MADISON EAST - TALL CEILINGS - OUTDOOR STORAGE

333 ATLAS AVE, MADISON, WI

ALTUS CRE

PROPERTY INFO

Lease Rate:	Negotiable
Available SF:	1,500sf up to 10,160sf
Building 1:	1,500sf Office
Building 2:	2,376sf Industrial 16' OH / 32-34' Ceiling
Building 3:	7,500sf Industrial 8' OH / 9-13' Ceiling
Building 4:	2,660sf Industrial 15' OH / 18-20' Ceiling
Power:	Large Industrial 3 Phase Electric
Parking/Storage:	Vehicle/Equip parking and storage available.

PROPERTY OVERVIEW

4 buildings totaling 14,036sf with 1,500sf-10,160sf suite sizes. Outdoor parking and storage can be included.

Building #1 - 1,500sf standalone building (30' x 50') with an open work area, 3 offices, conference room, and restrooms.

Building #2 - 2,376sf suite (33' X 72' / 30' X 72' clear span) with (2) 16' overhead doors, floor drains, and 32'-34' ceilings.

Building #3 - 7,500sf (125' x 60') divisible to 1,500sf-7,500sf suites (25' x 60') with 8' overhead doors and 9'-13' ceilings.

Building #4 - 2,660sf (38' x 70') with 456sf of flex space, (2) 15' and 12' OH doors, floor drains, and 18'-20' ceilings.

ALTUS Commercial Real Estate

altuscommercialrealestate.com

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PROPERTY DESCRIPTION

4 buildings totaling 14,036sf with 1,500sf-10,160sf suite sizes. The new owner is currently getting the site cleaned up and there will be parking/storage and easy access to the suites. The owner uses the large building and most of the outdoor storage leaving the rest of the buildings available for lease.

Building #1 is 1,500sf of office space (30' x 50') with an open work area, 3 offices, conference room, and 2 restrooms. Vehicle/Equipment storage can also be available. Furniture can be included. There is heat/ac.

Building #2 is a 2,376sf suite (33' X 72' / 30' X 72' clear span) with (2) 16' OH doors for easy in/out access, 32'-34' ceilings, floor drains, and 3 phase power. There is no heat/ac specific to this suite, but the rest of the connected building is heated so this space stays semi-heated as-is. A barrier/fence can be installed to keep the suites separated and a modine heater could be added.

Building #3 is 7,500sf (125' x 60') and can be split to up to (5) 1,500sf suites (25' x 60') with 8' overhead doors. Currently half of the building is office and it can stay that way or be split. Ceiling heights are 9'-13'. Modine heater. The suite can be combined with Building #4 for an extra 2,660sf totaling 10,160sf.

Building #4 is 2,660sf (38' x 70') with 1,820sf industrial space and 840sf of flex/office space plus a 456sf mezzanine (38' x 12') for extra storage space. There are (2) 15' and 12' overhead doors, floor drains. ceiling heights of 18-20', a modine heater, and a wall AC unit in the flex/office space. The suite can be combined with Building #3 for an extra 7,500sf totaling 10,160sf.

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BUILDING #1 - OFFICE - 1,500SF - 30' X 50'

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BUILDING #2 - 2,376SF - 33'X72' / 30'X72' CLEAR SPAN

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BUILDING #3 - 1,500-7,500SF - 125' X 60'

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BUILDING #4 - 2,660SF - 38' X 70' - CAN BE UP TO 10,160SF

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SITE OVERVIEW WITH MEASUREMENTS

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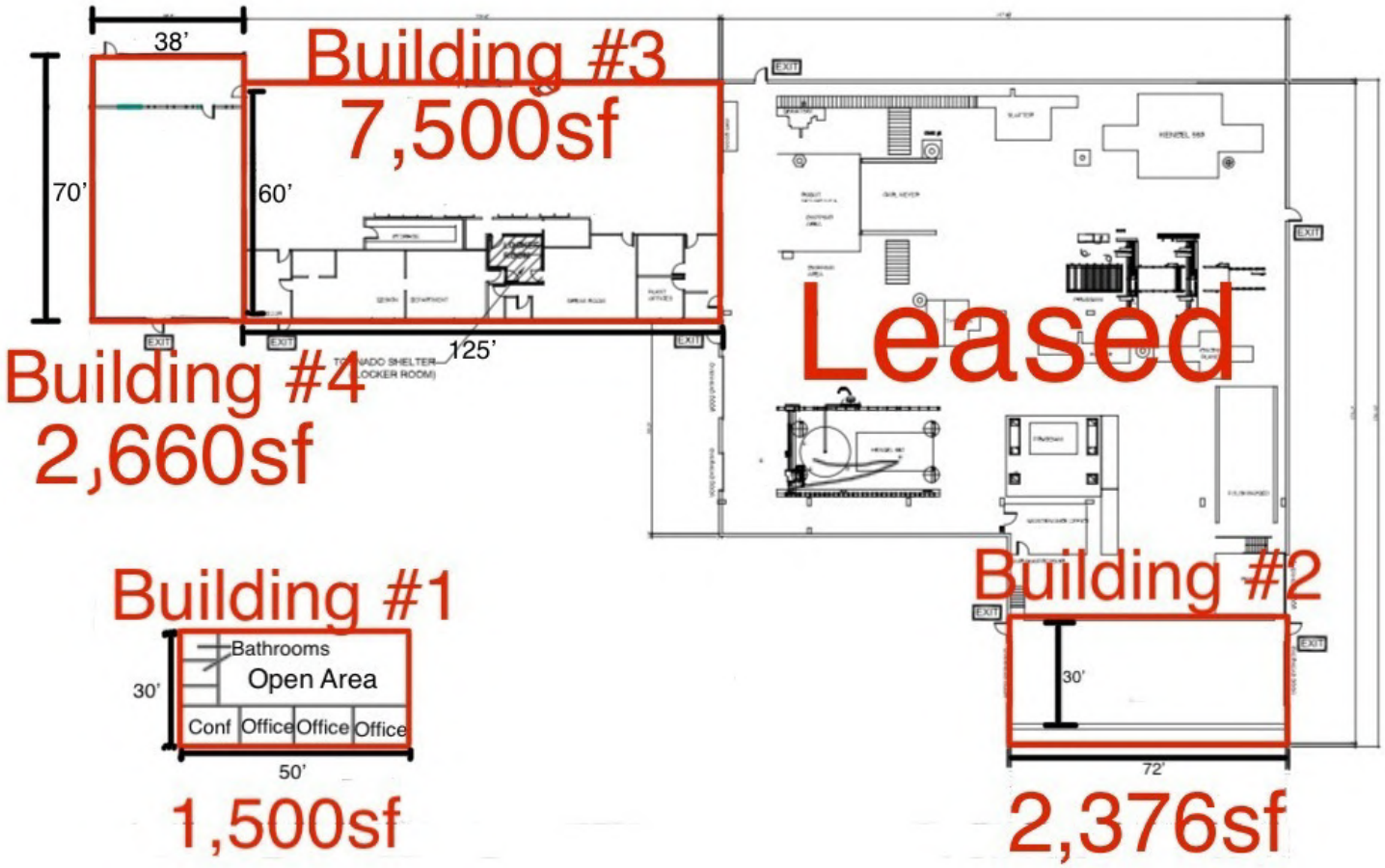

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E OF STOUGHTON RD / N OF COTTAGE GROVE RD

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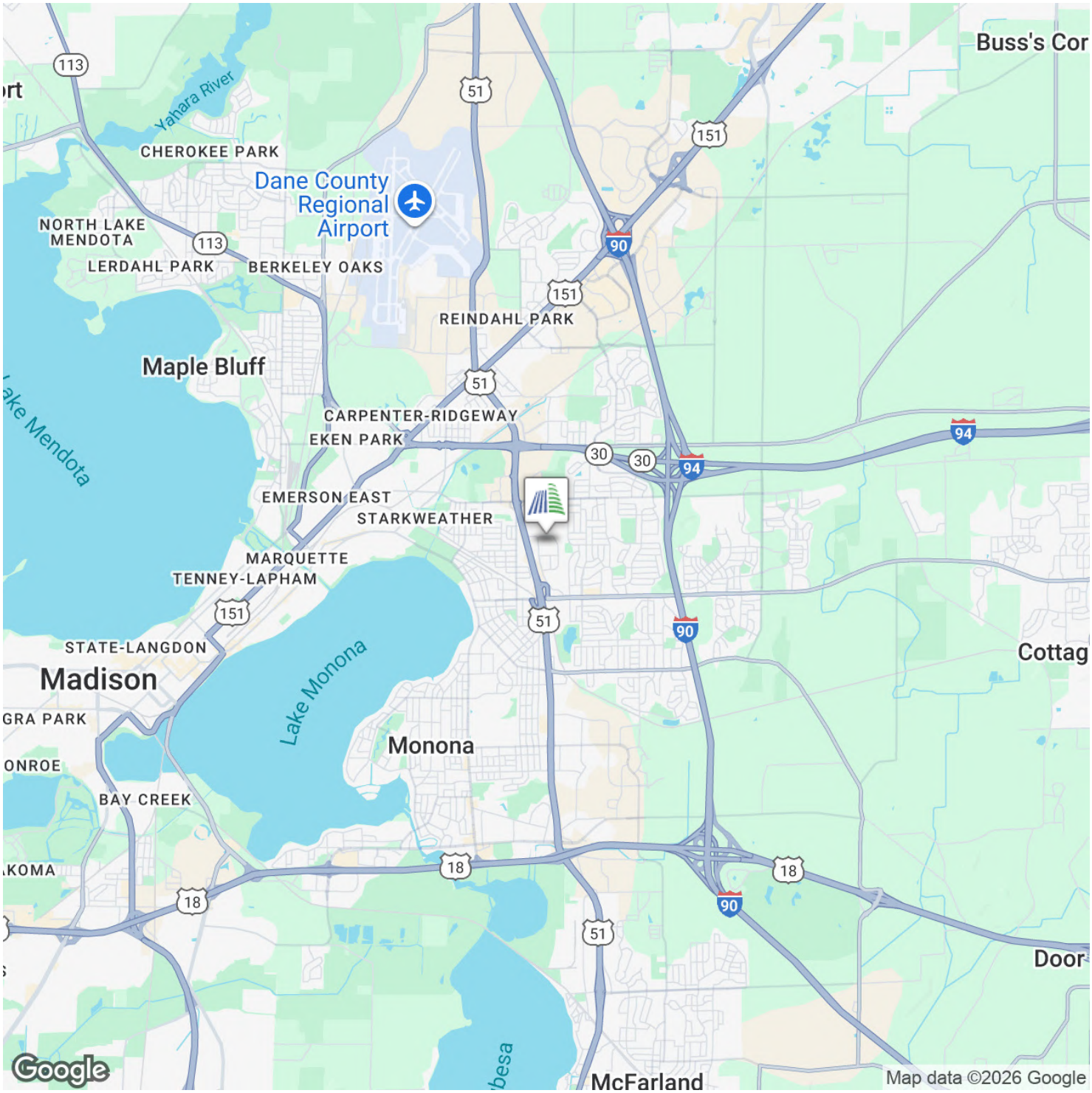

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 lines 42-51).
(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 (see lines 23-41).
(f) The duty to safeguard trust funds and 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 lines 42-51).
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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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