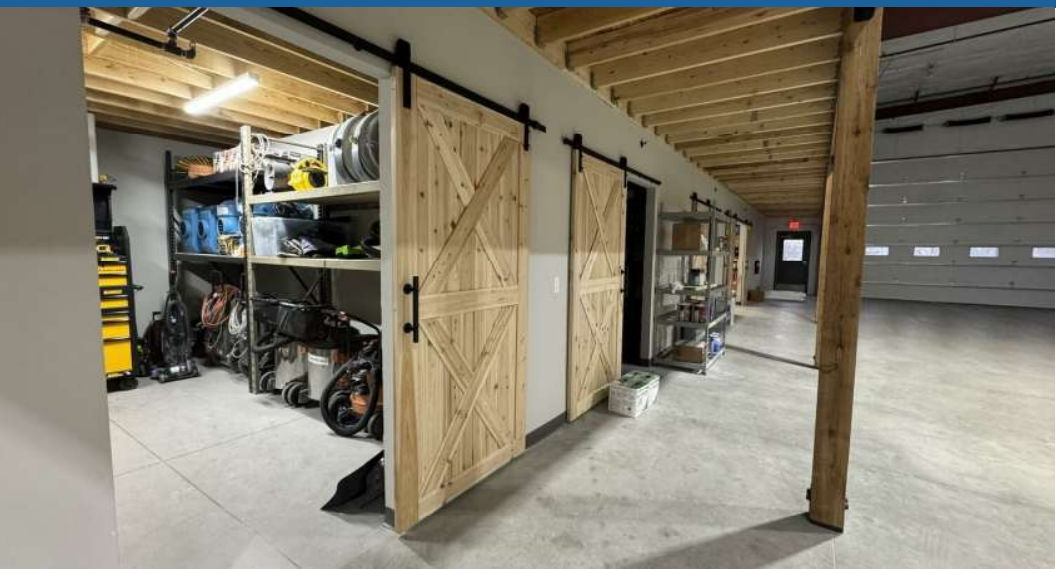
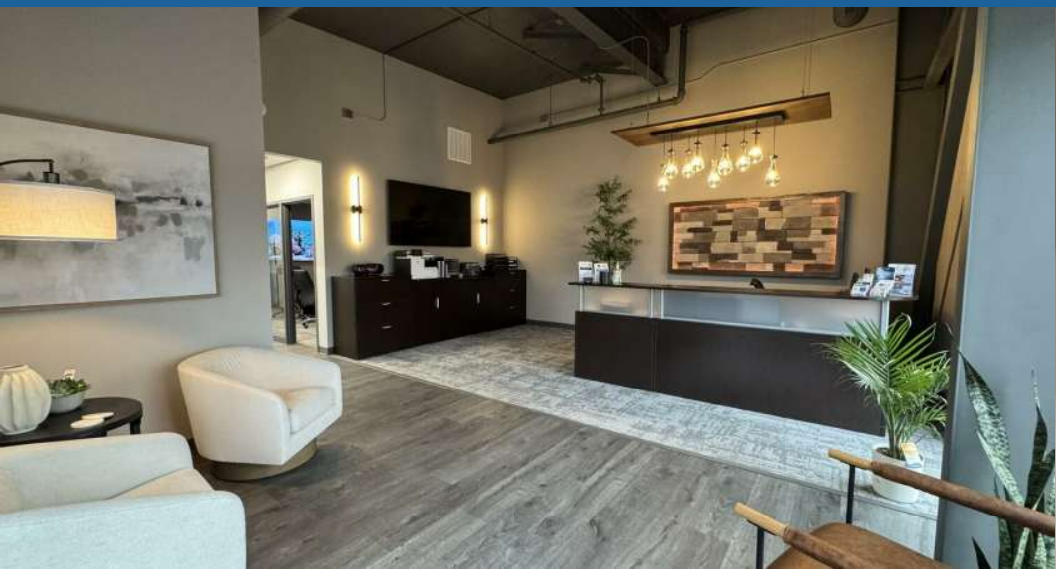




645 SANDPIPER TRAIL
COTTAGE GROVE, WI 53527
OFFERING MEMORANDUM



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., 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 property sits on 2.27 acres, was built in 2024, and consists of approximately 19,623 SF. The building has steel exterior and there is ample parking with 2 spaces per 1,000 SF with 30 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 30 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

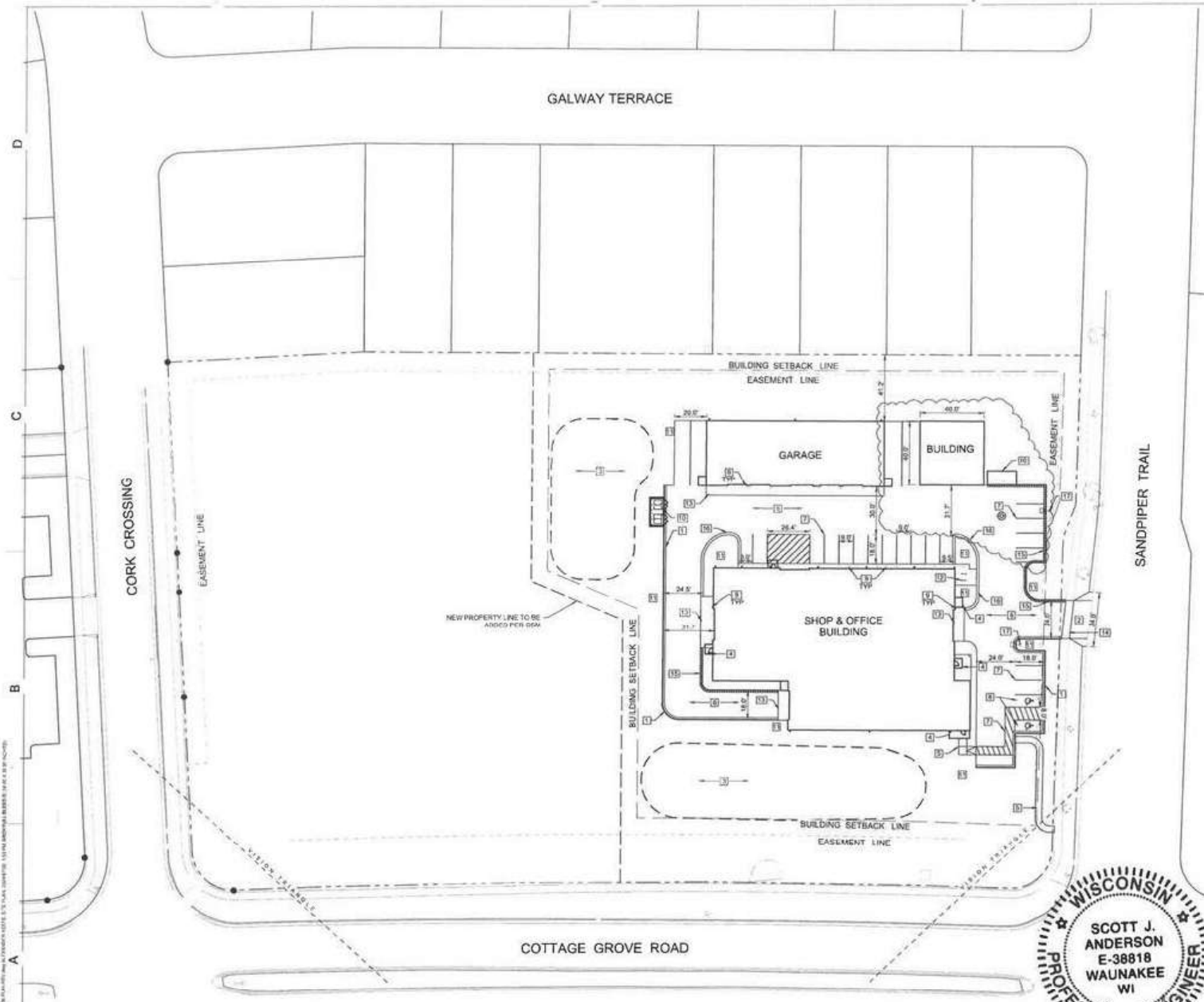
645



LOCATION HIGHLIGHTS

- Strategically located on W Cottage Grove Rd with over 7,700 Cars Per Day.
- Excellent access, frontage and visibility.
- Affluent and growing trade area.
- The property offers convenient access to shoppers from the high-density middle and upper-middle income residential neighborhoods.





SITE INFORMATION

ZONING DISTRICT: P-10 PLANNED BUSINESS DISTRICT
TOTAL SITE AREA: 181,830 SF (4.16 ACRES)
TOTAL DISTURBED AREA: 86,372 SF (2.34 ACRES)
EXISTING IMPROVEMENTS:
NEW IMPROVEMENTS: 42,014 SF
NEW PAVED AREA: 21,754 SF
NEW BUILDING AREA: 32,124 SF
NEW SIDEWALK AREA: 1,186 SF
TOTAL IMP. PERVIOUS: 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 - 800-255-4288
NATURAL GAS: ALLIANT ENERGY - 800-255-4288
CABLE: SPECTRUM - 855-426-0251
SANITARY SEWER: VILLAGE OF COTTAGE GROVE - 808-439-5812
WATER SERVICE: VILLAGE OF COTTAGE GROVE - 808-439-5811

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.
RADII ARE FROM FACE OF CURB
DIMENSIONS ARE FROM FACE OF CURB

FLOOD NOTE:

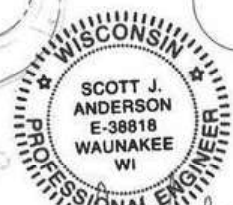
THIS FLOODPLAIN DESIGNATION FOR THE SUBJECT PROPERTY IS IN ZONE X AREAS IN MINIMAL FLOOD HAZARD, AS DESIGNATED IN THE FLOOD INSURANCE MAP FOR DANE COUNTY, WISCONSIN, COMMUNITY PANEL NUMBER 550250454-1, EFFECTIVE DATE 8/17/2014.

SITE PLAN KEYNOTES:

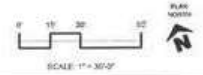
- 1" STANDARD CURB AND GUTTER
- CONCRETE DRIVEWAY APPROACH, SEE DETAIL ON SHEET C 901
- PROPOSED WET POND
- CONCRETE STOOP
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT, SEE DETAIL ON SHEET C 801
- 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT, COLOR YELLOW. PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ACRYL ZONE MARKING PAINT
- A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS, 8' X 16' SPACES
- 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD, SEE DETAIL ON SHEET C 601
- DUMPSTER ENCLOSURE AREA
- LANDSCAPING AREA
- INVERTED "U" WIRE RACKS
- CONCRETE APPROACH IN FRONT OF GARAGE DOORS, SEE DETAIL ON SHEET C 601
- SIDEWALK SHALL BE RESTORED AT THE DRIVEWAY LOCATION IN ACCORDANCE WITH THE VILLAGE OF COTTAGE GROVE STANDARD DETAIL DRAWINGS, SEE DRG'S C 801
- 18" REJECT CURB AND GUTTER, SEE DETAIL ON SHEET C 600
- 18" RIBBON CURB, SEE DETAIL ON SHEET C 600
- 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
8/27/24



NEW TECH PAINTING LLC

NEW CONSTRUCTION
645 SANDPIPER TRAIL
COTTAGE GROVE, WI 53527

Project Status

2024.01.18	BID SET
2024.02.02	VILLAGE REGULATION
2024.02.09	DANE COUNTY PERMIT
2024.02.20	FOR CONSTRUCTION
2024.05.03	FE UPDATES
2024.07.30	NEW BUILDING

PROJ. #: 23035-01

© SKETCHWORKS ARCHITECTURE 2024

SITE PLAN

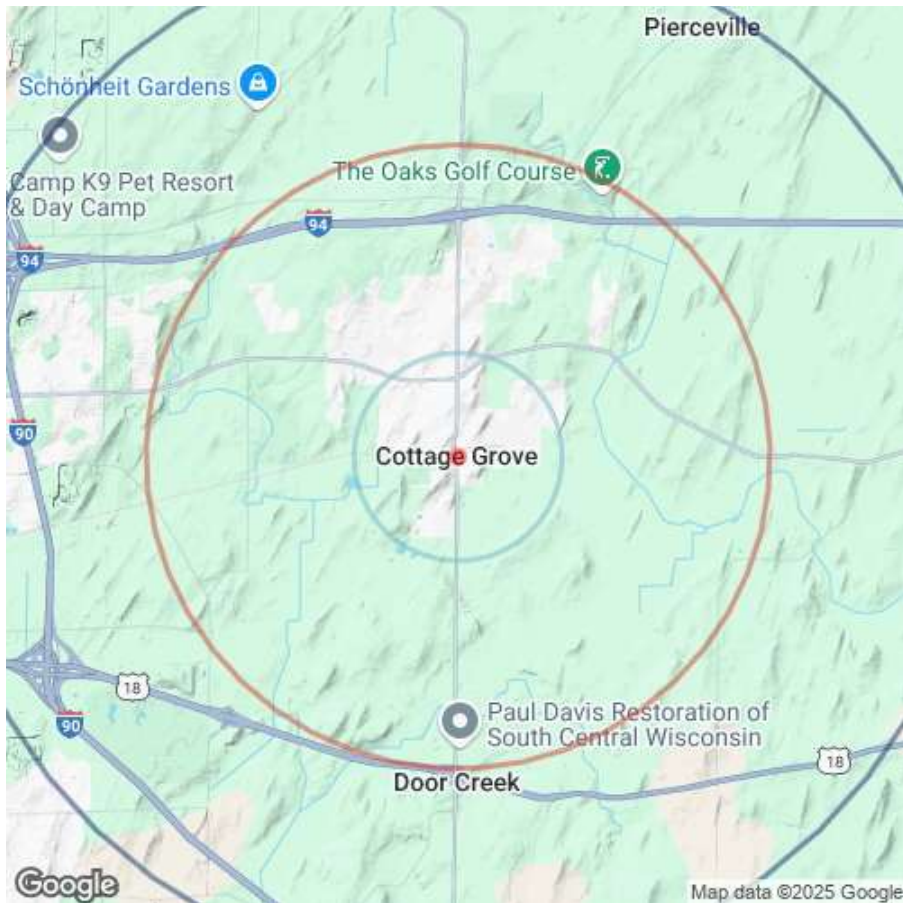
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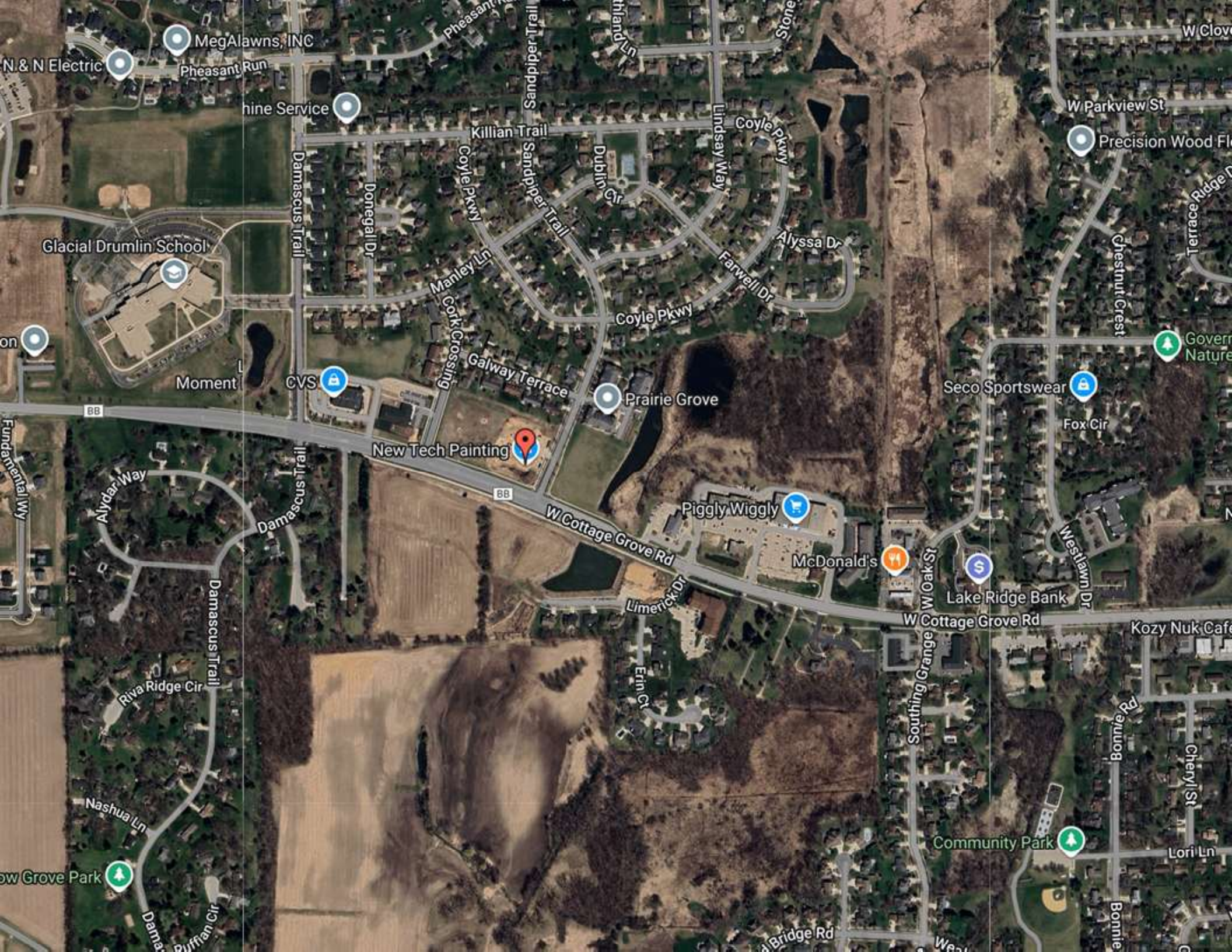
DEMOGRAPHICS

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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