

2 BUILDINGS- WAREHOUSE & SHOP SPACE W/OFFICE FOR LEASE

2430 Pennsylvania Avenue

MADISON, WI 53704

Rent includes all operating expenses except gas, electric and water/sewer.

Entire site is fenced and gated



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PROPERTY SUMMARY

2430 PENNSYLVANIA AVENUE | MADISON, WI 53704



Property Summary

Lease Rate:	\$8,800 per month
Lease type:	Modified Gross
Lease Term:	Negotiable
Available SF	11,500
Clear Height:	15' (Back Bldg.)
Dock Doors:	1
Grade Doors:	2
Lighting:	LED
Outside Storage:	Yes - Fenced

Property Overview

The site contains two buildings inside a fenced and gated area and a rear gravel outside storage area (70' X 100').

The front building is 3,500 SF with heated shop space, floor drains, a small drive-in door and office space. The back building is 8,000 SF with a dock, one 10' x 14' drive-in door, 15' clear height, and LED Lighting. The back building is unheated at present but is well insulated. Gas heat can be added.

The office space contains one private office, conference room, and open area.

Location Overview

Located on Madison's near-east side, minutes from downtown. Easy access to US Highway 30, which connects to USH 51 and I-90/94/39.

PROPERTY PHOTOS

2430 PENNSYLVANIA AVENUE | MADISON, WI 53704



OAKBROOK CORPORATION
2 Science Court, Suite 200
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PROPERTY PHOTOS

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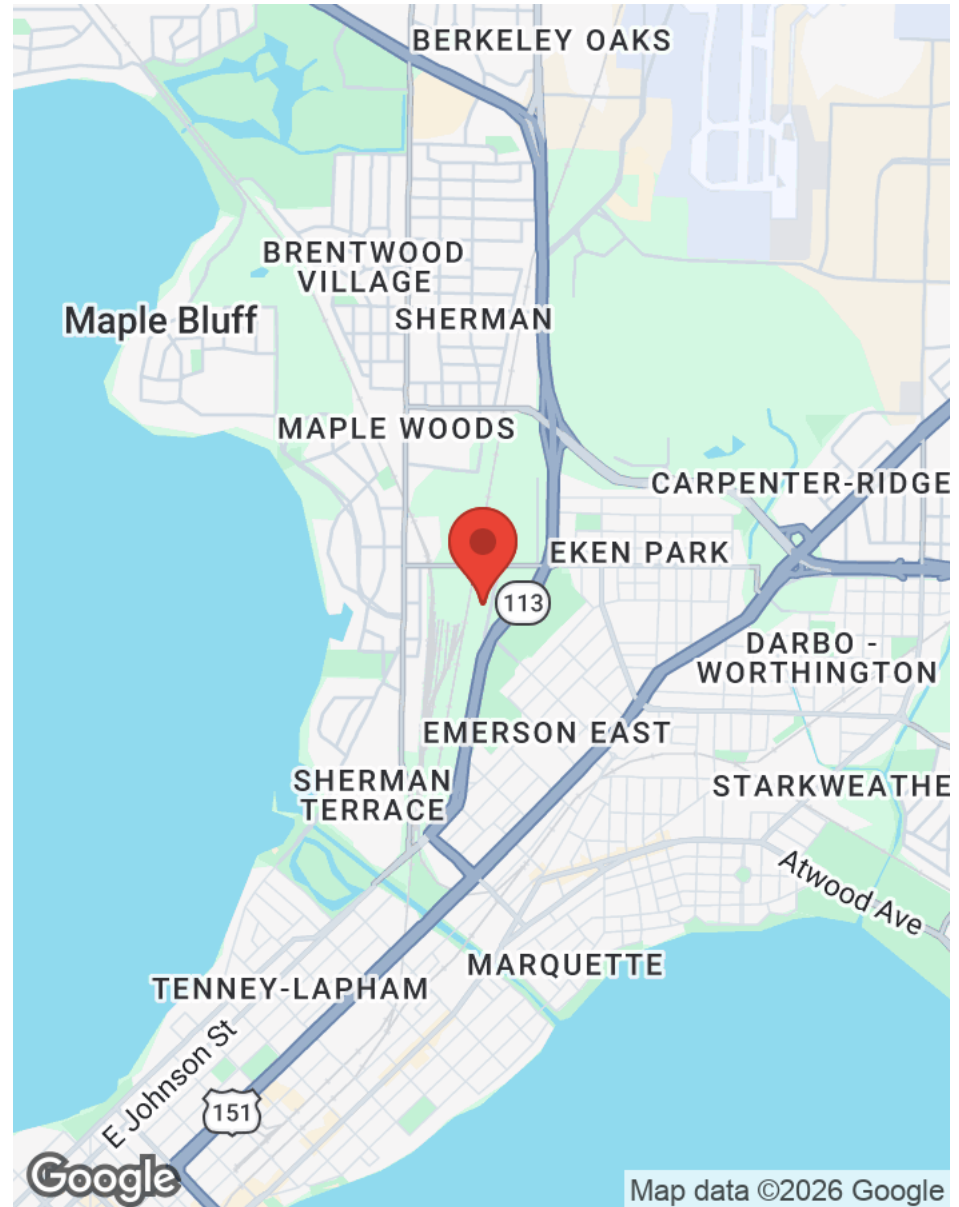
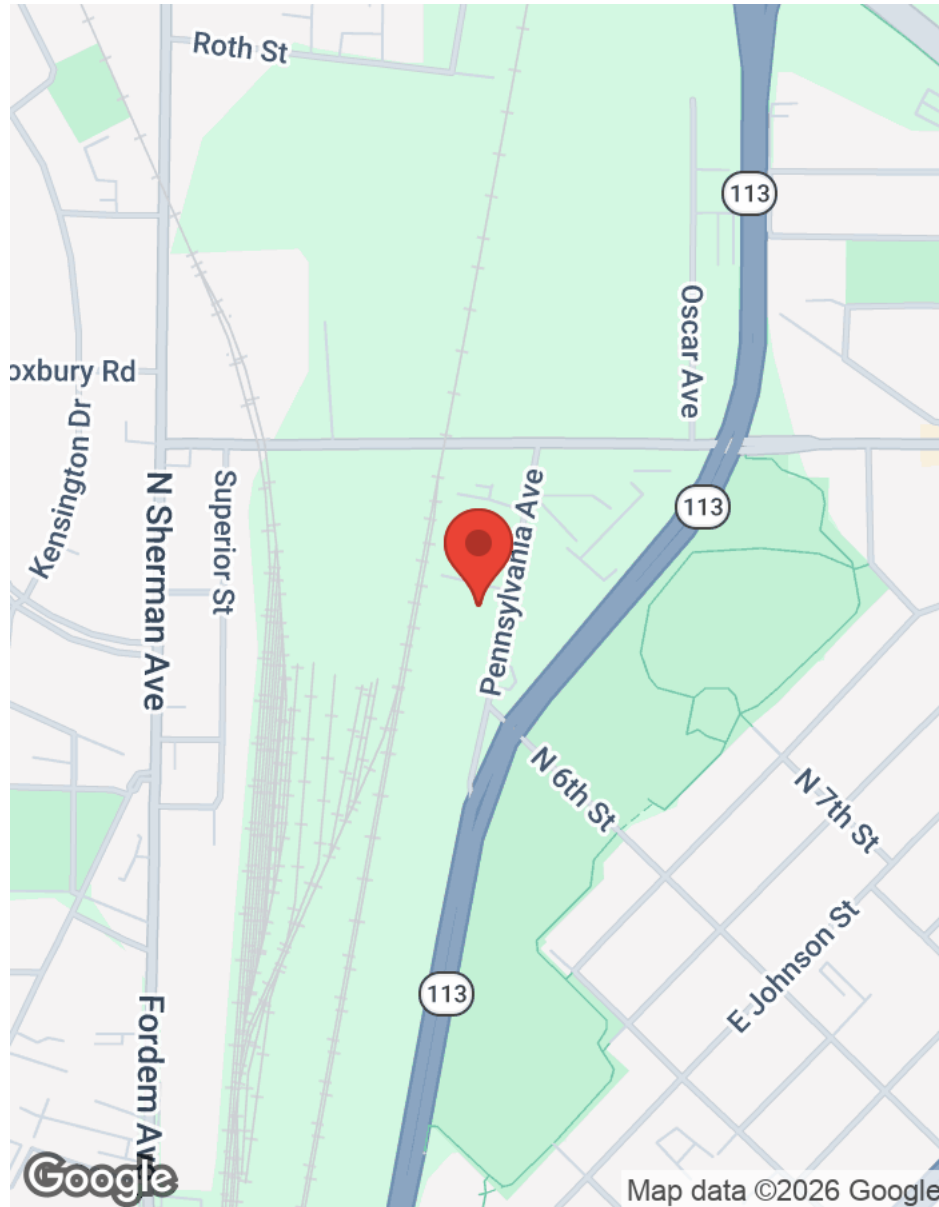


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LOCATION MAPS

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REGIONAL MAP

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AERIAL MAP

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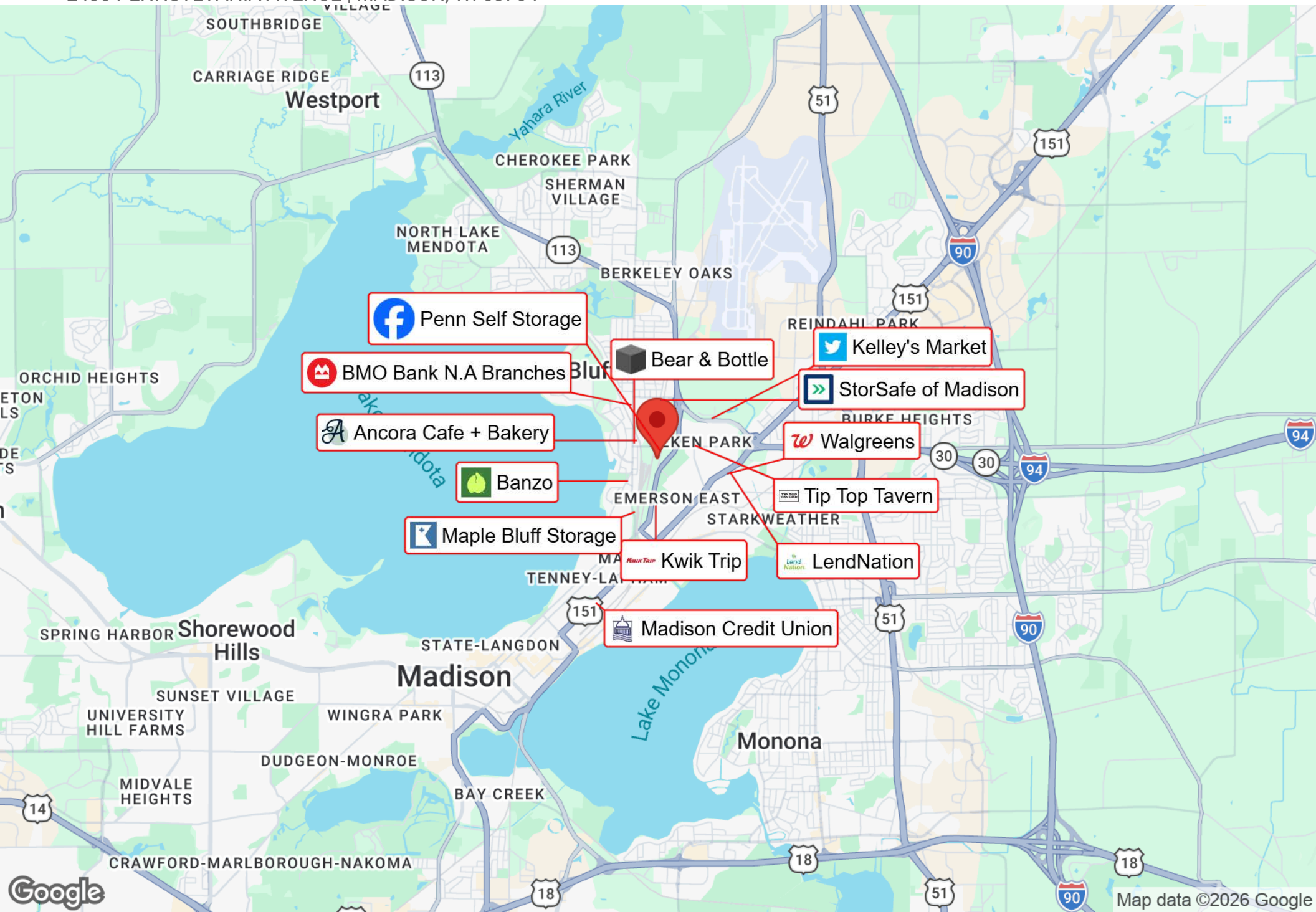


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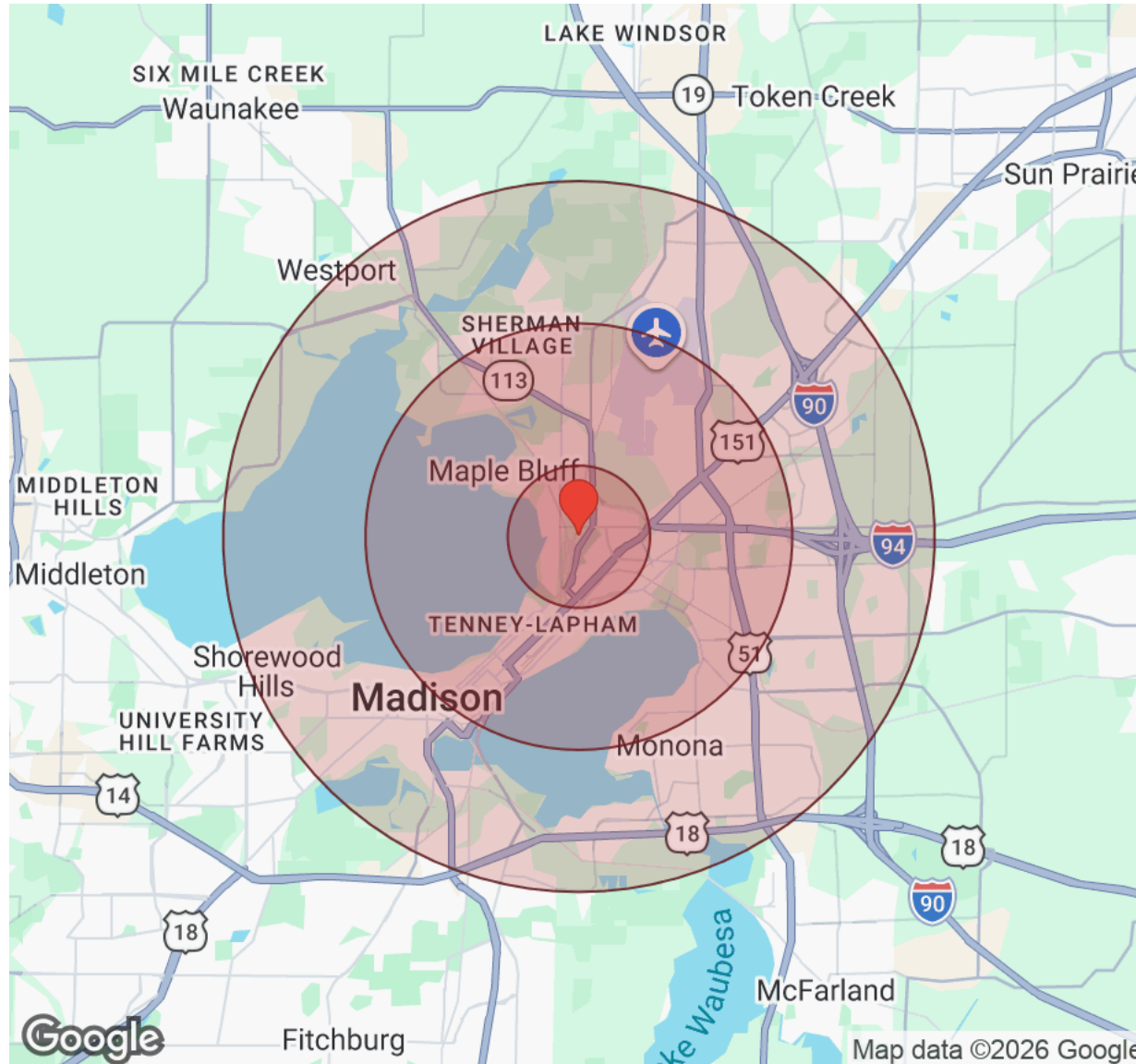
BUSINESS MAP

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DEMOGRAPHICS

2430 PENNSYLVANIA AVENUE | MADISON, WI 53704



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,627	47,891	102,335
Female	7,271	43,127	87,903
Total Population	14,899	91,018	190,238

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	10,928	64,787	134,194
Black	1,244	7,655	15,067
Am In/AK Nat	33	200	361
Hawaiian	1	27	57
Hispanic	1,189	7,809	17,083
Asian	942	7,509	17,312
Multiracial	524	2,894	5,897
Other	37	137	228

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,735	48,780	93,689
Occupied	8,010	44,578	85,753
Owner Occupied	3,709	15,676	34,230
Renter Occupied	4,301	28,902	51,523
Vacant	725	4,203	7,936

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,911	10,828	23,394
Ages 15 - 24	1,757	24,069	52,782
Ages 25 - 54	7,620	37,723	74,108
Ages 55 - 64	1,652	7,850	16,163
Ages 65+	1,959	10,548	23,790

Income	1 Mile	3 Miles	5 Miles
Median	\$69,991	\$65,495	\$71,105
Under \$15k	610	6,422	10,645
\$15k - \$25k	555	3,250	5,959
\$25k - \$35k	535	3,068	6,224
\$35k - \$50k	1,053	5,367	9,793
\$50k - \$75k	1,518	6,478	12,079
\$75k - \$100k	1,069	5,621	10,748
\$100k - \$150k	1,317	6,700	13,740
\$150k - \$200k	679	3,606	7,834
Over \$200k	675	4,067	8,731

DISCLOSURE TO CUSTOMERS

2430 PENNSYLVANIA AVENUE | MADISON, WI 53704

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.