

# LAND FOR SALE - 2.35 ACRES OF INDUSTRIAL DEVELOPMENT LAND

## 4602 HELGESEN DRIVE

4602 HELGESEN DR MADISON, WI 53718



## INDUSTRIAL LAND FOR SALE

**OAKBROOK CORPORATION**  
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# PROPERTY SUMMARY

4602 Helgesen Dr  
4602 Helgesen Drive | Madison, WI 53718



## Property Summary

Price:	\$550,000
Price / SF:	\$5.37 P/SF
Acre:	2.35
Access:	S Stoughton Service Rd
Frontage:	251' - Helgesen Drive
Outside Storage:	Permitted
Signal Intersection:	US HWY 51 & Pflaum Rd
Utilities:	Present at Street
Zoning:	IL (Industrial Limited)
APN:	251/0710-153-0403-4

## Property Overview

This 2.35-acre site is one of the few vacant land sites left in Madison's southeast industrial park, a location that is valued for its proximity to many key arterials and convenient for distribution within the Madison MSA. All utilities present at the street. Permitted uses include professional office, limited production, light manufacturing, public utility, private ambulance, medical facilities, contractor business/showroom, and many more.

## Location Overview

Great location off S Stoughton Service Road with easy access to US Highway 51, US Highway 30, the West Beltline Highway, and Interstates 39/90/94.



# PROPERTY PHOTOS

4602 Helgesen Dr

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## PROPERTY PHOTOS

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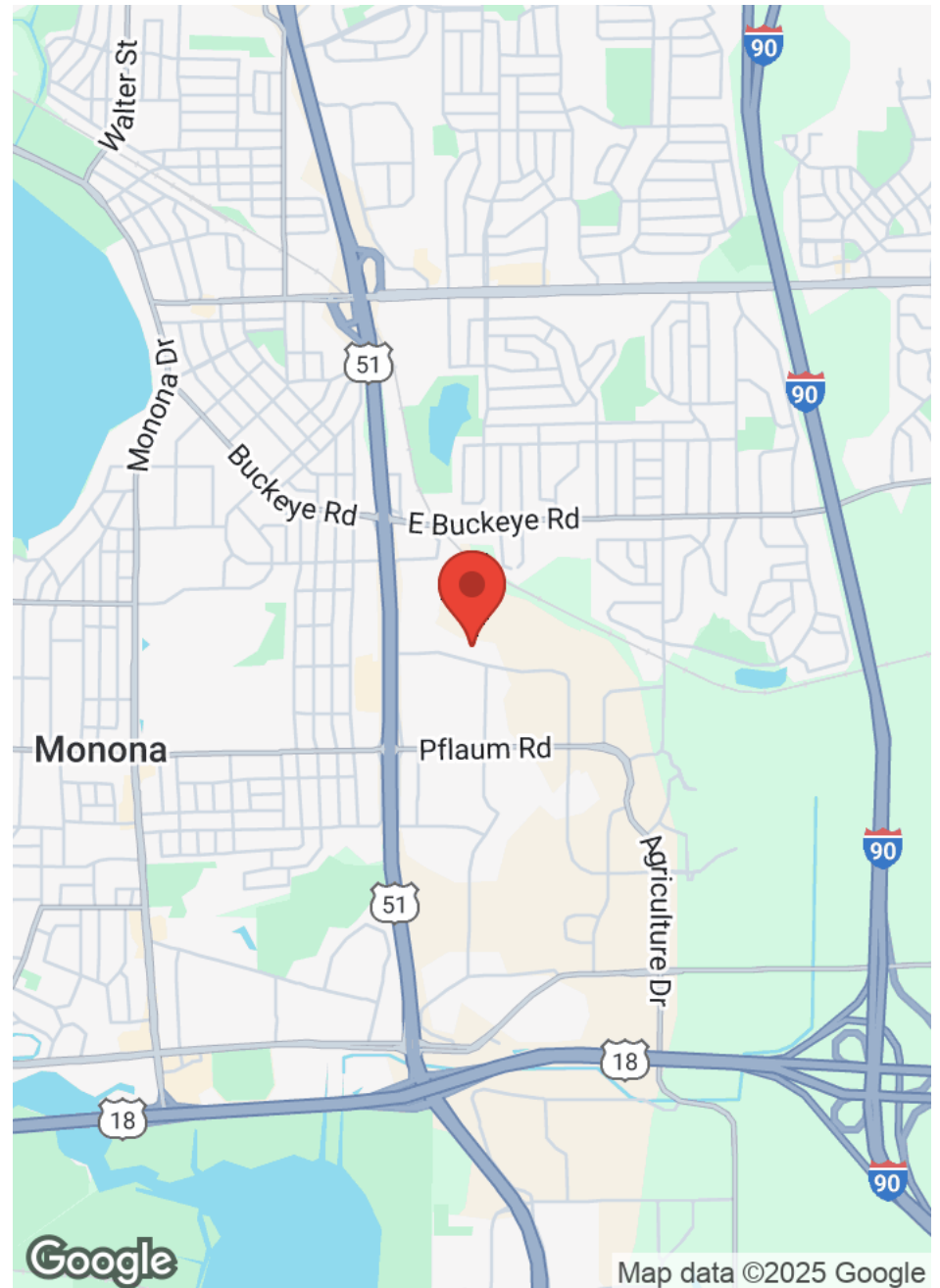
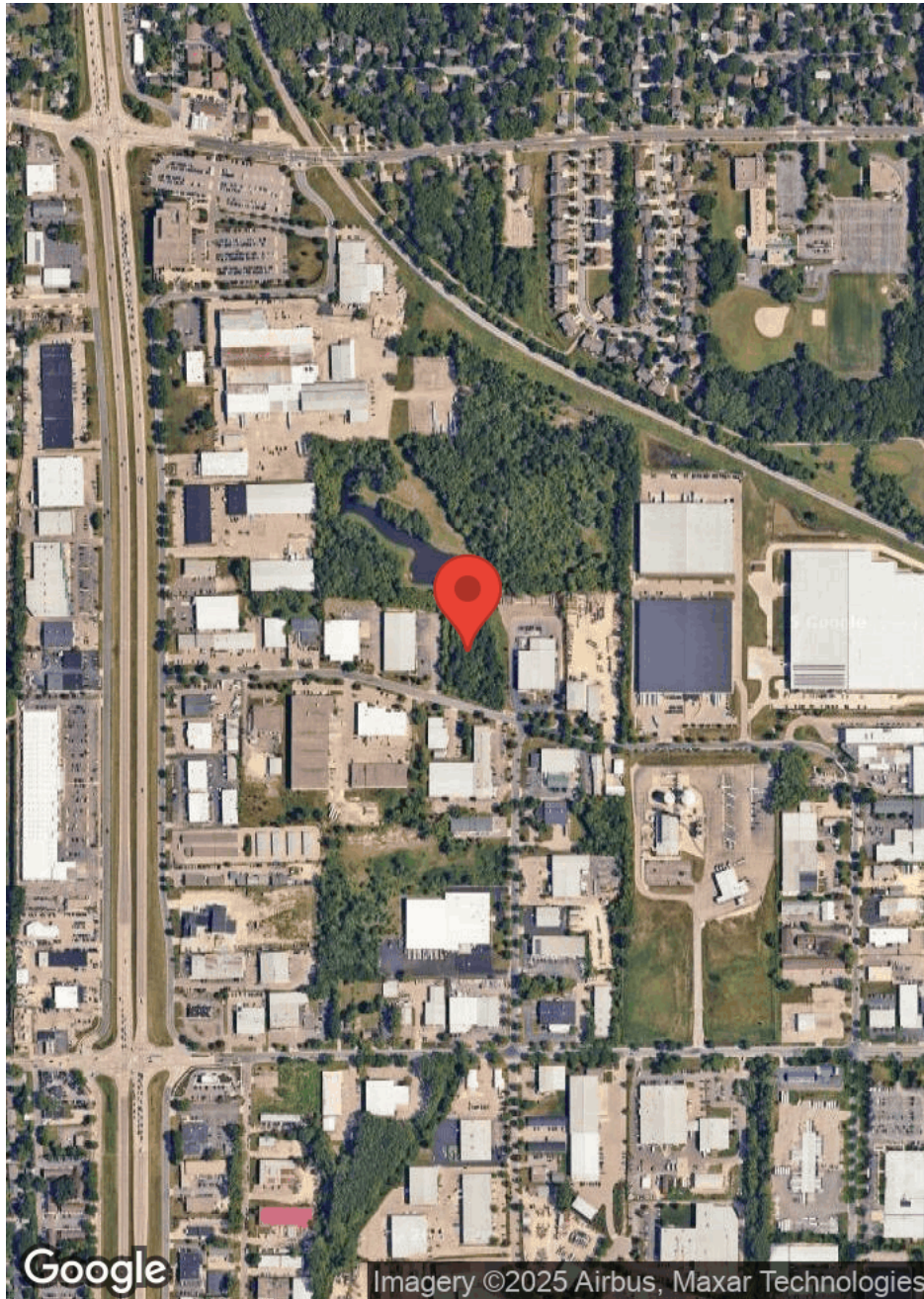




# LOCATION MAPS

4602 Helgesen Dr

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# AERIAL MAP

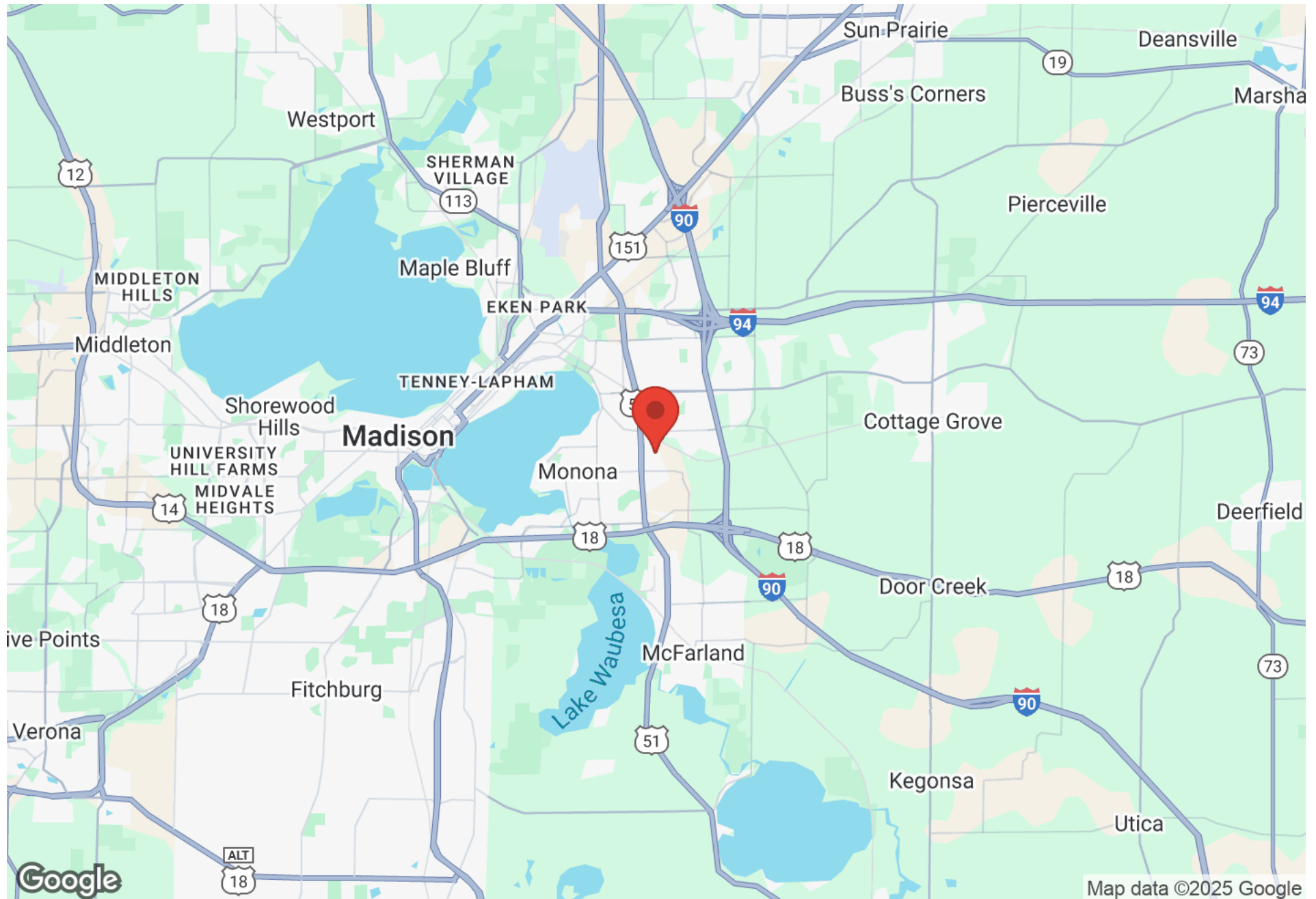
4602 Helgesen Dr  
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# REGIONAL MAP

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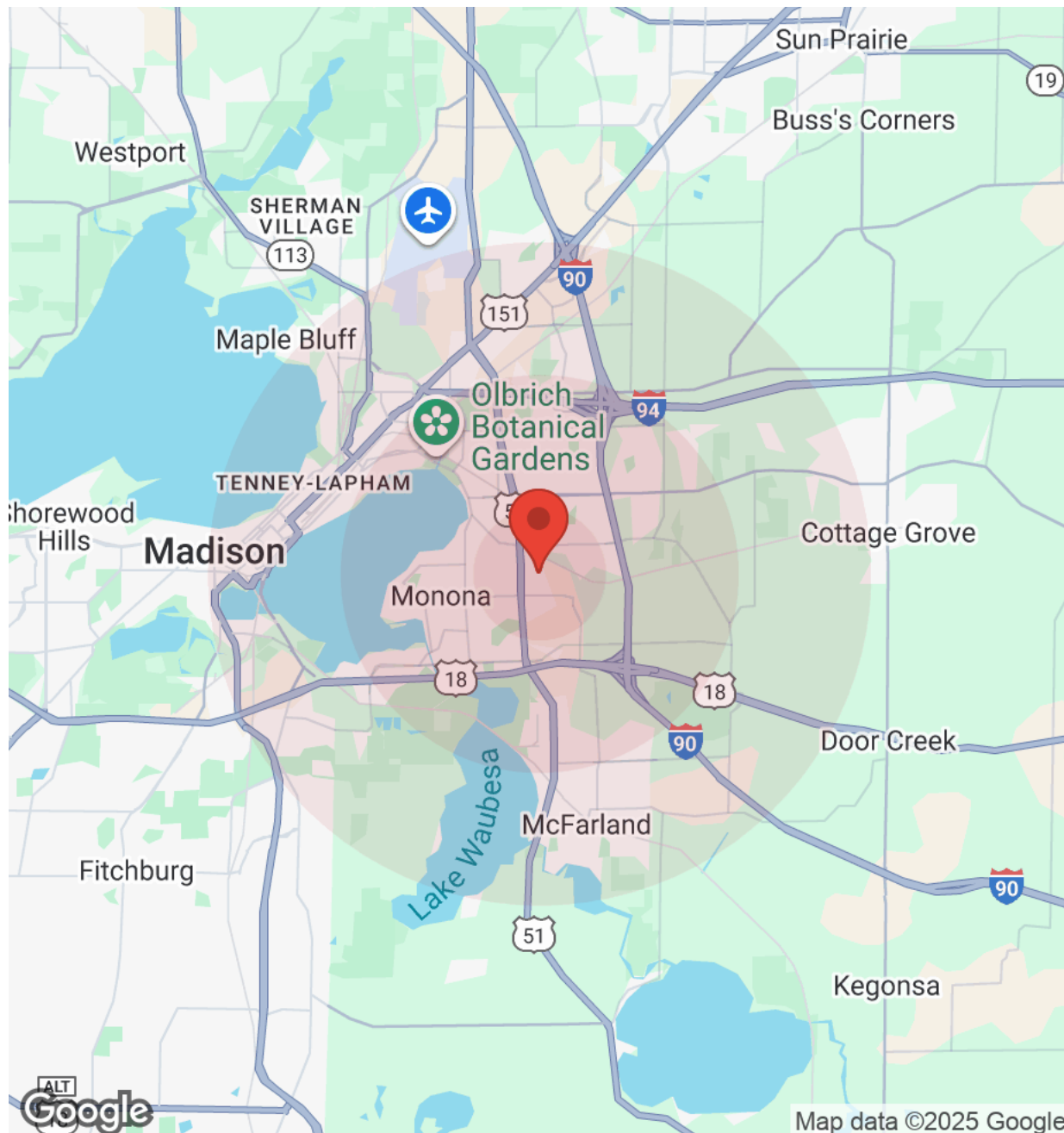




# DEMOGRAPHICS

4602 Helgesen Dr

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Population	1 Mile	3 Miles	5 Miles
Male	3,176	26,222	85,099
Female	3,230	27,036	76,475
Total Population	6,406	53,258	161,574

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	902	8,048	20,877
Ages 15-24	675	5,885	38,617
Ages 25-54	2,584	23,014	66,014
Ages 55-64	883	6,418	15,390
Ages 65+	1,360	9,894	20,675

Race	1 Mile	3 Miles	5 Miles
White	5,011	41,019	119,015
Black	407	4,117	12,005
Am In/AK Nat	10	101	307
Hawaiian	1	11	48
Hispanic	559	4,245	14,332
Asian	225	2,018	10,793
Multi-Racial	182	1,640	4,847
Other	10	107	210

Income	1 Mile	3 Miles	5 Miles
Median	\$92,751	\$93,012	\$73,274
< \$15,000	133	1,135	8,658
\$15,000-\$24,999	139	1,167	4,850
\$25,000-\$34,999	123	1,193	4,960
\$35,000-\$49,999	295	2,334	8,301
\$50,000-\$74,999	395	3,874	11,161
\$75,000-\$99,999	457	3,466	9,130
\$100,000-\$149,999	661	5,409	12,847
\$150,000-\$199,999	359	3,196	7,374
> \$200,000	256	2,628	7,059

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,007	26,108	79,823
Occupied	2,816	24,401	74,340
Owner Occupied	2,119	15,018	31,801
Renter Occupied	697	9,383	42,539
Vacant	191	1,707	5,483



# 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.