

Excellent Opportunity

to own and occupy this strategically located and popular property in the expanding Village of Waunakee.



Offered for \$4,750,000

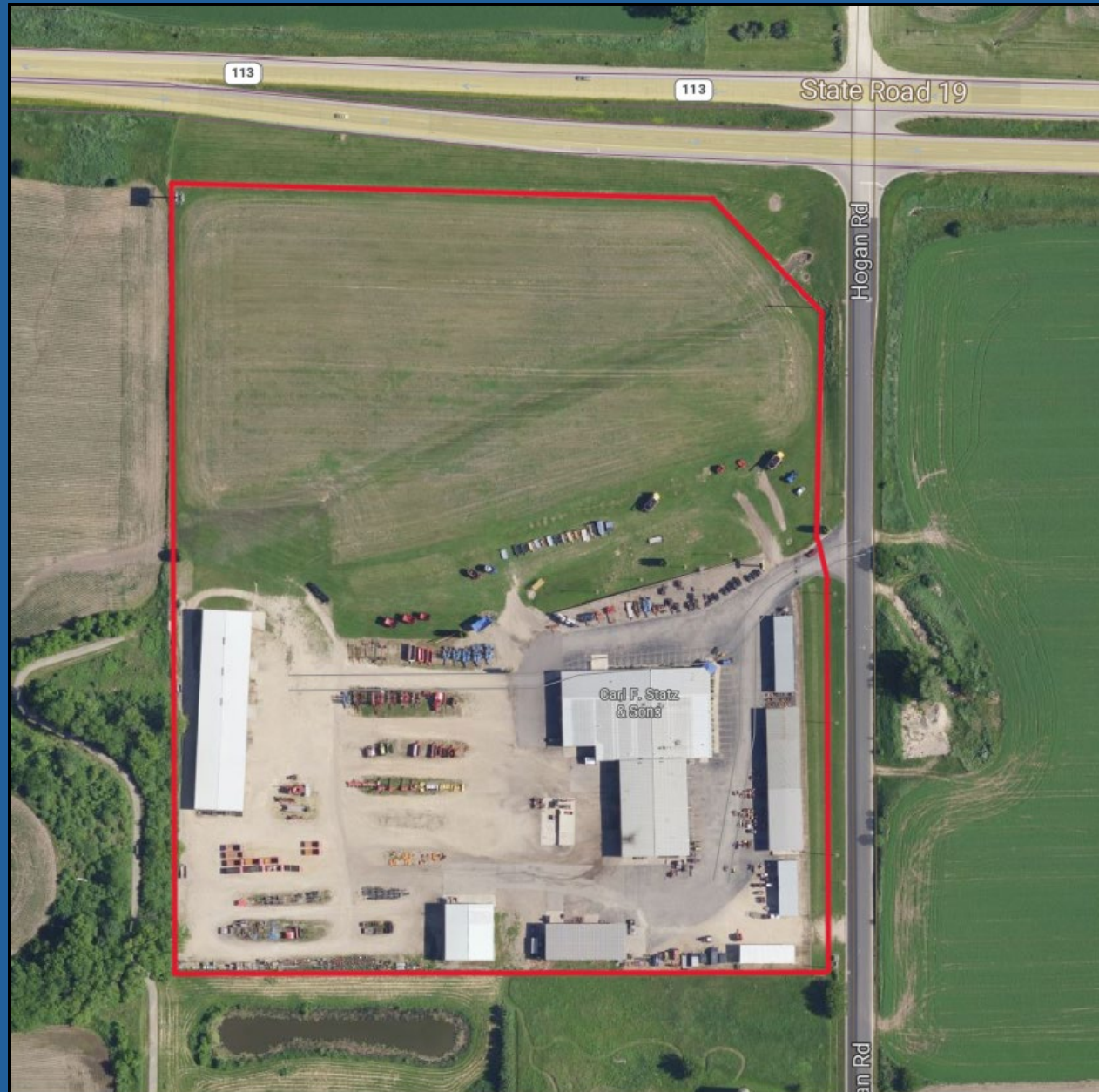
Great fit for any number of businesses that need showrooms, shop areas, offices, and breakrooms, with ample storage and warehouse areas. This property offers plenty of outdoor vehicle and equipment staging areas on the spacious, security protected 19.5 acre site.



19.5 Total Acres

The southern half of the property is improved for business operations.

The northern half is unimproved and could be developed in the future.



**Building Areas**

| | |
|-------------------------|----------------|
| Main Building: | 29,408 Sq. Ft. |
| Building #2: | 6,125 Sq. Ft. |
| Building #3: | 6,400 Sq. Ft. |
| Building #4: | 4,200 Sq. Ft. |
| Building #5: (enclosed) | 9,600 Sq. Ft. |

| | |
|--------------------------------|----------------|
| Total Enclosed Building Areas: | 55,733 Sq. Ft. |
| Total Heated Building Areas: | 41,929 Sq. Ft. |
| Finished Areas: | 19,158 Sq. Ft. |
| Heated Shop/Warehouse: | 22,775 Sq. Ft. |
| Unheated Storage: | 3,800 Sq. Ft. |
| 3-sided Shed Section: | 6,000 Sq. Ft. |
| Gross Building Area: | 61,733 Sq. Ft. |

The buildings were constructed in stages between 1974 and 2003.

The property is currently being served by private well and septic waste disposal system.

**D. L. EVANS COMPANY, INC.**

Real Estate Counseling, Brokerage & Valuation

Andrew Kessenich

608.274.4141 ext. 2

akessenich@dlevanscompany.com



The Main Building (Building #1) is a pre-engineered steel-framed building with a gross building area of 29,408 square feet. The roof height ranges between 14-18 feet. The exterior finishes are primarily metal, with some areas of face brick. This building has office and showroom areas that consist of a total of 19,158 square feet, with space including individual offices, retail areas, a large parts storage area, break room, fitting room, and two restrooms. Finishes in these areas are primarily tile flooring, drywall and wood panel walls, acoustical tile ceilings, metal-framed storefront and casement windows, and recessed fluorescent lighting. Finished building areas have forced-air gas furnaces with air-conditioning. The Main Building also contains an open shop area that is 10,250 square feet in size. Interior finishes include concrete floors, concrete block and metal walls, exposed ceilings, and suspended fluorescent lighting. Gas space heaters serve the shop areas. There are 10 overhead doors, 2 dock-height doors, and 4 overhead cranes in this building.



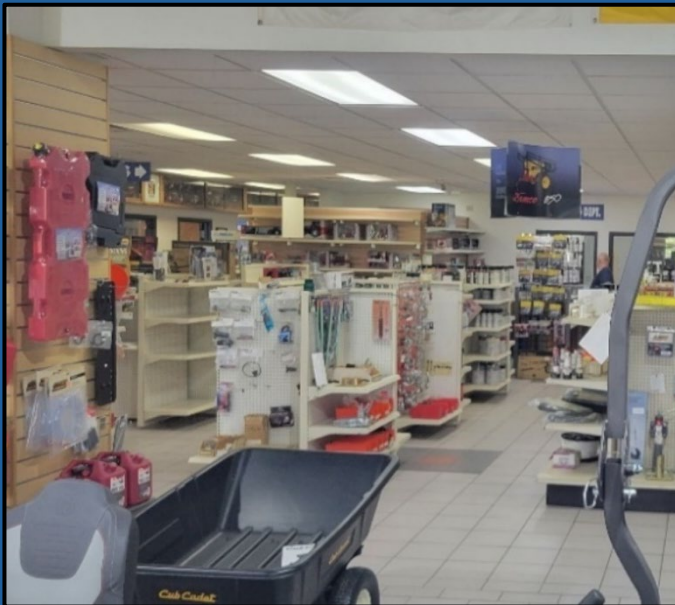
D. L. EVANS COMPANY, INC.

Real Estate Counseling, Brokerage & Valuation

Andrew Kessenich

608.274.4141 ext. 2

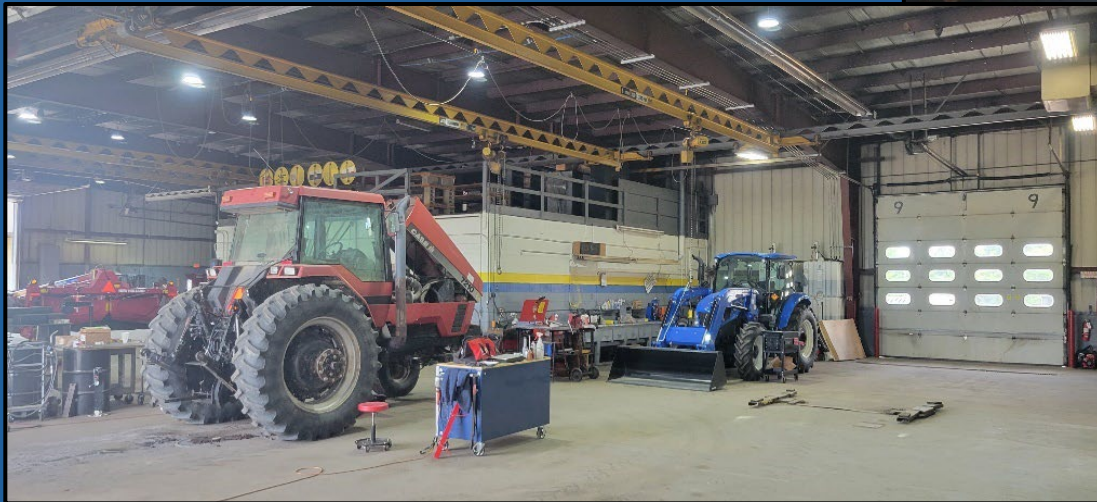
akessenich@dlevanscompany.com













Building #2 is located to the east of the Main Building. It is currently divided into two sections of roughly equal size; one used to display inventory and the other used as shop space. This is a rectangular pre-engineered steel-framed structure. Exterior walls and roof coverings are metal, and the building is about 14 feet high at the eaves. Interior finishes include concrete flooring, metal and exposed insulation on the walls, exposed ceilings, and storefront type windows. Space heaters provide heat for this building. There are 5 overhead doors, and 2 overhead cranes. The total building size is 6,125 square feet.



D. L. EVANS COMPANY, INC.

Real Estate Counseling, Brokerage & Valuation

Andrew Kessenich

608.274.4141 ext. 2

akessenich@dlevanscompany.com





Building #3 is located to the south of the Main Building. This building serves as shop space and has interior and exterior walls that are about 50 percent concrete block and 50 percent metal, with concrete flooring and exposed ceilings. The pitched metal roof is about 16 feet high at the eaves. This building is divided into two rooms. There are 3 overhead doors and one overhead crane. Total building size is 6,400 square feet. Heat is provided by gas-fired, ceiling mounted radiant tubes.





Building # 4 is located a short distance to the west of the Building #3. It is a wood-framed pole type structure used for storage. The space is comprised of a single open area. The building has electrical service but is unheated. There is metal panel exterior siding over a wood frame with gravel flooring. There are 3 overhead doors in this building. Building size is 4,200 square feet. The building is about 16 feet high at the eaves.





Building #5 is located along the far western edge of the property. It is a storage type building. This building is unheated, and the southern portion of the building is a 3-sided shed building section, being open toward the east. This is a pre-engineered steel building with metal siding. There is 9,600 square feet of enclosed warehouse area, plus 6,000 square feet of three-sided shed area. The warehouse area has concrete flooring, while the three-sided shed area has gravel floors. Building height is about 14 feet.



D. L. EVANS COMPANY, INC.

Real Estate Counseling, Brokerage & Valuation

Andrew Kessenich

608.274.4141 ext. 2

akessenich@dlevanscompany.com



Other structures, in addition to the 5 buildings, are three canopies. These are adjacent to the buildings, used as outdoor display areas for inventory.



D. L. EVANS COMPANY, INC.

Real Estate Counseling, Brokerage & Valuation

Andrew Kessenich

608.274.4141 ext. 2

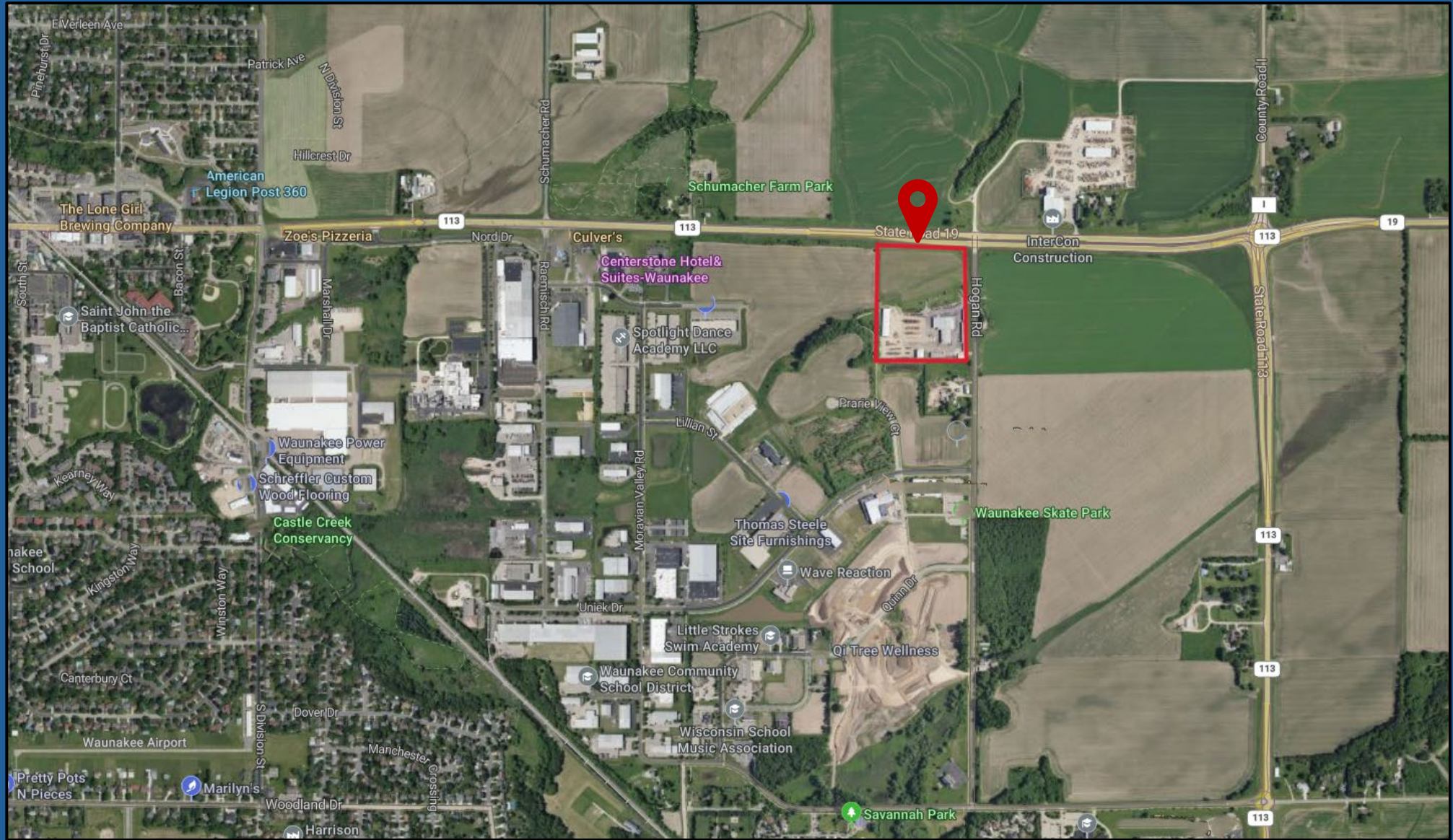
akessenich@dlevanscompany.com

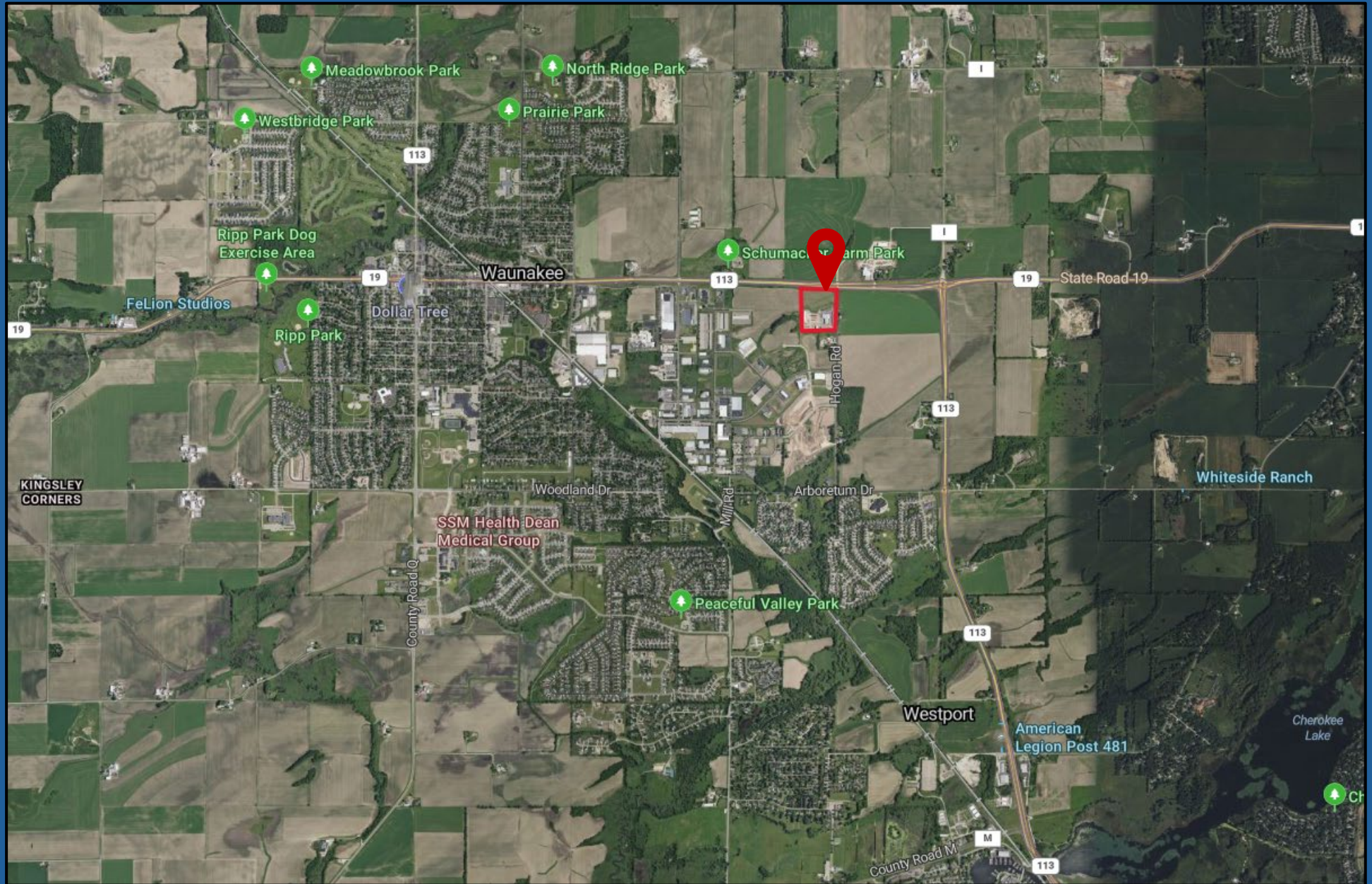


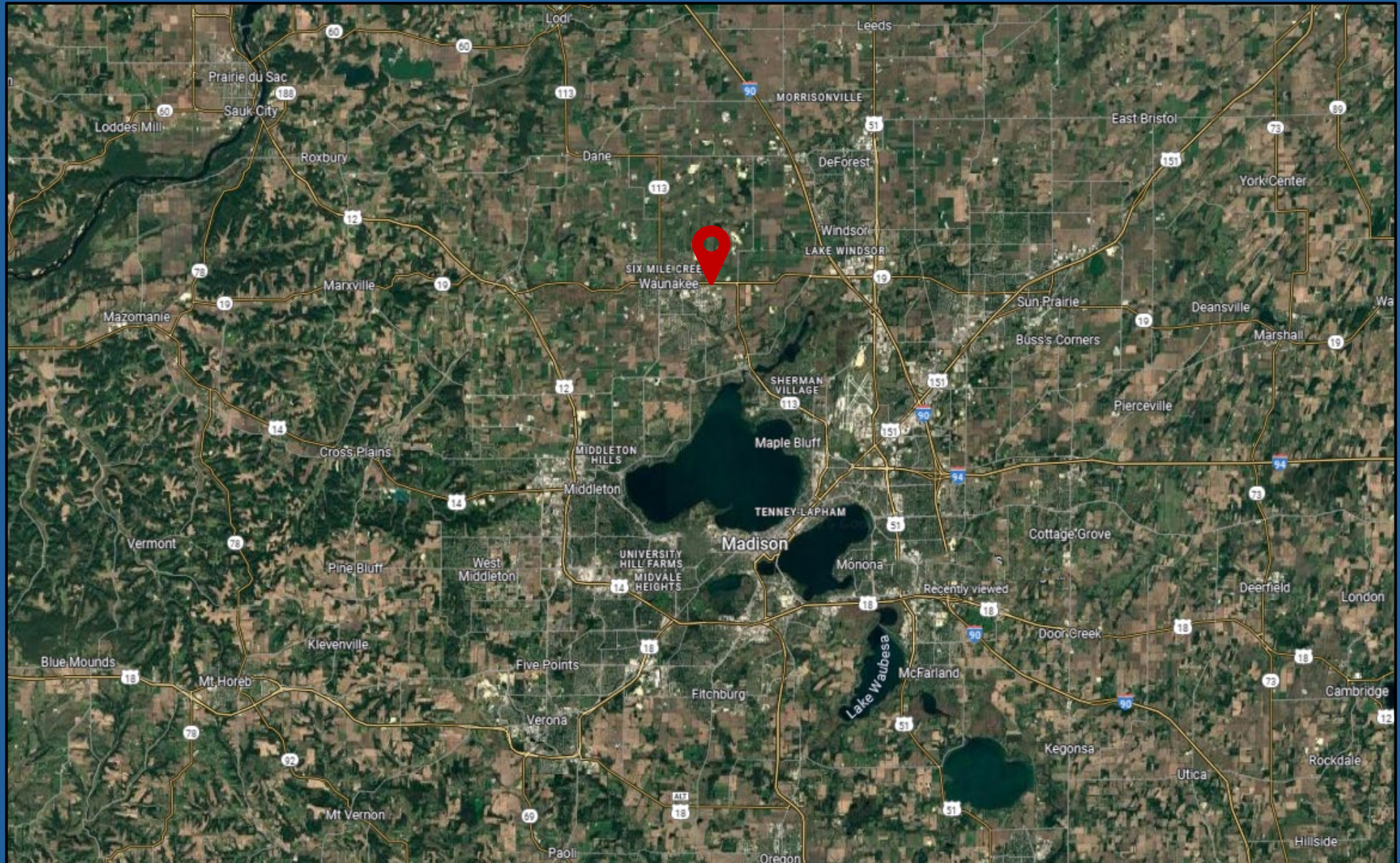












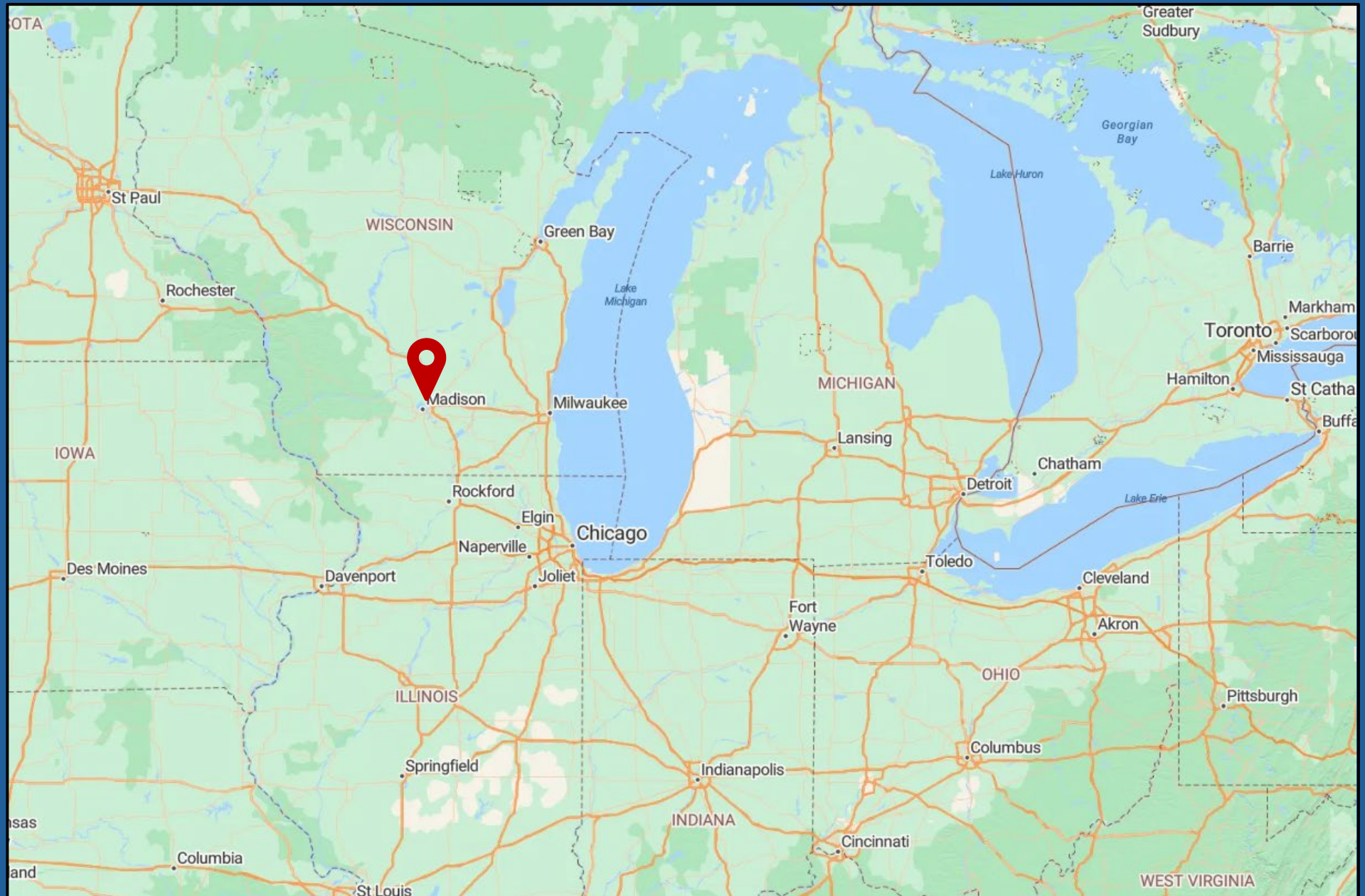
D. L. EVANS COMPANY, INC.

Real Estate Counseling, Brokerage & Valuation

Andrew Kessenich

608.274.4141 ext. 2

akessenich@dlevanscompany.com



D. L. EVANS COMPANY, INC.

Real Estate Counseling, Brokerage & Valuation

Andrew Kessenich

608.274.4141 ext. 2

akessenich@dlevanscompany.com

Confidentiality and Disclaimer

The information contained in this Marketing Brochure (and related documents as may be provided by Broker) is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from D. L. Evans Company, Inc. ("Broker") and should not be disclosed or otherwise made available to any other person or entity without the express prior written consent of the Broker, which may be withheld in Broker's sole discretion. The Marketing Brochure is intended to establish only a preliminary level of interest in the marketed property ("Property") and contains unverified information for the sole purpose of providing a summary to prospective buyers. The Marketing Brochure shall not be construed to serve as a substitute for a buyer's own due diligence investigation of the Property.

The Broker makes no representation or warranty with respect to the following: (i) the Marketing Brochure or the accuracy or completeness therein; (ii) the condition of the Property, including any improvements; (iii) the Property's compliance with any and all applicable federal, state or local laws, statutes, rules or ordinances; (iv) the income or expenses (rent or otherwise) related to the Property, including without limitation the past, present or future projected financial performance of the Property; (v) the size and square footage of the Property or any improvements located thereon; (vi) the presence or absence of substances on the Property, including without limitation any hazardous substances, PCBs or asbestos; (viii) the financial condition or business prospects of any tenant; (ix) tenant's compliance with any obligations under agreements related to the Property, including any lease agreements; or (x) any tenant's plans or intentions to continue occupancy of the Property.

The information in the Marketing Brochure (and related documents as may be provided by Broker) has been provided to the Broker. The Broker has not (and is under no obligation or expectation to do so) made any investigation of the information contained in the Marketing Brochure. Broker has not and will not verify any of the information contained in the Marketing Brochure. All potential buyers must take appropriate measures to (i) verify all of the information provided and (ii) independently investigate the Property. Any rent or income information in the Marketing Brochure represents third-party projections of potential future rental income, without the Broker's investigation or review. The Broker makes no representations as to whether such rental income may be accurate or attainable. Federal, State and local laws regarding restrictions on rent, including increases, may impact any financial projections. Buyer must conduct its own investigation to determine whether such rent and any increases are legally permitted.

4902-8128-3598, v. 1

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

D. L. Evans Company, Inc.
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

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

39 _____

40 _____

41 _____

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright © 2016 by Wisconsin REALTORS® Association. Drafted by Attorney Debra Peterson Conrad

D. L. Evans Company, Inc., 340 S. Whitney Way, Suite 200 MADISON WI 53705 Phone: 608.274.4141 Fax: _____ Triple R Associates

ANDREW KESSENICH Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



D. L. EVANS COMPANY, INC.

Real Estate Counseling, Brokerage & Valuation

Andrew Kessenich

608.274.4141 ext. 2

akessenich@dlevanscompany.com