

INDUSTRIAL FOR SALE

4501 TOMPKINS

4501 TOMPKINS DRIVE, MADISON, WI 53716



FOR SALE

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



PRESENTED BY:

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PROPERTY SUMMARY

4501 TOMPKINS DRIVE | MADISON, WI 53716



Property Summary

Asking Price:	\$6,100,000
Building SF (footprint)	84,000
Mezzanine Office:	1,800 SF
Sprinkler:	Yes
Lot Size:	Approx 8.5 acres
Power:	600 amp
Outside Storage:	Approx 1.5 acres
Year Built:	2001/2008
Clear Height:	23'
Dock Doors:	6 with levelers
Grade Doors:	2
Parking:	Approx 65 stalls
Construction Type:	Tilt - Up concrete + steel

Property Overview

85,800 SF concrete tilt-up warehouse building with 4,000 SF of office, and 1.5 acres of concrete lay-down yard. Site is being subdivided off of a larger parcel at 2701 S. Stoughton Rd.

Location Overview

In the heart of Madison's southeast industrial park, with frontage on Stoughton Rd / U.S. Highway 51. Easy access to the West Beltline Highway and Interstates 39, 90, and 94.

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PROPERTY PHOTOS

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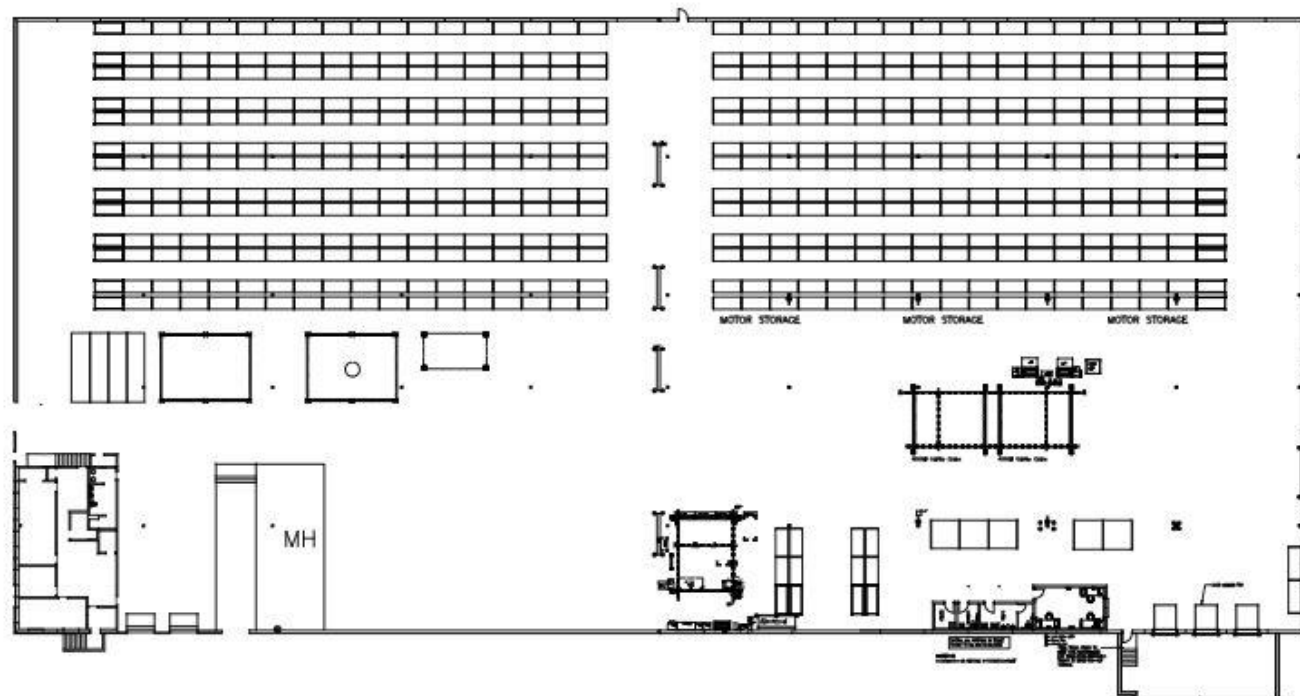


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DISTRIBUTION BUILDING - PLAN

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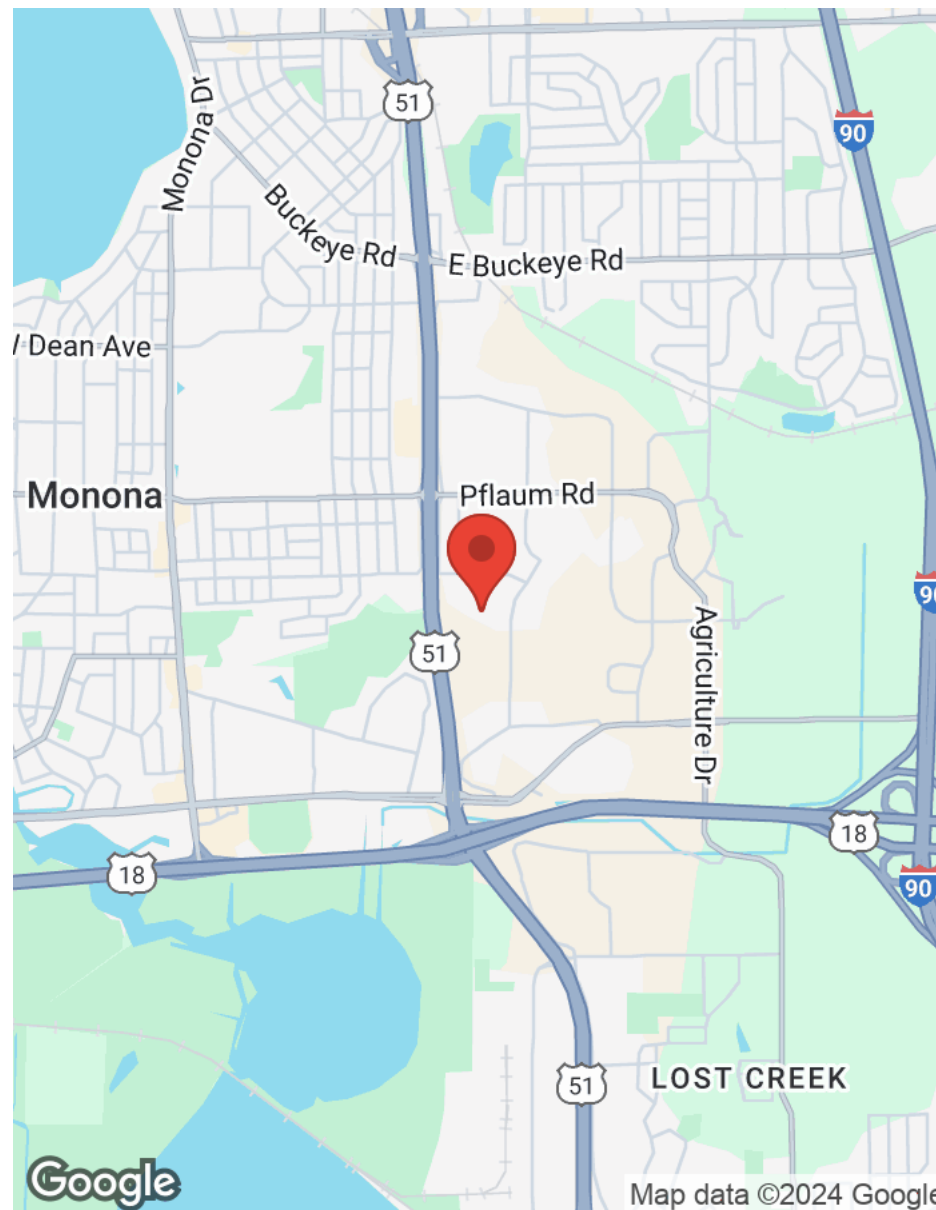
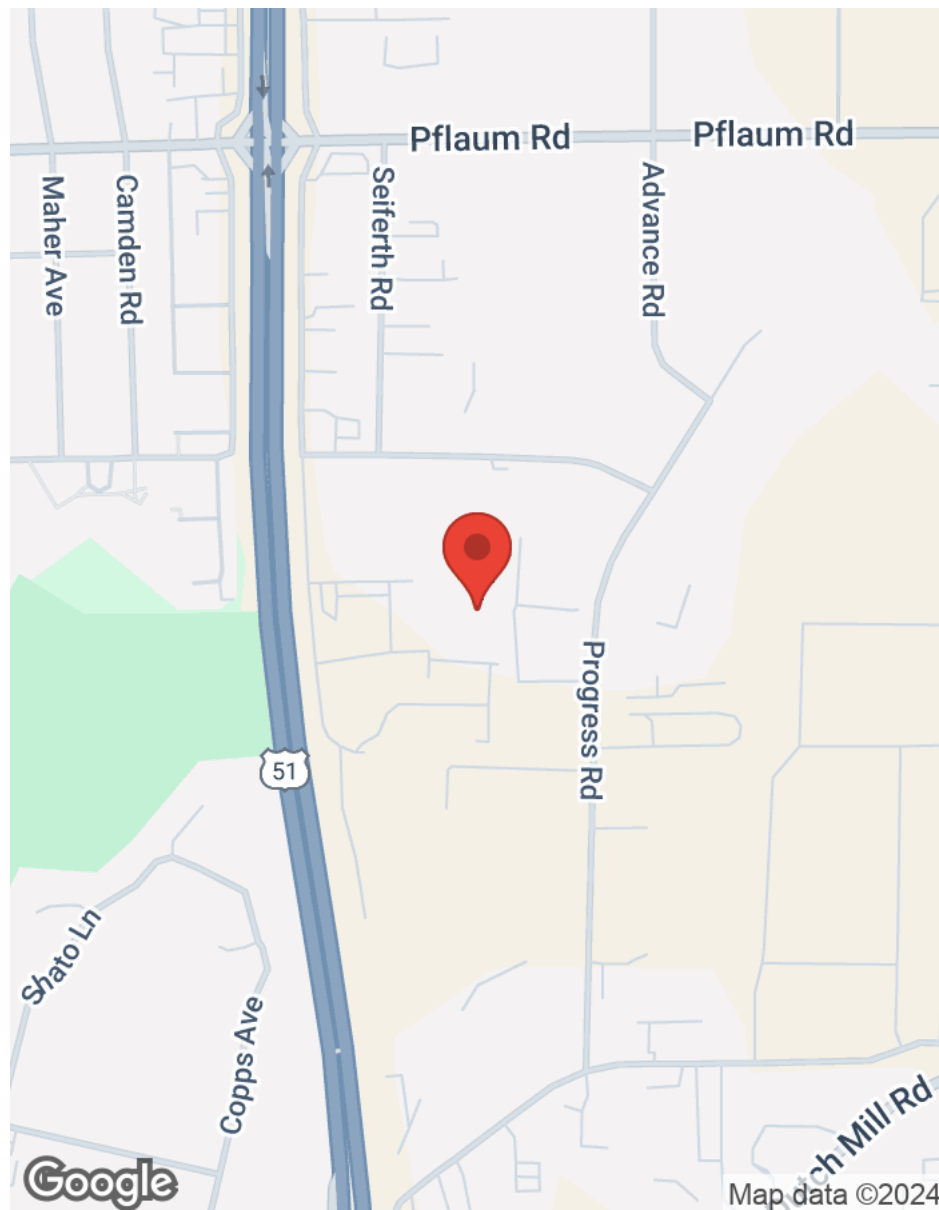


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LOCATION MAPS

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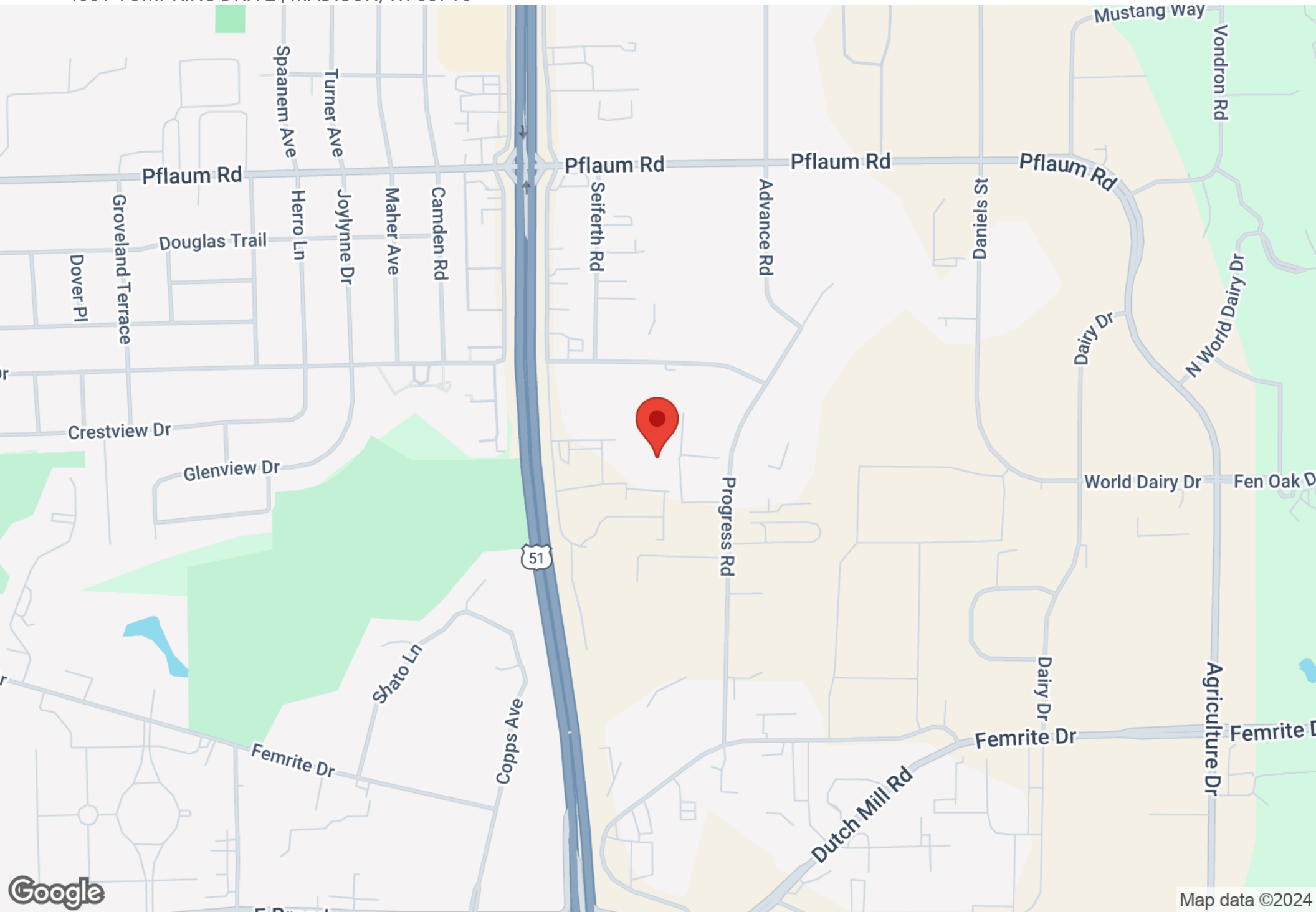


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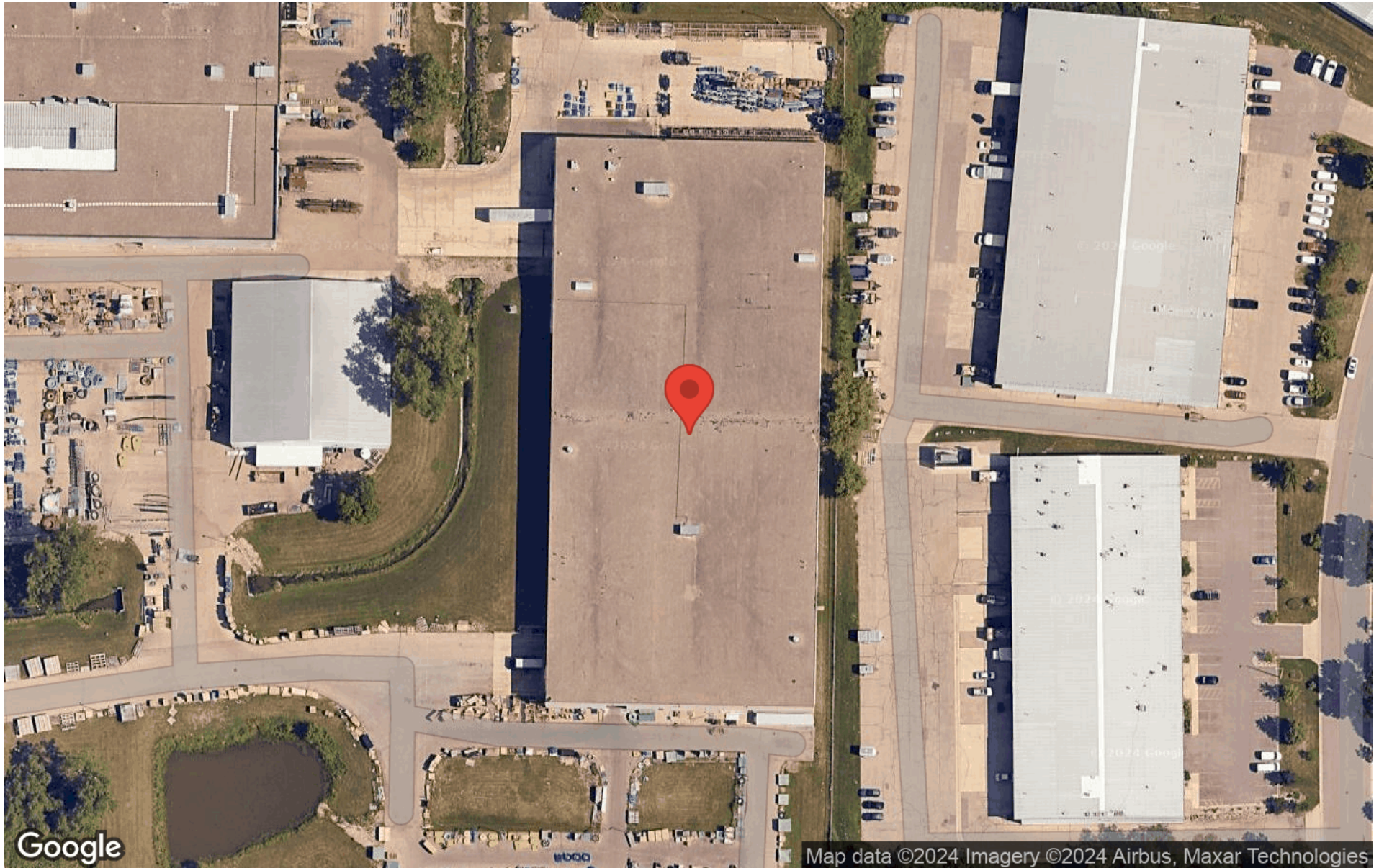
BUSINESS MAP

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AERIAL MAP

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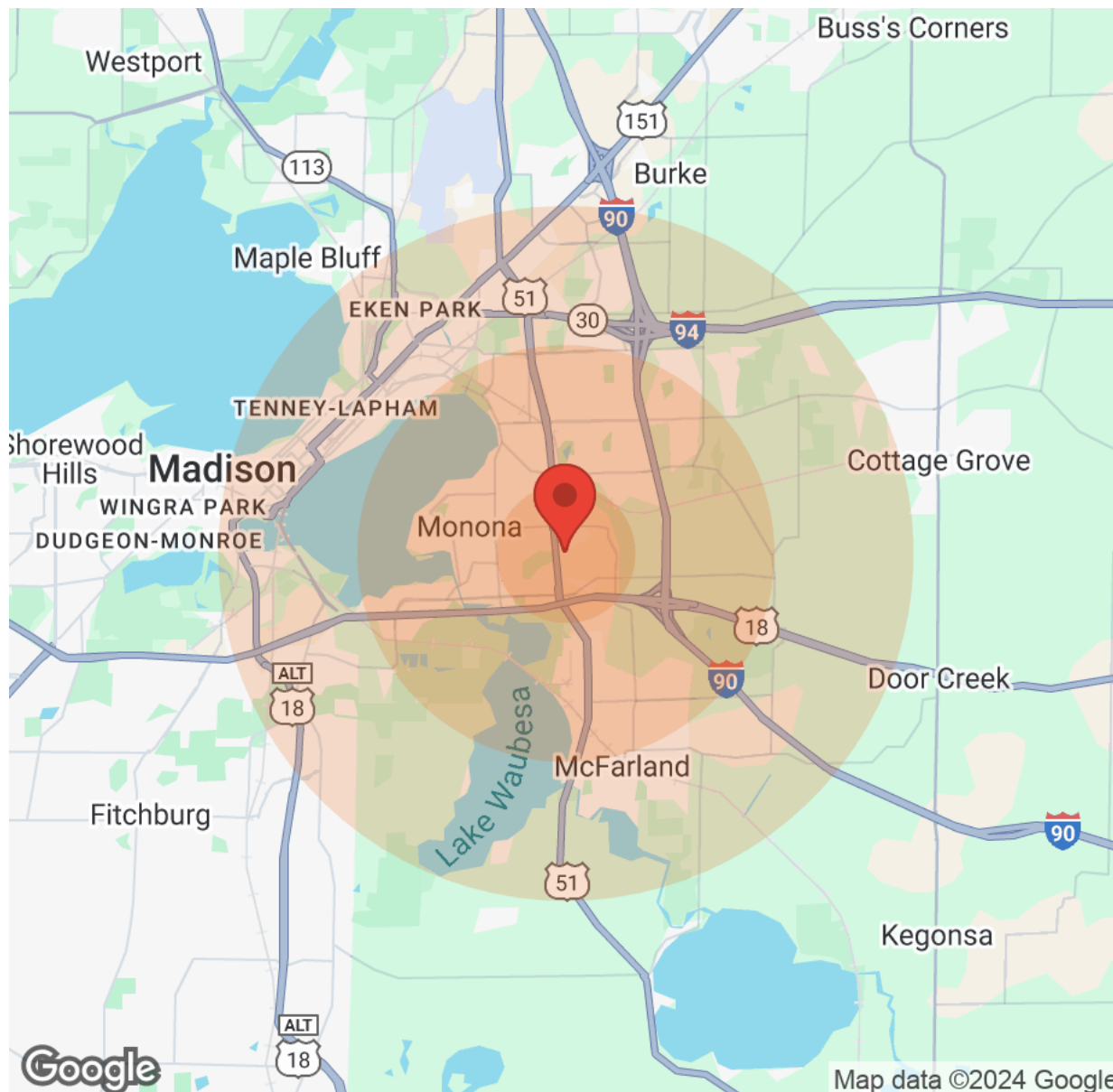


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,801	18,281	66,252
Female	2,746	19,261	65,992
Total Population	5,547	37,542	132,244

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	850	5,916	19,941
Ages 15-24	654	4,460	13,056
Ages 25-54	2,284	13,812	65,766
Ages 55-64	798	5,431	15,735
Ages 65+	961	7,923	17,746

Race	1 Mile	3 Miles	5 Miles
White	4,848	33,419	110,060
Black	250	1,692	8,371
Am In/AK Nat	N/A	14	95
Hawaiian	N/A	N/A	2
Hispanic	381	2,394	10,745
Multi-Racial	642	3,786	16,080

Income	1 Mile	3 Miles	5 Miles
Median	\$47,363	\$57,204	\$47,270
< \$15,000	217	1,392	10,643
\$15,000-\$24,999	152	1,148	7,086
\$25,000-\$34,999	205	1,515	6,382
\$35,000-\$49,999	303	2,066	7,268
\$50,000-\$74,999	605	3,946	11,185
\$75,000-\$99,999	452	2,924	7,217
\$100,000-\$149,999	322	2,249	5,706
\$150,000-\$199,999	82	512	1,549
> \$200,000	22	383	1,032

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,383	17,217	60,991
Occupied	2,269	16,298	57,437
Owner Occupied	1,610	11,687	26,099
Renter Occupied	659	4,611	31,338
Vacant	114	919	3,554

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DISCLOSURE

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State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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://www.doc.wi.gov> or by telephone at 608-240-5830.

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