

INDUSTRIAL FOR LEASE



5044-5046 TRADEWINDS PARKWAY, MADISON, WI 53718



FOR LEASE - 8,000 SF OF 2ND GENERATION SHOWROOM AND WAREHOUSE

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



PRESENTED BY:

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
office: (608) 443-1040
cell: (608) 444-1911
ccaalum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
bmeyer@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

5044 TRADEWINDS PARKWAY | MADISON, WI 53718



Property Summary

Lease Rate:	\$9.75
Available SF:	8,000
Warehouse SF:	3,636
Clear Height:	19' - 22'
Column Space:	40' x 50'
Dock Doors:	2 - 8'x10'
Grade Doors:	2 - 12'x14'
Power:	200-Amp / 3-Phase
Showroom & Office SF:	4,364
Year Built:	2018
Zoning:	IL
Availability Date:	September 1, 2025

Flex Showroom & Warehouse Space for High-End Users

This premium industrial property is designed for businesses seeking a modern and efficient workspace. Featuring 19'–22' clear heights, 40' wide column bays, and a tilt-up concrete and steel beam construction, this facility ensures durability and functionality.

Ample natural light floods the space through skylights and clerestory windows, reducing energy costs alongside all-LED lighting. Expansive glass frontage and extensive landscaping create a high-end corporate image.

Conveniently located with access to the Beltline Highway & US Highway 51 via Agriculture Drive or Voges Road, this property provides unparalleled connectivity for businesses seeking efficiency and visibility.

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

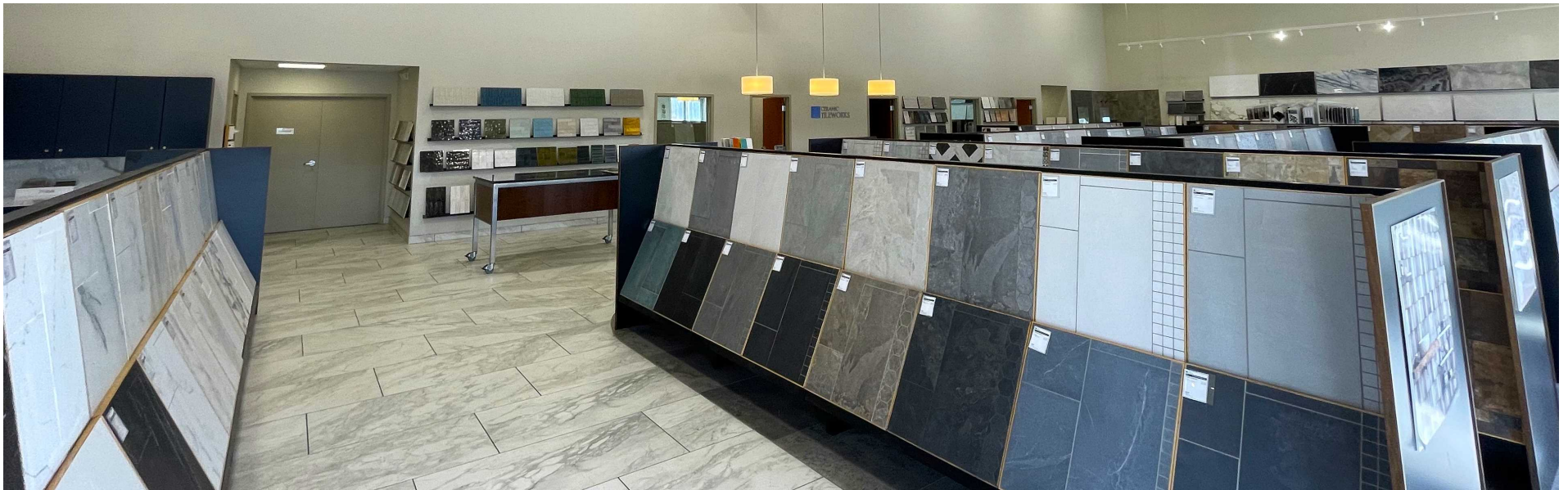


CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaalum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

PROPERTY PHOTOS

5044 TRADEWINDS PARKWAY | MADISON, WI 53718



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

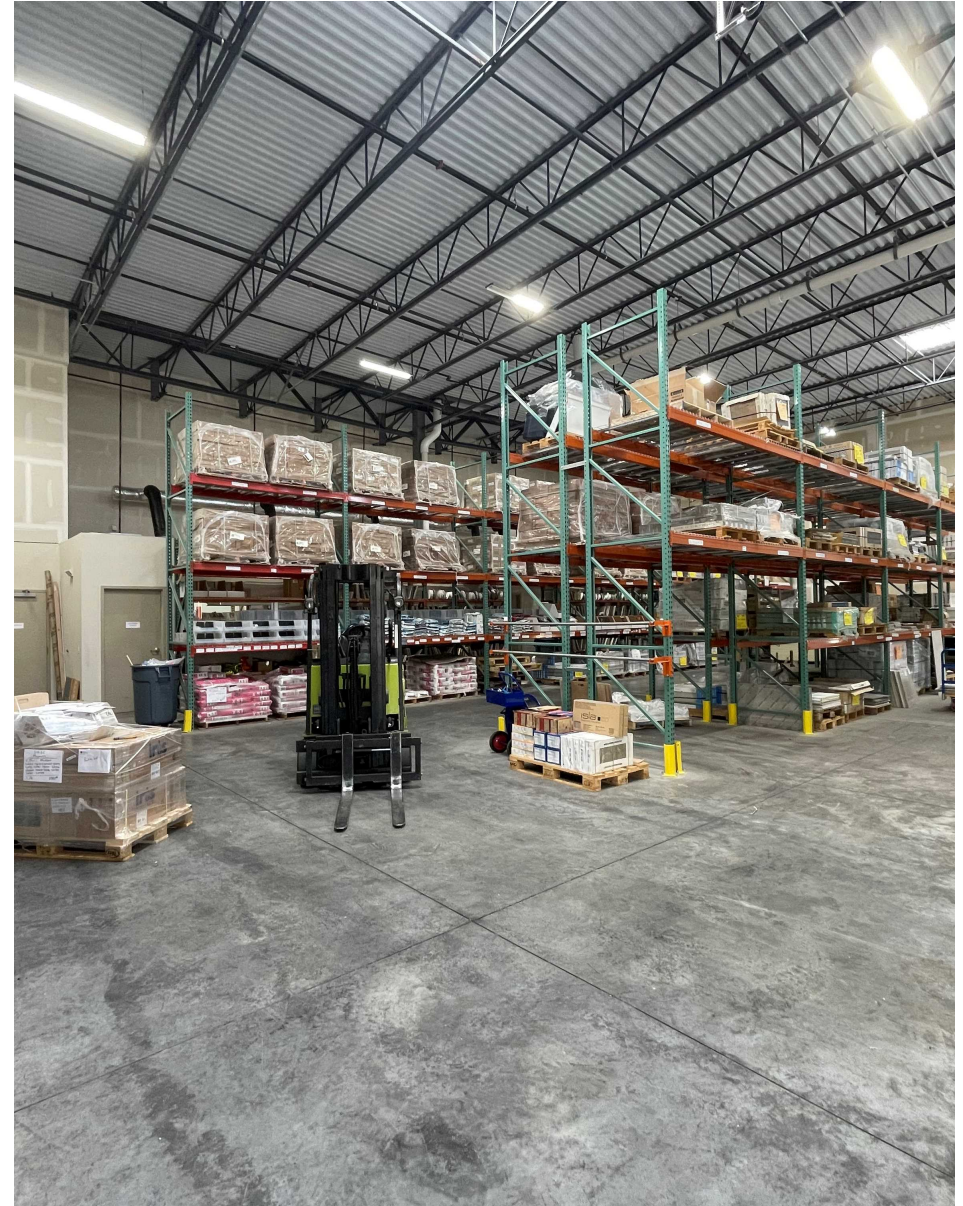
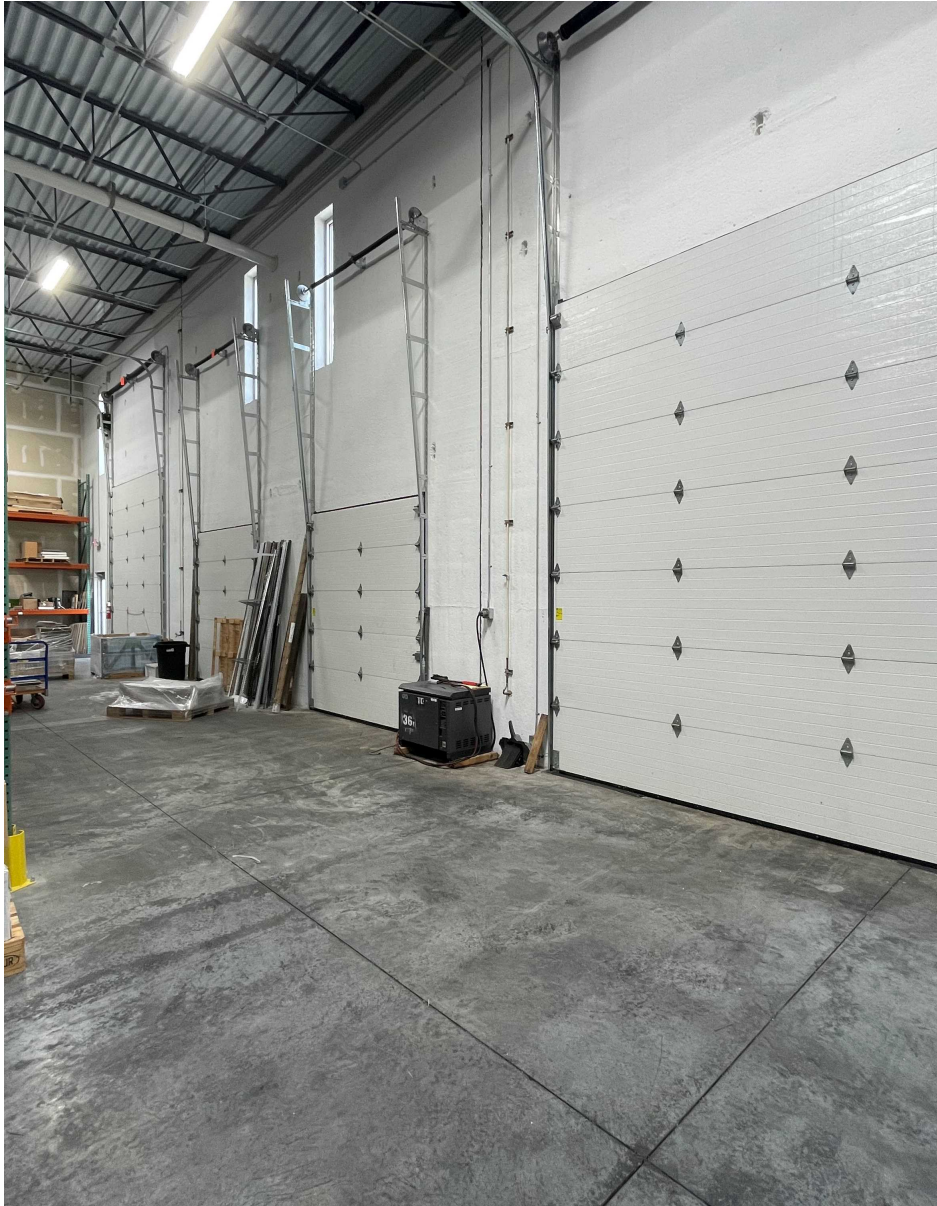


CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

PROPERTY PHOTOS

5044 TRADEWINDS PARKWAY | MADISON, WI 53718



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



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

PROPERTY PHOTOS

5044 TRADEWINDS PARKWAY | MADISON, WI 53718



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



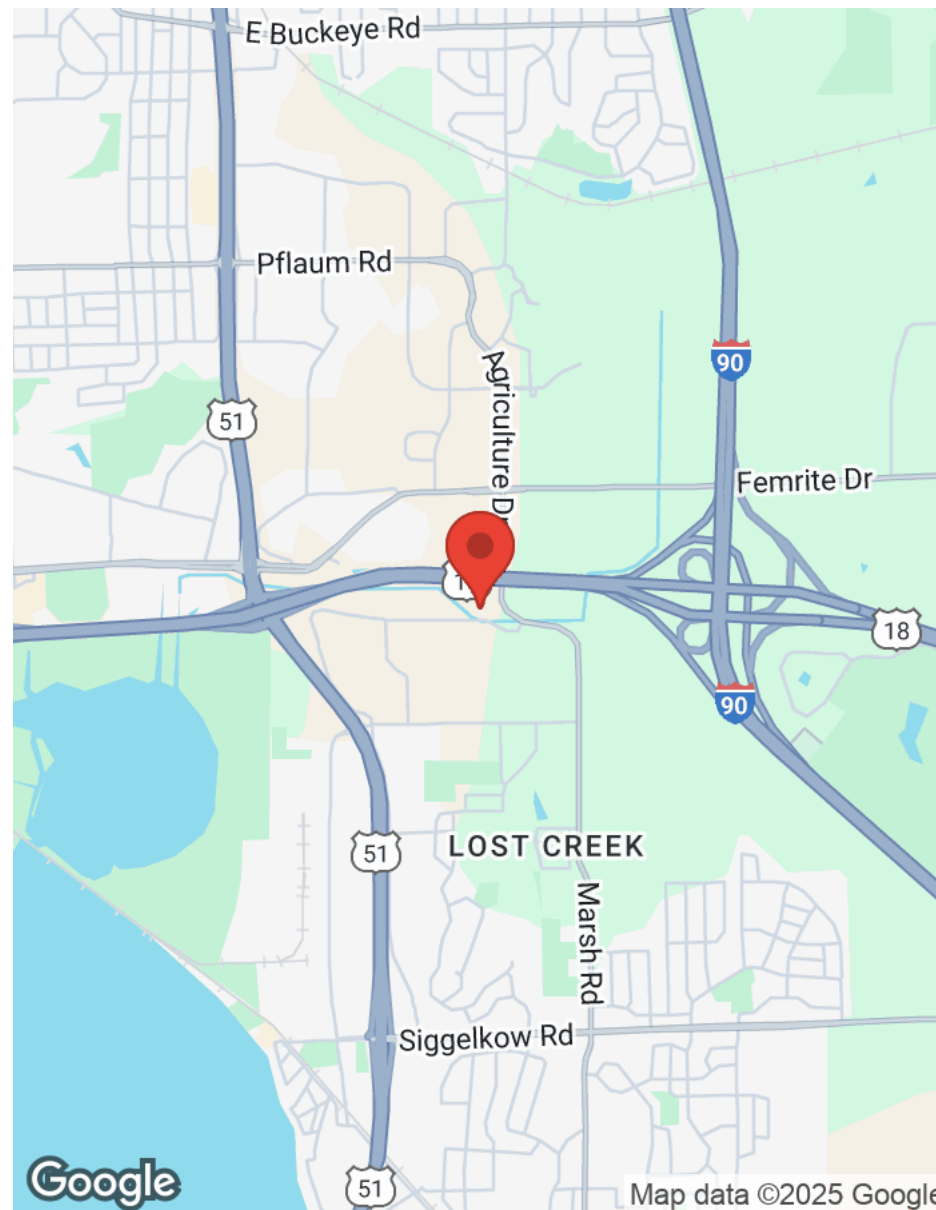
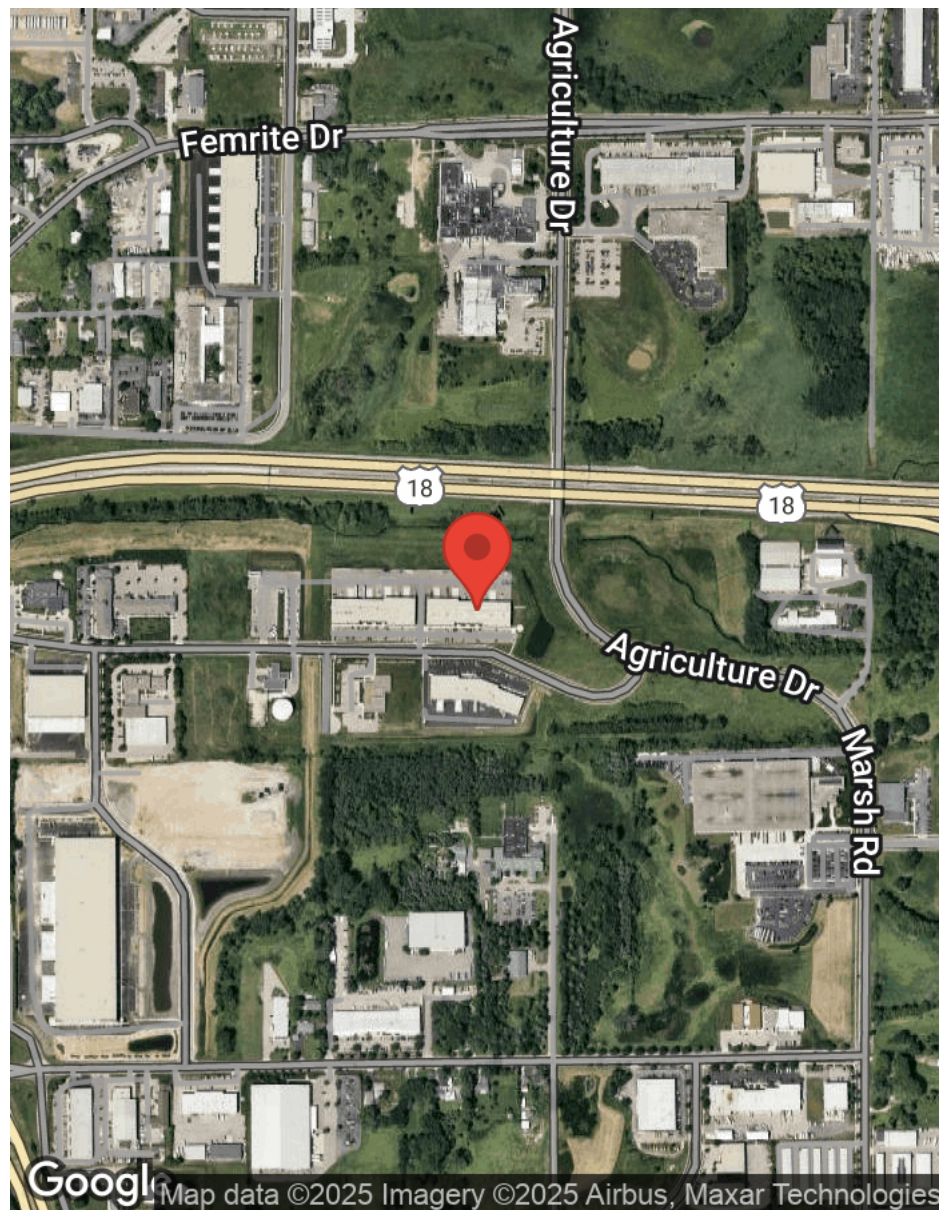
CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com



LOCATION MAPS

5044 TRADEWINDS PARKWAY | MADISON, WI 53718



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

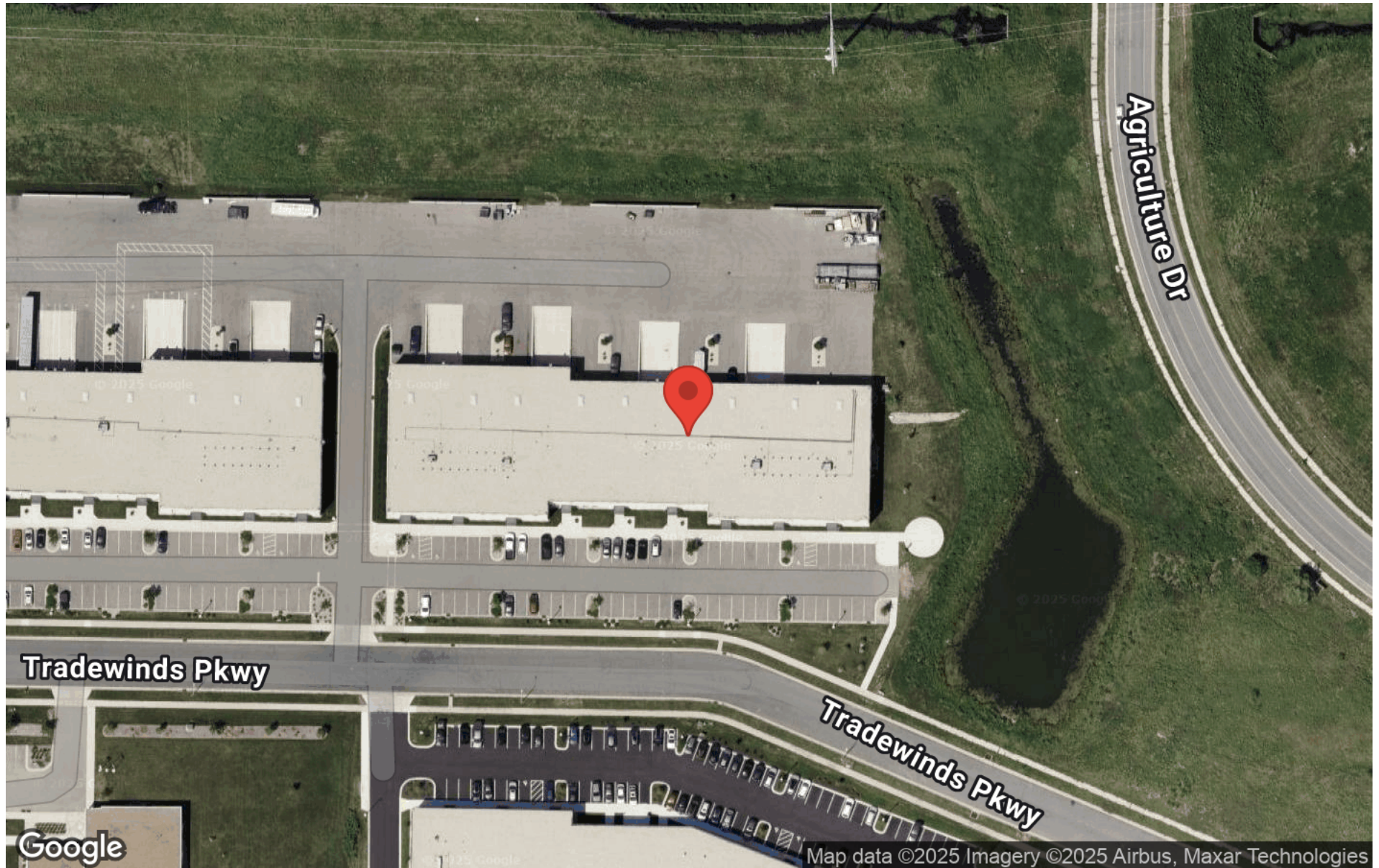


CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

AERIAL MAP

5044 TRADEWINDS PARKWAY | MADISON, WI 53718



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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

DISCLOSURE

5044 TRADEWINDS PARKWAY | MADISON, WI 53718

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.

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



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
c caulum@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com