

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 138,012 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.

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PROPERTY DESCRIPTION

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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.

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RENDERINGS - ELEVATIONS

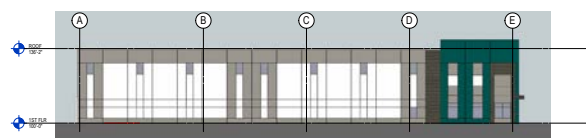
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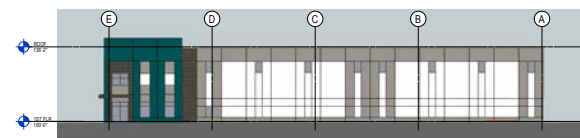
3 SOUTHEAST CORN VIEW
T=30'0"



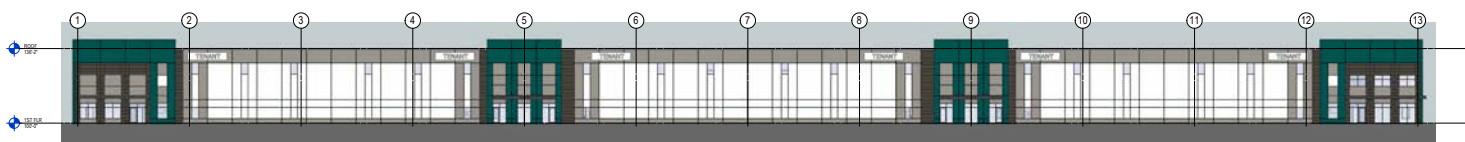
4 MID ENTRY VIEW
T=30'0"



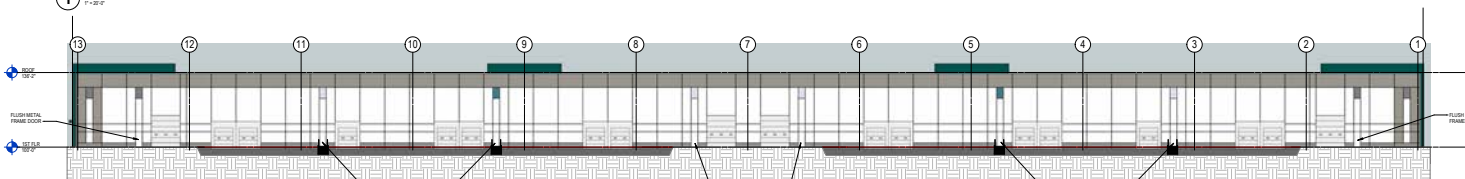
6 WEST ELEVATION
T=30'0"



2 EAST ELEVATION
T=30'0"



1 SOUTH ELEVATION
T=30'0"



5 NORTH ELEVATION
T=30'0"

BUILDING ELEVATIONS AND VIEWS



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Likewise DeForest BLDG 1

222336-01
12/04/23

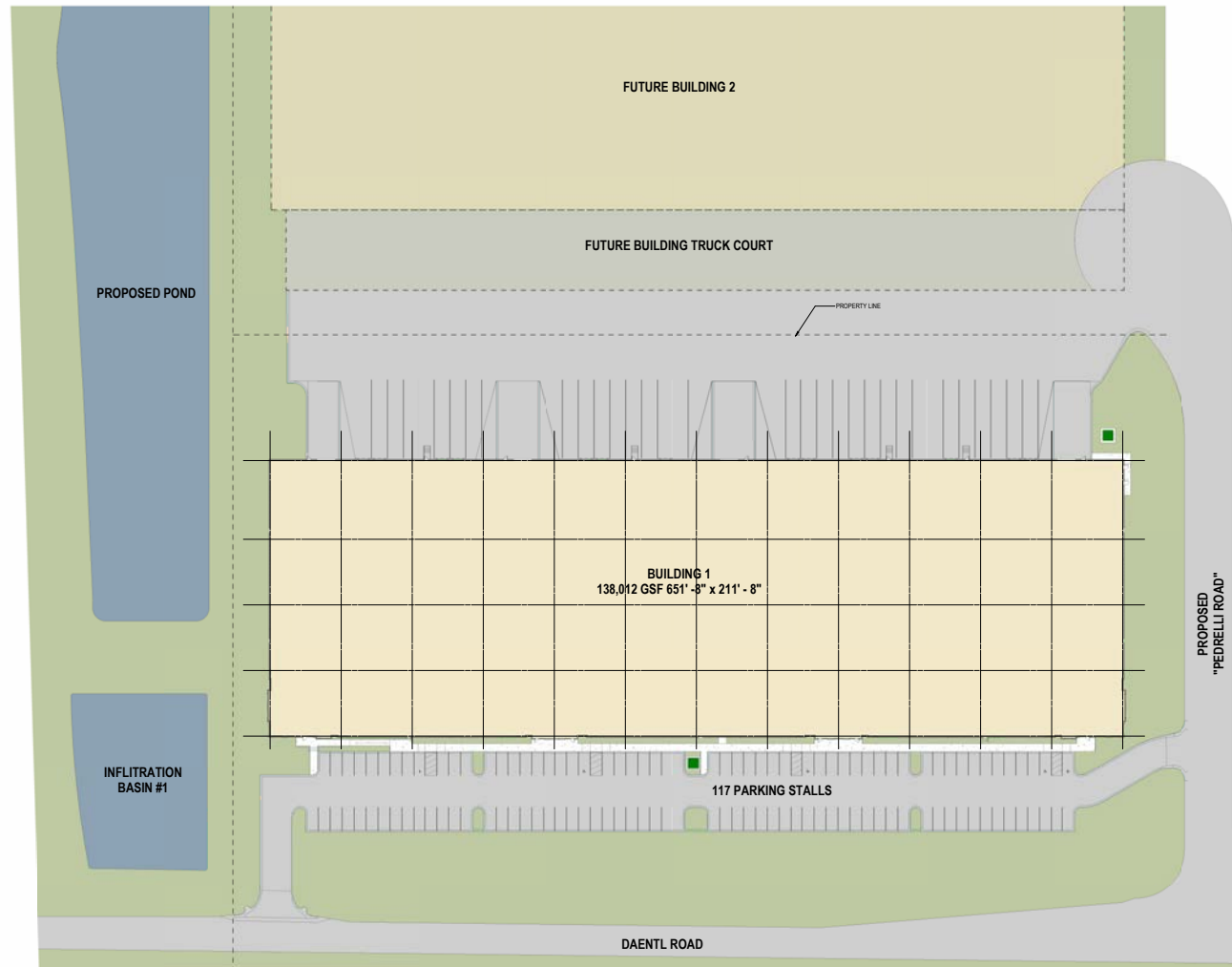
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BUILDING 1 - 138,012 SF

4410 DAENTL ROAD



ARCHITECTURAL SITE PLAN



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SITE PLAN

Likewise DeForest Building 1

222336-01
06/26/2024

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SITE PLAN - CONCEPT 1

4410 DAENTL ROAD



1 OVERALL SITE
1" = 80'



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

OVERALL SITE PLAN

Likewise DeForest BLDG 1

222536-01
01/17/24

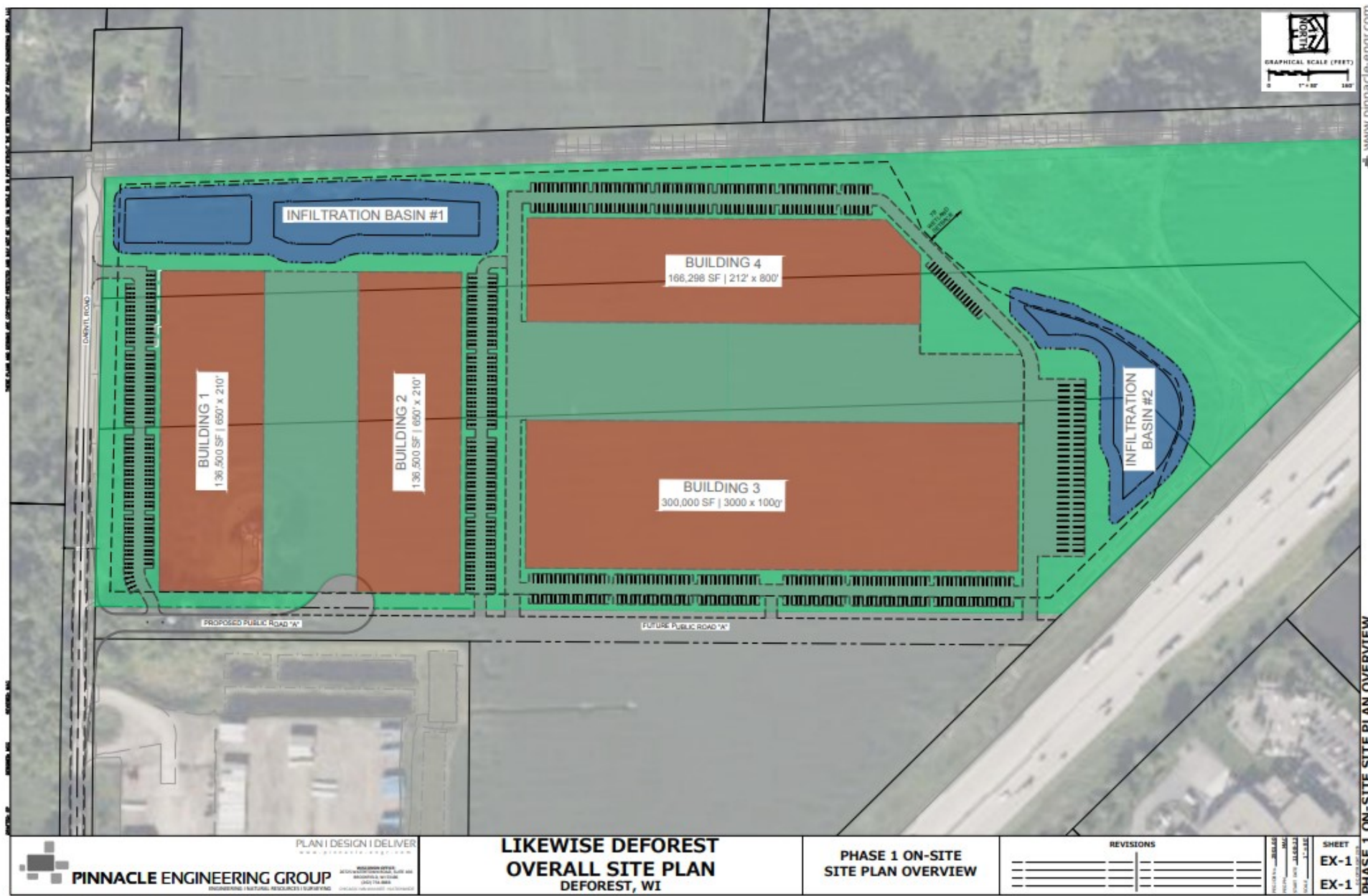
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SITE PLAN - CONCEPT 2

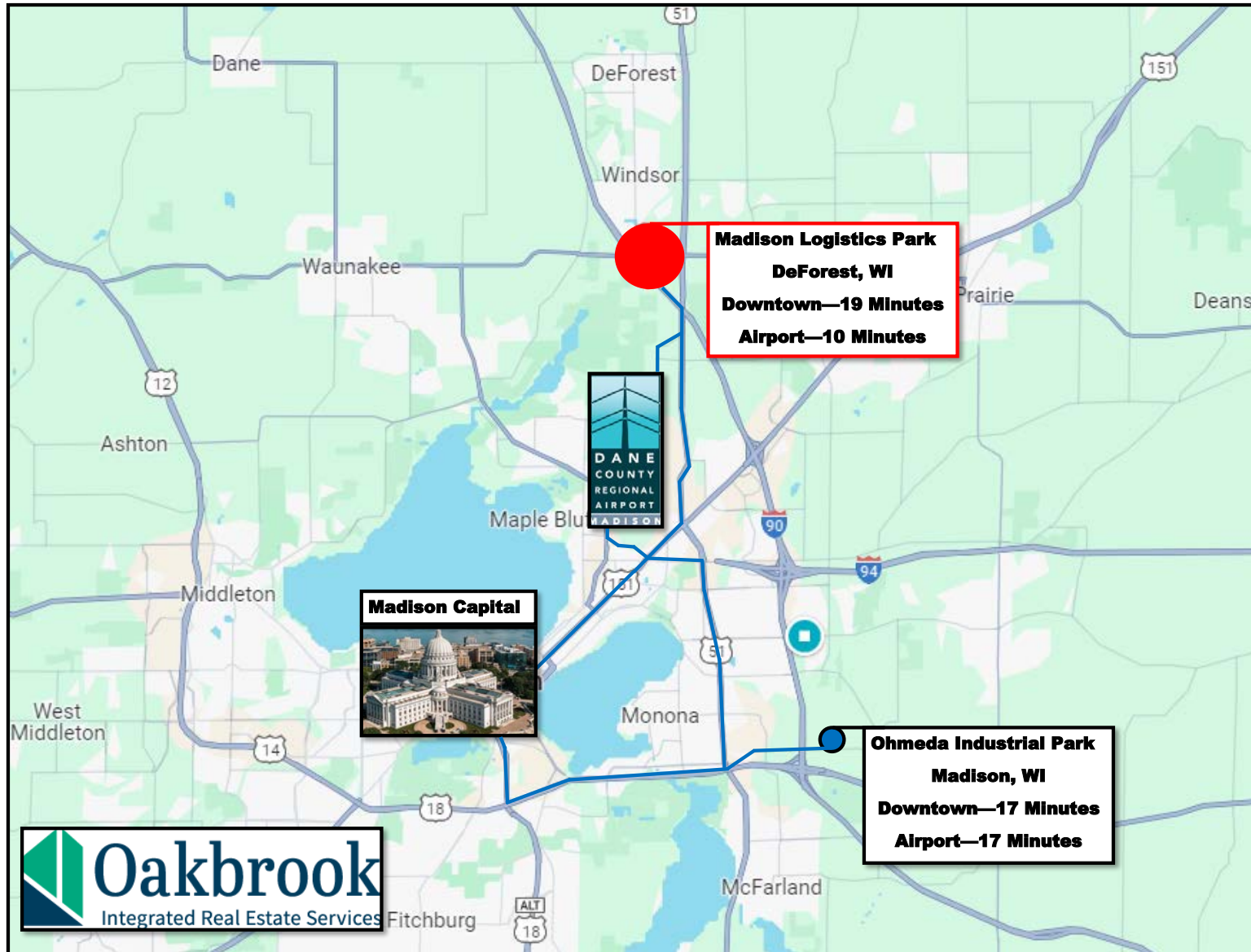
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LOCAL DRIVE TIME MAP

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LIKEWISE MADISON LOGISTICS PARK LOCAL DRIVE TIME COMPARISON



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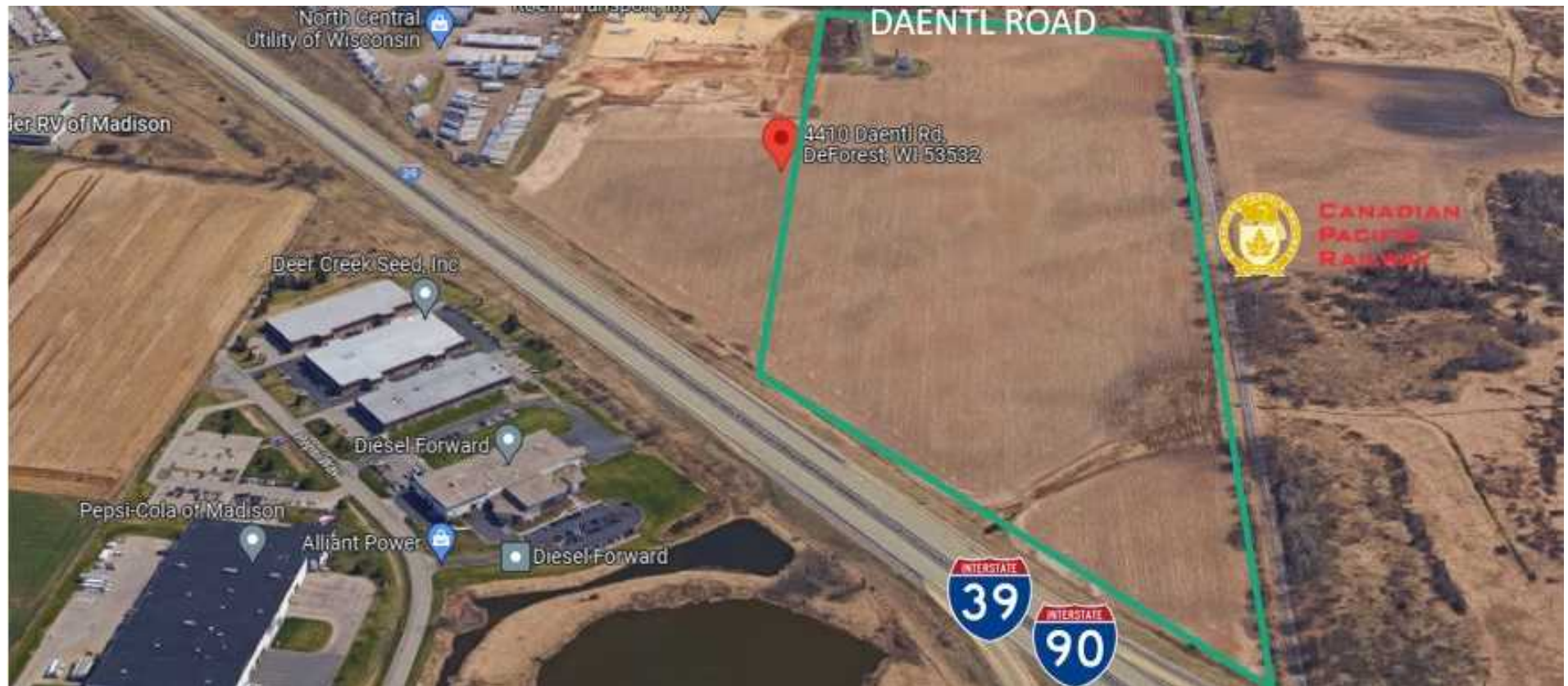
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DRIVE TIME - MAP

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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



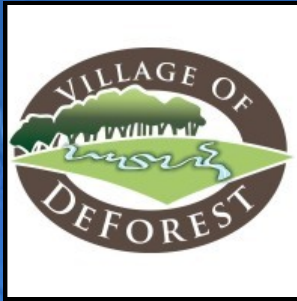
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WELCOME TO DEFOREST

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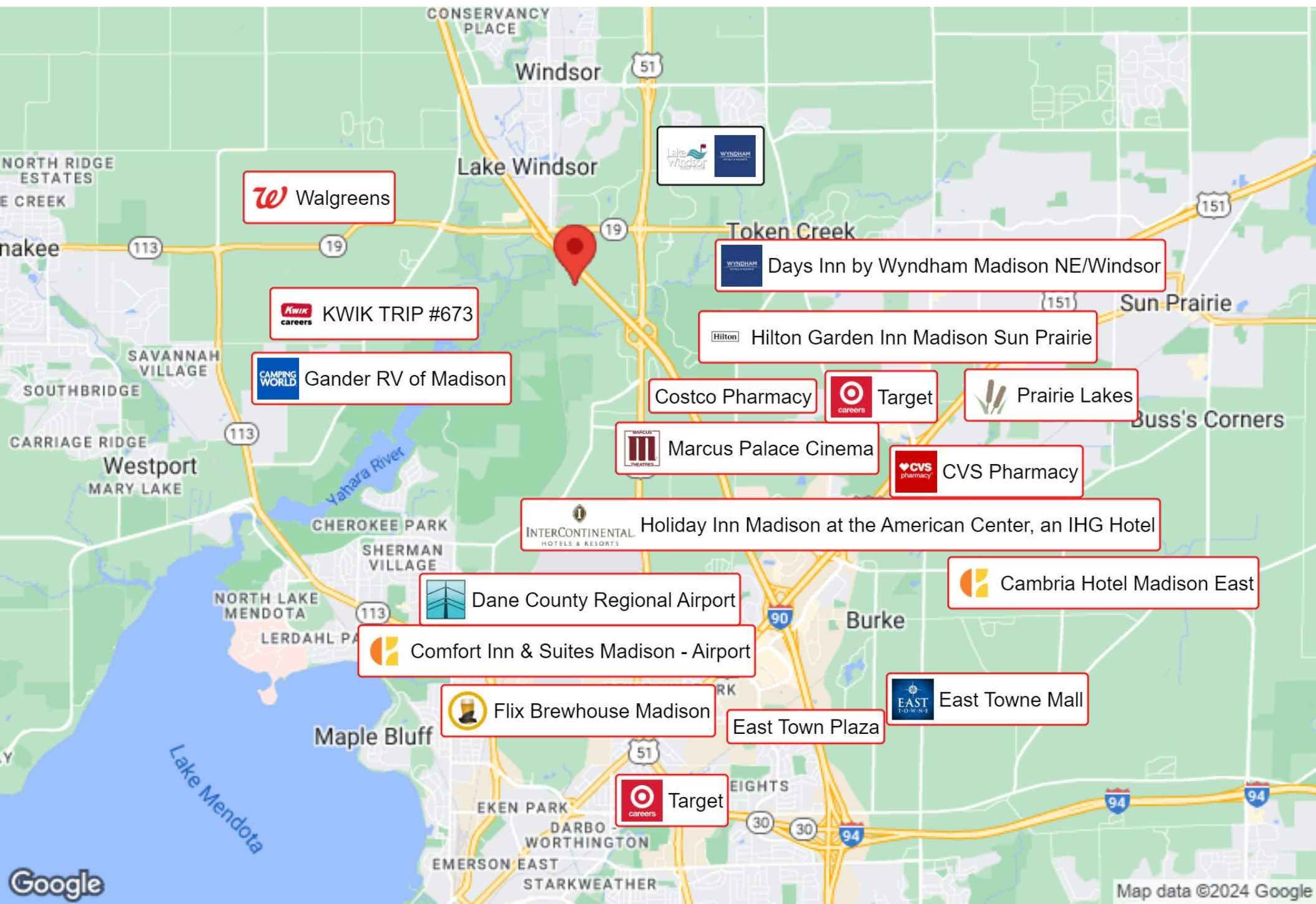
DeForest—Local Business/Economic Benefits:

- 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.



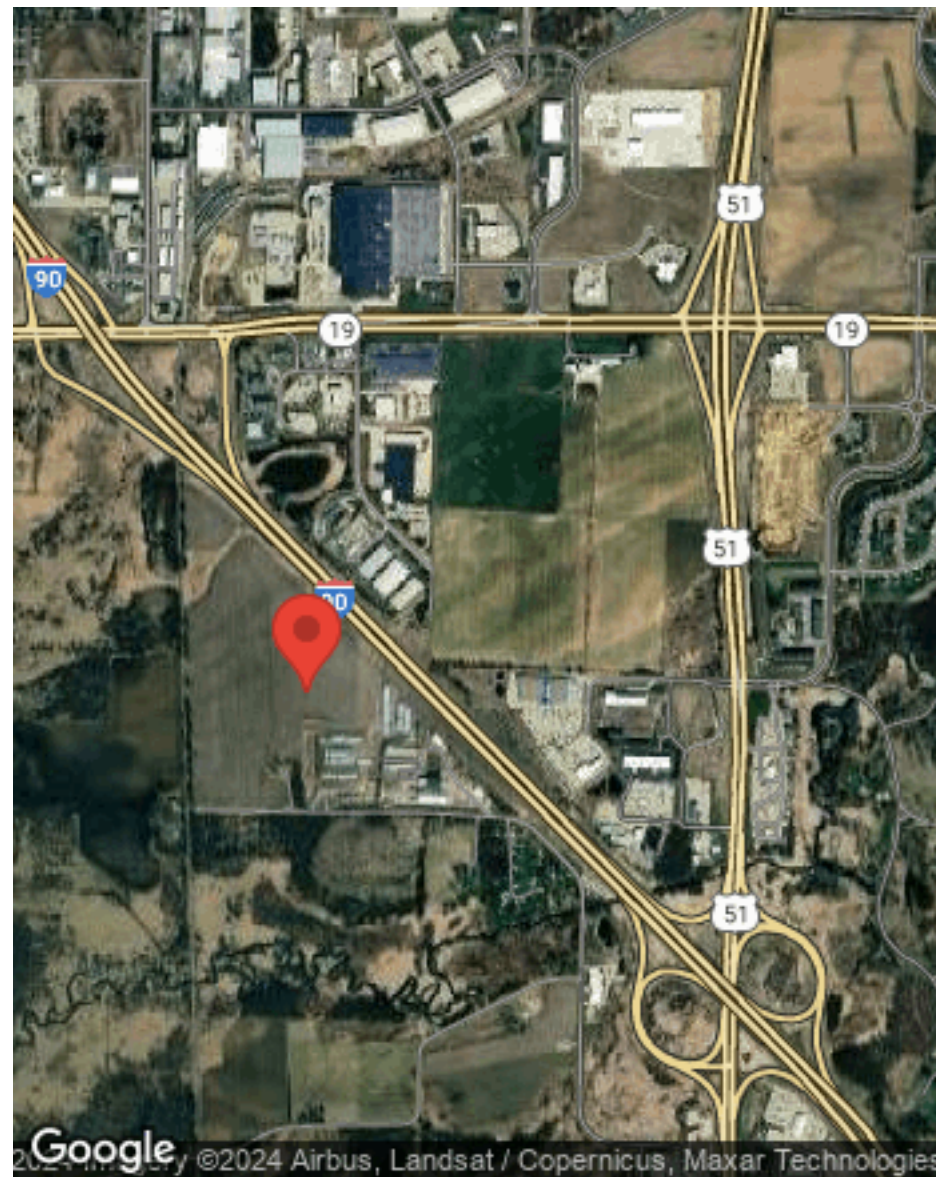
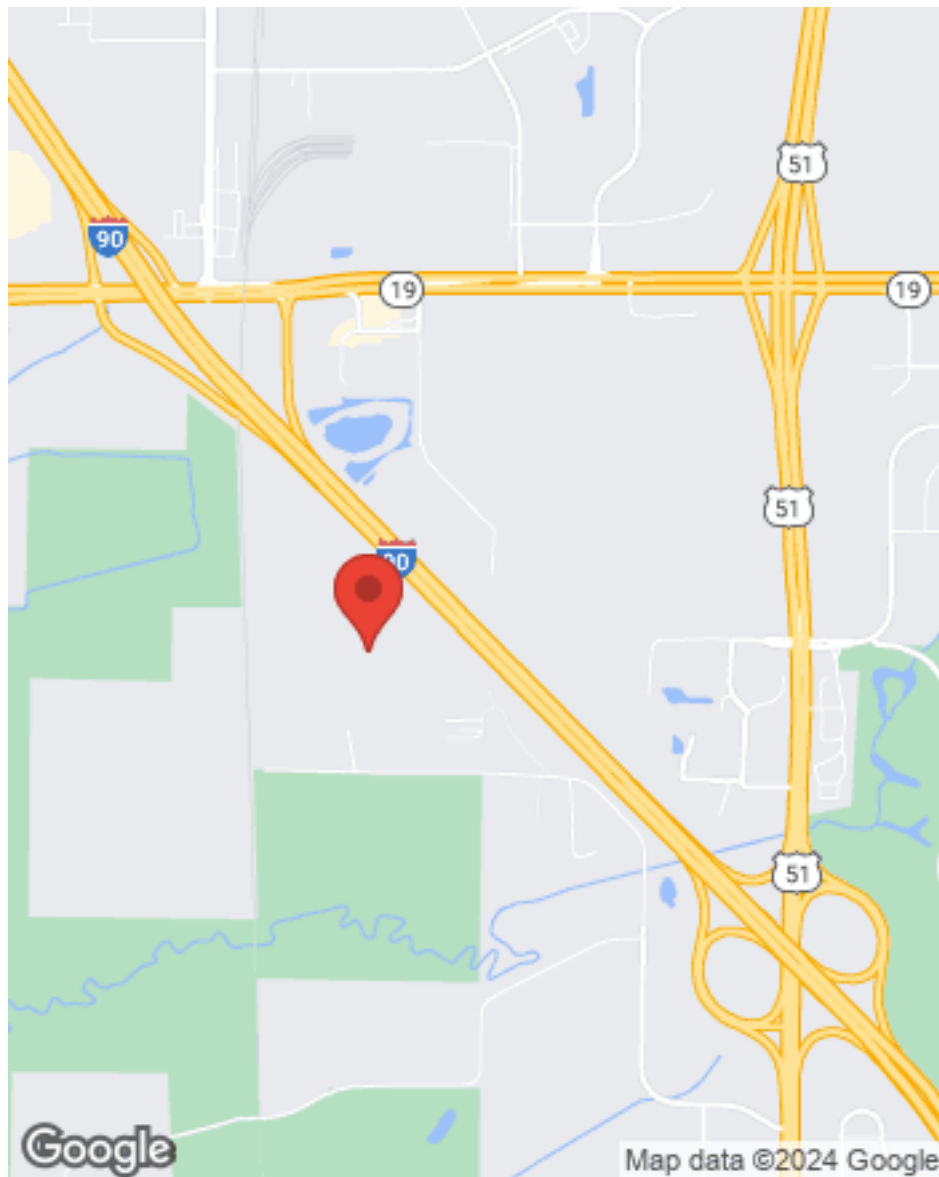
BUSINESS MAP

4410 DAENTL ROAD



LOCATION MAPS

4410 DAENTL ROAD



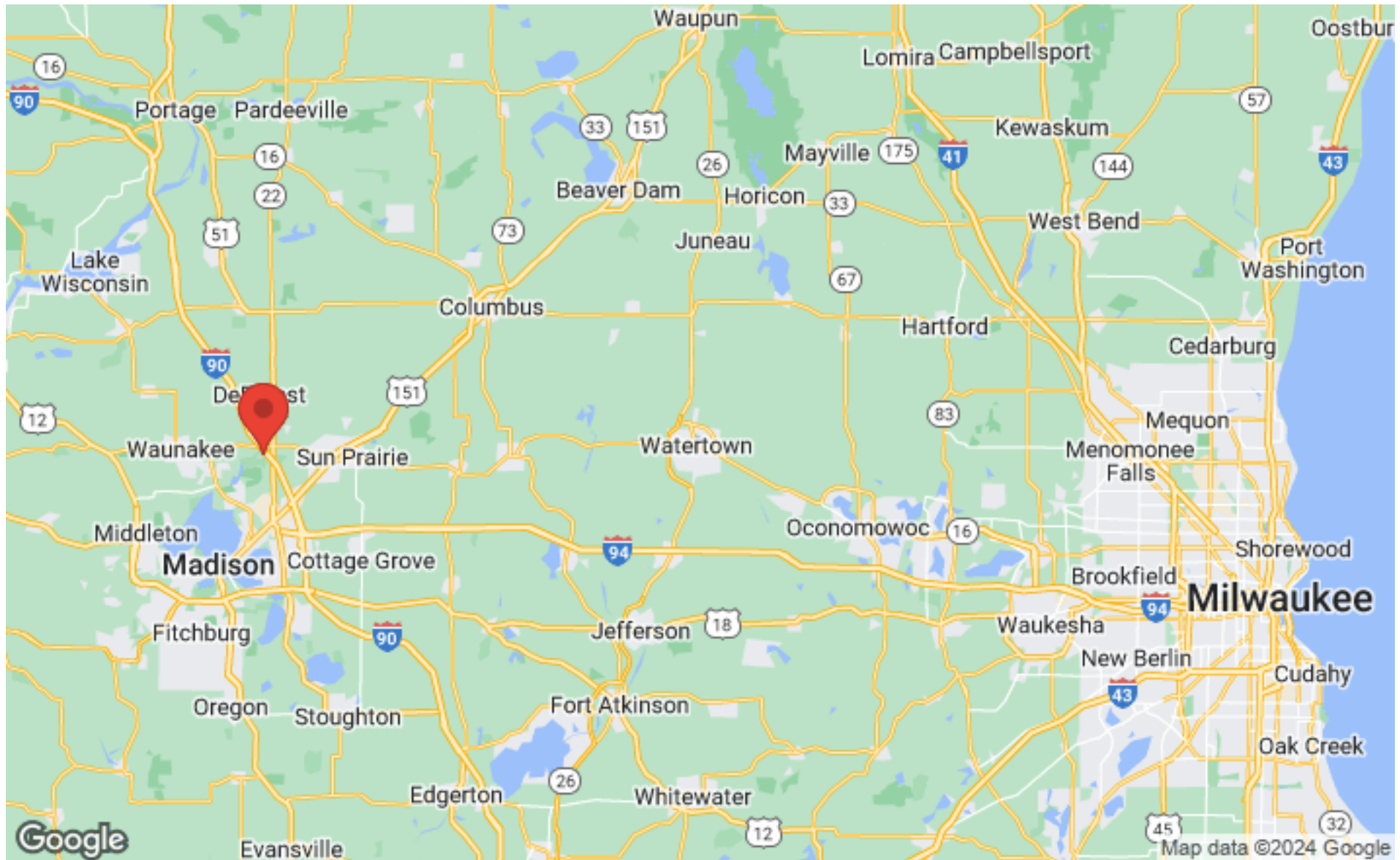
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REGIONAL MAP

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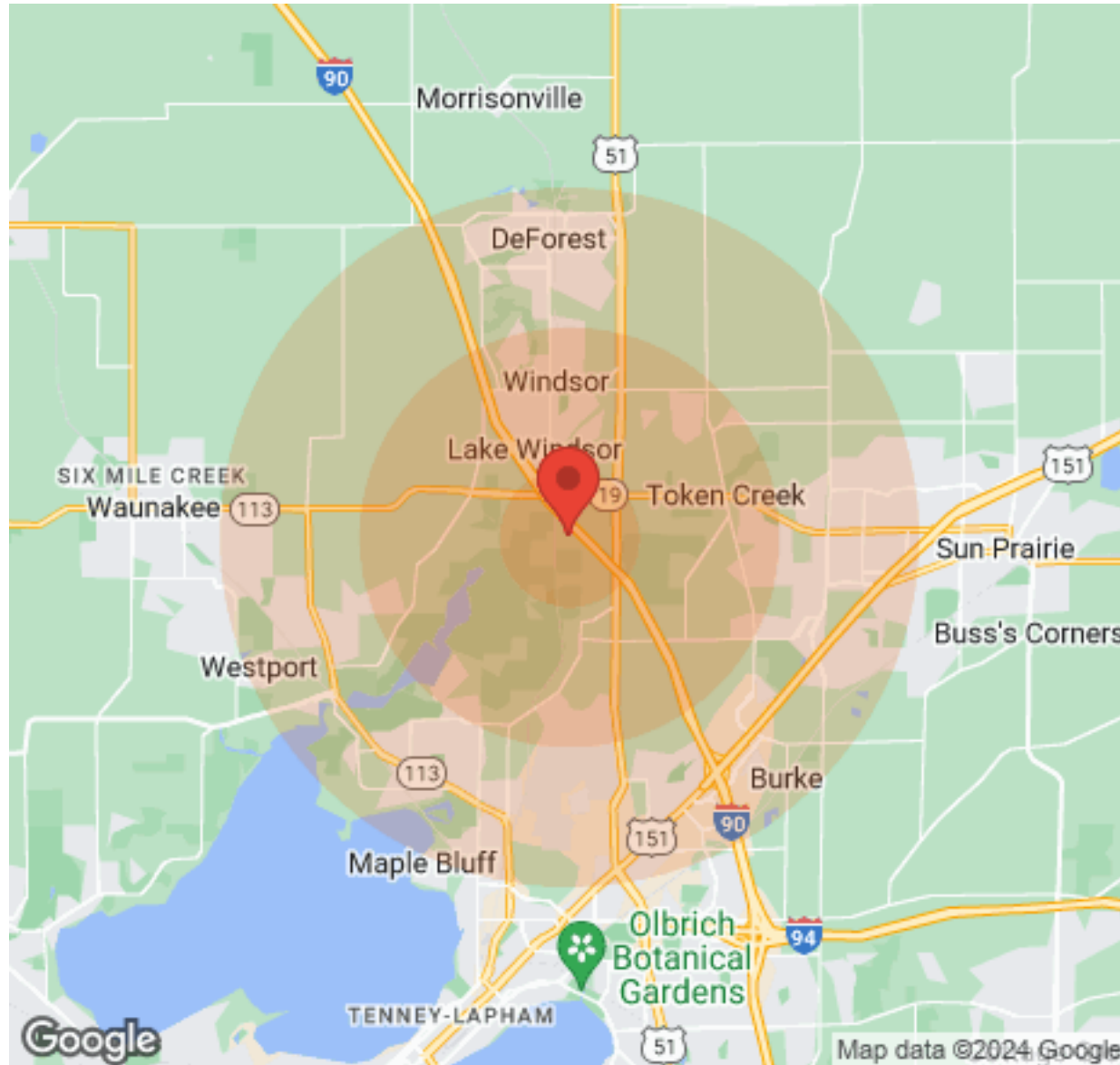
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DEMOGRAPHICS

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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



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