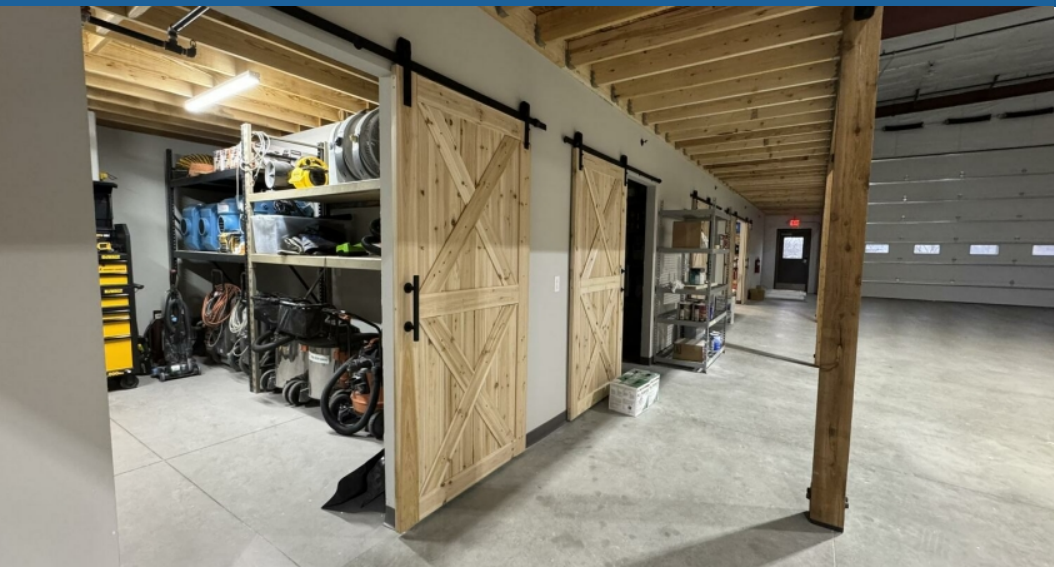




645 SANDPIPER TRAIL
COTTAGE GROVE, WI 53527
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



David Baehr
Mobile: 608-213-6626
david@baehrinc.com
License #: 52609-90

645 SANDPIPER TRAIL
COTTAGE GROVE, WI 53527



Baehr Inc.
202 W. Main Street
Sun Prairie, WI 53590
Office: 608-834-2613
www.baehrinc.com

Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	\$5,900,000.00
Building SqFt	19,623 SqFt
Year Built	2024
Lot Size (acres)	2.27
Parcel ID	0711-081-4822-1
Zoning Type	PB
County	DANE
Frontage	574.00 Ft
Energy / Power Type	3 PHASE
Roof Type	RUBBER/MEMBRANE

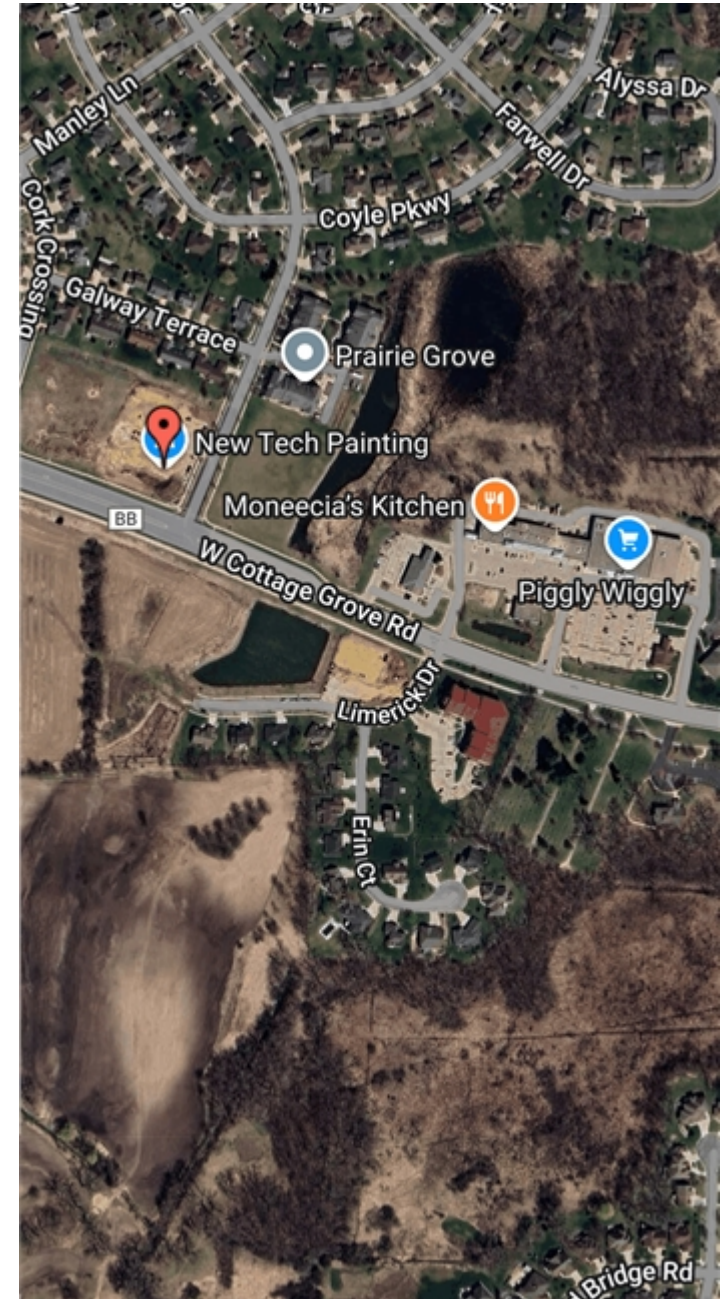
INVESTMENT SUMMARY

Baehr Inc., on behalf of the Owner, is pleased to offer for sale this brand-new flex building complex , a Commercial property conveniently located in Cottage Grove, WI. Sandpiper Trail is strategically located on W Cottage Grove Rd. The subject property sits on 2.27 acres, was built in 2024 , and consists of approximately 0 SF. The building construction is steel exterior and there is ample parking with 2 spaces per 1,000 SF with 40 total parking spaces. Sandpiper Trail is located in a high traffic area (7,700 Average Daily Traffic Count), surrounded by many churches and schools, and just down the street from local Piggly Wiggly grocery store.



INVESTMENT HIGHLIGHTS

- Warehouse includes designated storage space with overhead doors.
- Reception Area, Conference Room, Private Restrooms, and Breakroom.
- Multiple private offices with floor to ceiling windows with lots of natural light.
- Ample parking available with over 40 parking spaces for shoppers and employees.



NEW TECH
PAINTING

New Tech Golf Carts
Integrated Physical Therapy
2 Brothers Lawncare & Snow
DynaLinea
High Level Drywall
Badger Bin Blasters

645



LOCATION HIGHLIGHTS

- Excellent access, frontage and visibility.
- 645 Sandpiper Trl is strategically located on a hard corner with tremendous traffic count.
- The site also benefits from its positioning in an extremely dense and growing residential area.
- Located in Cottage Grove a growing village in Dane county and just 25 minutes from Madison, one the fastest growing cities in Wisconsin.



SALES COMPARABLES

W241 S4145 Pine Hollow Court

Waukesha, Wisconsin

On October 2, 2024, the 7,919 square foot office and industrial facility located at W241 S4145 Pine Hollow Court in Waukesha, Wisconsin sold above asking price for \$1,350,000 or \$170.48 per square foot. The facility is situated in the Town of Waukesha and utilizes an on-site well and septic system and is also improved with a 3,000 square foot outbuilding divided into 20 self-storage units.

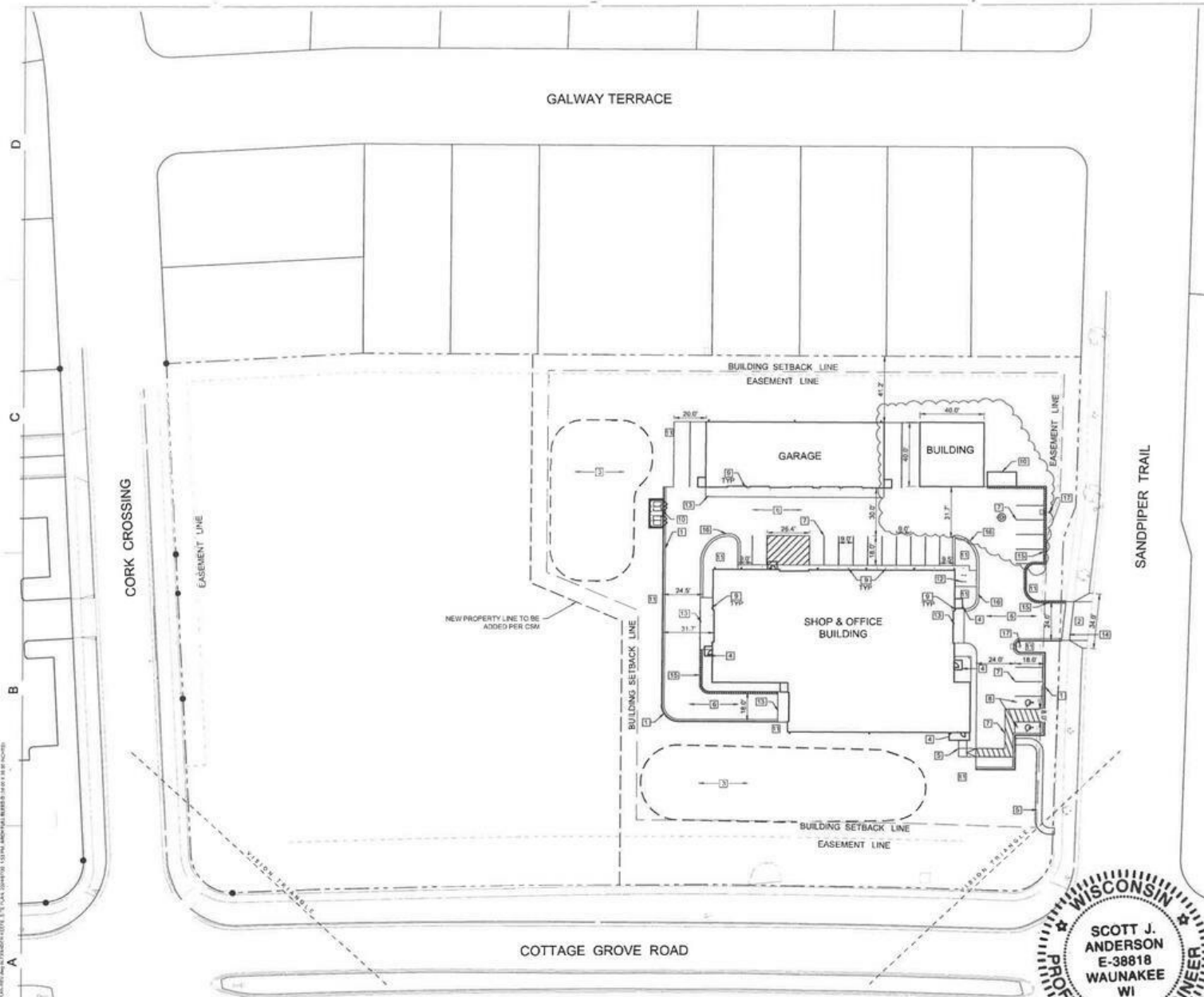
Price	\$1,350,000.00
Sale Date	10/02/2024
Building Size	7,919 Sqft
Lot Size	18.83 Acres

738 North Sylvania Avenue

Yorkville, Wisconsin

On December 26, 2024, the 17,582 square foot industrial facility located at 2738 North Sylvania Avenue in Yorkville, Wisconsin sold for \$3,250,000 or \$184.85 per square foot. The facility had been listed available for sale with Jones Lang LaSalle with an asking price of \$2,350,000. No special sales conditions were reported affecting the selling price of the property.

Price	\$3,250,000.00
Sale Date	12/26/2024
Building Size	17,582 Sqft
Lot Size	7 Acres



GALWAY TERRACE

CORK CROSSING

EASEMENT LINE

COTTAGE GROVE ROAD

SANDPIPER TRAIL

SITE INFORMATION

ZONING DISTRICT PG - PLANNED BUSINESS DISTRICT
TOTAL SITE AREA: 181,630 SF / 4.10 ACRES
TOTAL DISTURBED AREA: 88,972 SF / 2.04 ACRES
EXISTING IMPERVIOUS: 0 SF
NEW IMPERVIOUS: 43,014 SF
NEW PAVED AREA: 21,704 SF
NEW BUILDING AREA: 20,324 SF
NEW SIDEWALK AREA: 1,180 SF
TOTAL PLOT IMPERVIOUS: 43,014 SF (43.4% LOT COVERAGE)

PARKING STALL COUNT

STANDARD PARKING: 20 STALLS
ADA PARKING: 2 STALLS WITH LOADING ZONE
TRUCK PARKING: 2 STALLS

UTILITY COMPANY INFORMATION

ELECTRICITY - ALLIANT ENERGY - 800-255-4268

NATURAL GAS - ALLIANT ENERGY - 800-255-4288

CABLE - SPECTRUM - 855-829-0255

SANITARY SEWER - VILLAGE OF COTTAGE GROVE - 608-639-5813

WATER SERVICE - VILLAGE OF COTTAGE GROVE - 605-639-5813

FIRE LANE:

COTTAGE GROVE ROAD, CORK CROSSING OR SANDPIPER TRAIL WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDINGS.

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADIUS ARE FROM FACE OF CURB

DIMENSIONS ARE FROM FACE OF CURB

FLOOD NOTE:

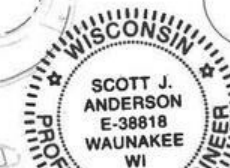
THE FLOODPLAIN DESIGNATION FOR THE SUBJECT PROPERTY IS IN ZONE X, AREAS IN MINIMAL FLOOD HAZARD, AS DESIGNATED IN THE FLOOD INSURANCE MAP FOR DANE COUNTY, WISCONSIN, COMMUNITY PANEL NUMBER 55025C0454H, EFFECTIVE DATE 9/17/2014.

SITE PLAN KEYNOTES:

- 17 16" STANDARD CURB AND GUTTER
 18 CONCRETE DRIVEWAY APPROACH. SEE DETAIL ON SHEET C 801
 19 PROPOSED WET POND:
 20 CONCRETE STOOP
 21 CONCRETE SIDEWALK
 22 ASPHALT PAVEMENT. SEE DETAIL ON SHEET C 801
 23 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. REFLECTIVE WHITE PAINT SHALL BE DOWRYN WILLIAMS SETFAST PREMIUM ALKYO ZONE MARKING PAINT
 24 A.D.A. ACCESSIBLE P PARKING SPACE WITH LOADING ZONE. PROVIDE APPROXIMATE STRIPING AND PAVEMENT MARKINGS. 8' X 18' SPACES
 25 30"H. 6" DIA. CONCRETE FILLED PIPE BOLLARD. SEE DETAIL ON SHEET C 601
 26 DUMPSTER ENCLOSURE AREA
 27 LANDSCAPING AREA
 28 INVERTED "U" BIKE RACKS
 29 CONCRETE APPROACH IN FRONT OF GARAGE DOORS. SEE DETAIL ON SHEET C 801
 30 SIDEWALK SHALL BE RESTORED AT THE DRIVEWAY LOCATION IN ACCORDANCE WITH THE VILLAGE OF COTTAGE GROVE STANDARD DETAIL DRAWINGS. SEE SHEET C 601
 31 18" REJECT CURB AND GUTTER. SEE DETAIL ON SHEET C 600
 32 18" RIBBON CURB. SEE DETAIL ON SHEET C 600
 33 LIGHT POLE. SEE LIGHTING PLAN FOR DETAILS

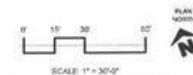
NOTE:

DEVELOPMENT INFRASTRUCTURE WITHIN THE STORM AND UTILITY EASEMENT IS THE OWNER'S RESPONSIBILITY TO REMOVE AND REPLACE IF PUBLIC UTILITY INFRASTRUCTURE SHALL BE PROVIDED, MAINTAINED, OR REPLACED IN THIS EASEMENT IN THE FUTURE.



SCOTT J.
ANDERSON
E-38818
WAUNAKEE
WI

8/27/24



work
architectural

S SNYDER
ASSOCIATES
5210 VOIGT ROAD, MILWAUKEE, WI 53219
PHONE: 800-838-0444
www.snyder-associates.com
FAX: 414-224-1200

NEW TECH PAINTING LLC

**NEW CONSTRUCTION
645 SANDPIPER TRAIL
COTTAGE GROVE, WI 53527**

Project Status

2024.01.18	BID SET
2024.02.02	VILLAGE RESUBM
2024.02.09	CANE COUNTY
2024.02.20	FOR CONSTRUCT
2024.05.03	FC UPGRADE
2024.07.30	NEW BUILD

PROJ. #:	23133-01
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© SKETCHWORKS
ARCHITECTURE 2024

SITE PLAN

C 300



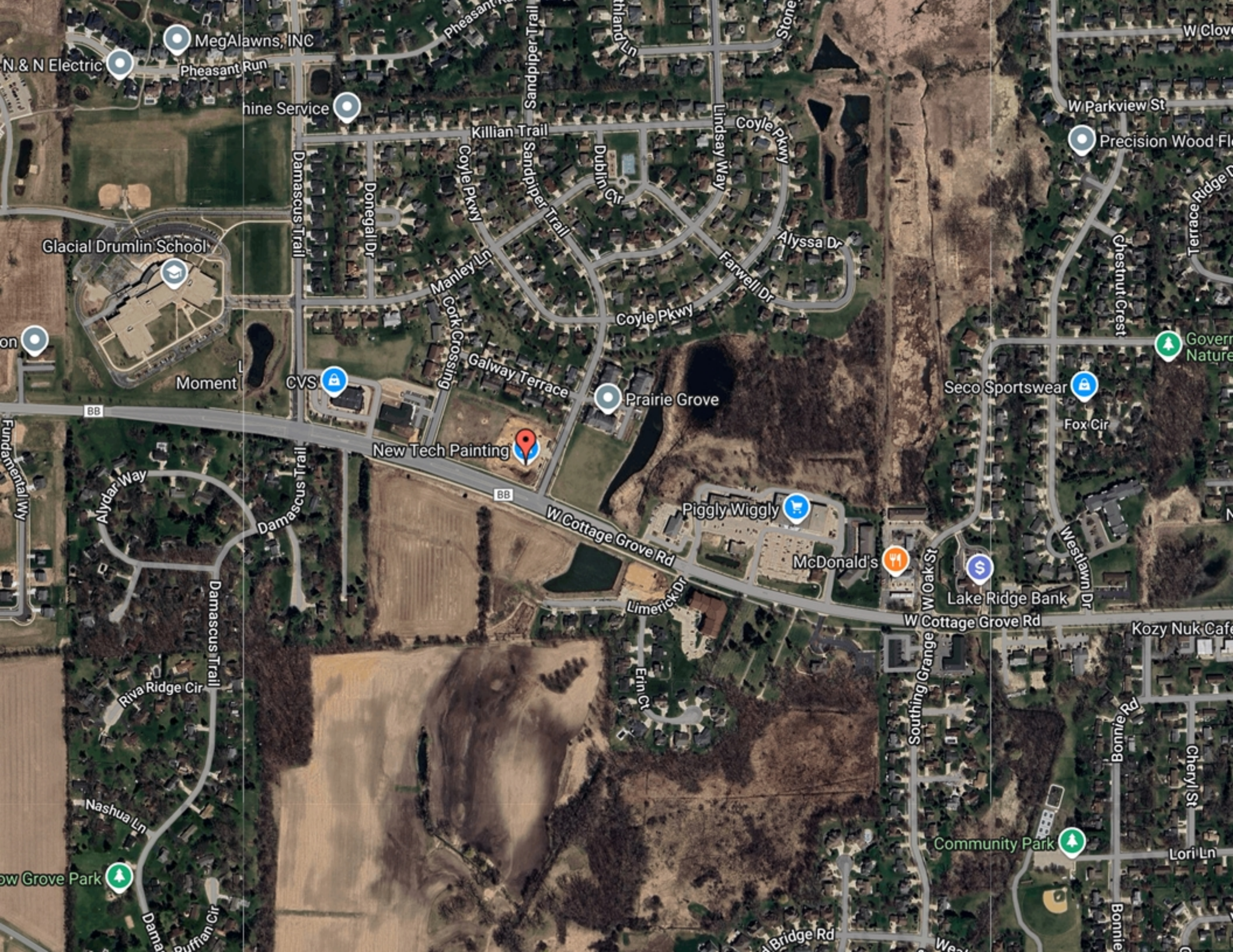
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,257	7,914	19,521
2010 Population	2,863	10,104	26,967
2024 Population	3,548	11,928	33,568
2029 Population	3,756	12,499	34,678
2024-2029 Growth Rate	1.15 %	0.94 %	0.65 %
2024 Daytime Population	2,691	9,071	25,796



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	28	78	286
\$15000-24999	45	151	509
\$25000-34999	28	108	431
\$35000-49999	79	343	1,110
\$50000-74999	224	707	2,171
\$75000-99999	111	402	1,712
\$100000-149999	381	1,149	3,502
\$150000-199999	316	798	2,072
\$200000 or greater	205	698	1,767
Median HH Income	\$ 119,528	\$ 113,382	\$ 105,098
Average HH Income	\$ 138,821	\$ 137,465	\$ 128,074

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	844	2,749	7,082
2010 Total Households	1,110	3,648	10,413
2024 Total Households	1,417	4,432	13,559
2029 Total Households	1,521	4,704	14,154
2024 Average Household Size	2.5	2.69	2.46
2024 Owner Occupied Housing	1,036	3,318	9,605
2029 Owner Occupied Housing	1,080	3,460	9,944
2024 Renter Occupied Housing	381	1,114	3,954
2029 Renter Occupied Housing	441	1,244	4,211
2024 Vacant Housing	143	243	551
2024 Total Housing	1,560	4,675	14,110







ABOUT COTTAGE GROVE

Cottage Grove is a village in Dane County, Wisconsin, with an estimated population of 8,854. A suburb of Madison, it shares a school district with Monona. The Village is home to beautiful parks, top schools, and a strong economy. Cottage Grove's recently upgraded I-94/CTH N interchange serves as the gateway between the Madison metro area and the I-94 Madison/Milwaukee corridor. The Cottage Grove Interstate Commerce Park is strategically located adjacent to the interchange. Development opportunities can also be found in the N. Main St. Corridor, along W. Cottage Grove Rd., and in the historic Olde Town core. The Village is home to three active TIF districts, and incentives are available for high quality projects.

Wisconsin



CITY OF COTTAGE GROVE

AREA

City	4.7 sq mi
Land	4.7 sq mi
Elevation	892 ft

POPULATION

Population	7,303
Density	1,523.03 sq mi

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BAEHR INC. and it should not be made available to any other person or entity without the written consent of BAEHR INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BAEHR INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BAEHR INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BAEHR INC. has not verified, and will not verify, any of the information contained herein, nor has BAEHR INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BAEHR INC. ADVISOR FOR MORE
DETAILS.

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