing area measuring 314,744 SF, along with a separate office space of 32,573 SF. The available space can be divided to accommodate needs ranging from 75,000 to 352,117 SF, providing flexibility for various businesses and industries.

The facility is equipped with 12 loading docks, a compactor bay, and four drive-in doors. Ample parking options with multiple lots available for both employee parking and truck/trailer parking.

Available Space	Divisible to 75,000 - 352,117 SF
Sale Price	Negotiable
Building Size	352,117 SF <ul style="list-style-type: none"><li>314,744 SF Warehouse/Manufacturing</li><li>32,573 SF Office</li></ul> <i>Approx. 4,800 SF office and 31,825 SF of warehouse/storage is lower level space</i>
Parcel Size	13.59 Acres
Zoning	IL – Industrial Limited (City of Madison)
Year Built	Constructed in phases between 1945-1985

# 352K

Building Size

# 13.59

Acres

# 4

Drive In Doors

# 12

Loading Docks





## Property Features

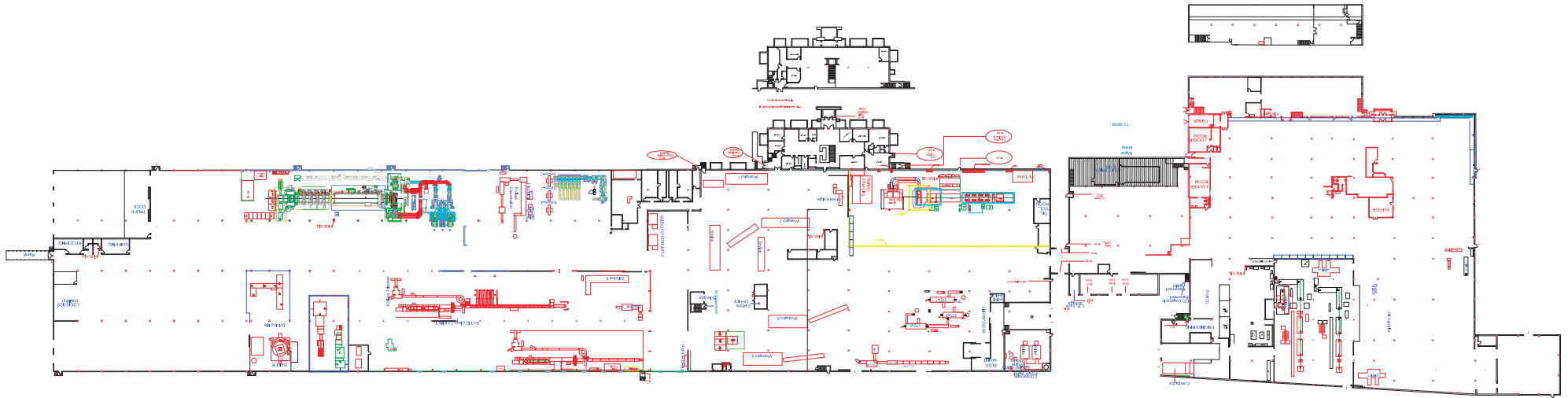
Loading Docks	12 Docks + Compactor Bay
Drive-in Doors	Four (4)
Rail	Potential for rail service <i>Prior spur to the site is no longer in use</i>
Clear Height	12' to 19' (varies by section) <i>Two taller sections where presses are currently located.</i>
Elevators	Two elevators (including freight)
Column Spacing	23' x 50' in South Warehouse section. 24' x 40' and 20' x 40' in North warehouse section.
Parking	Multiple lots for employee and truck/trailer parking
Construction	Steel and brick exterior walls, steel columns
Locker Rooms	Multiple
Lighting	Primarily T-8 fluorescent fixtures
Roof	Metal roof on warehouse, rubber membrane on office
HVAC	Office: Heated and Cooled Warehouse: Heated + A/C in center manufacturing area Digital Room: Heated / AC / Humidity Controlled
Fire Protection	Wet Systems (Ordinary + Extra Hazard II)
Power	Three (3) Electric Services: <ul style="list-style-type: none"> <li>• 1600 Amp, 3 Phase</li> <li>• 2500 Amp, 3 Phase</li> <li>• 3000 Amp, 3 Phase</li> </ul>



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# 352,117 SF

Total Available Space

### Warehouse / Manufacturing

314,744 SF

Approximately 31,825 SF of warehouse/  
storage is lower level space

### Office

32,573 SF

Approximately 4,800 SF  
office is lower level space



## Industrial/Manufacturing

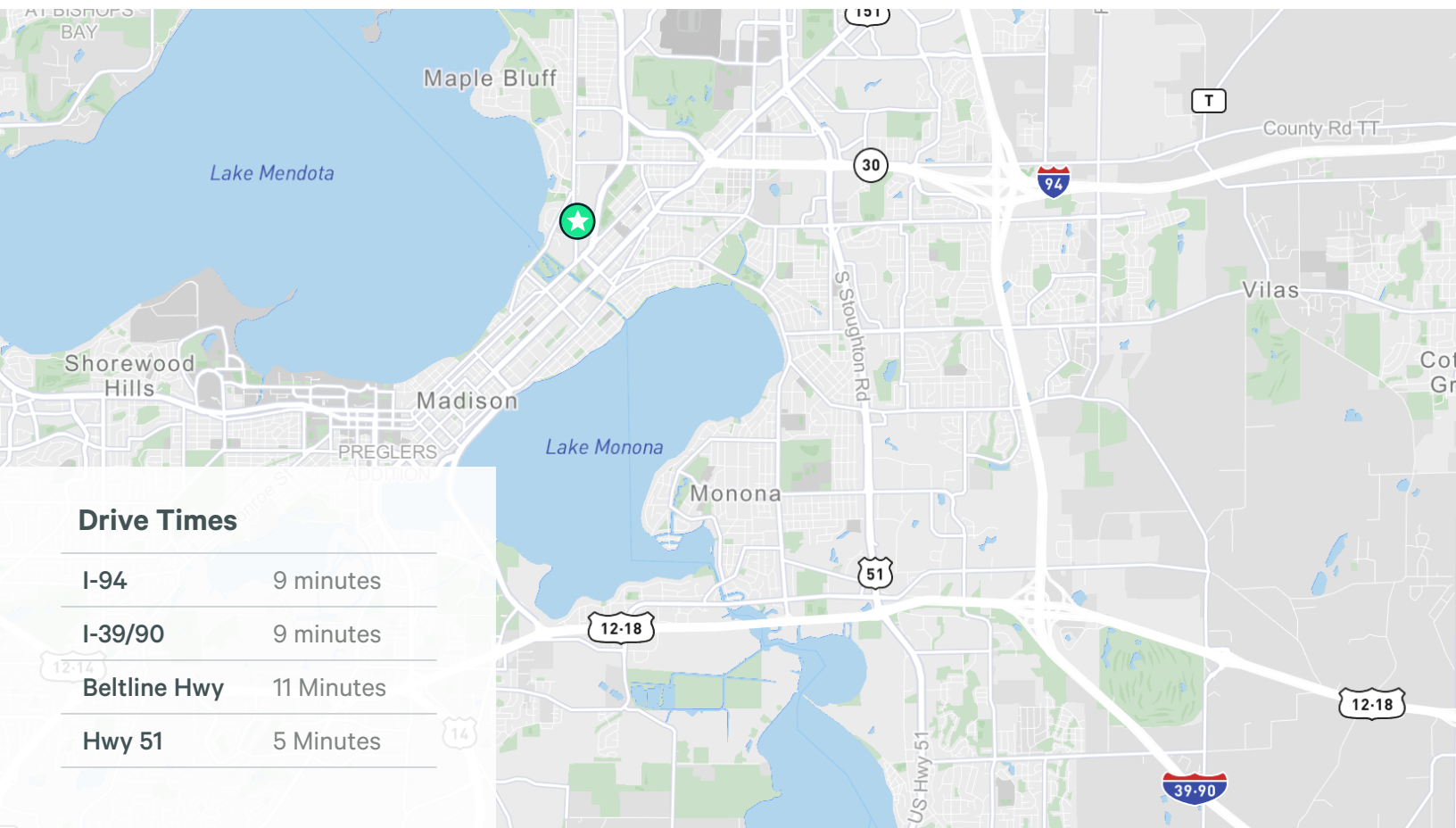
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### Location Overview

2211 Fordem Avenue is located in the Sherman Neighborhood on near-east side of Madison, which is transitioning from its rich history of business and industry to a revitalized mixed-use neighborhood.

The property is bordered to the east by the Canadian Pacific railroad line and to the west by Fordem Ave.



#### Drive Times

I-94	9 minutes
I-39/90	9 minutes
Beltline Hwy	11 Minutes
Hwy 51	5 Minutes



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## Contact Us

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# CBRE

# 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(I) 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.*

**CBRE**