

A photograph of a large, single-story commercial building with a dark grey facade and horizontal red accents. The building has a low-pitched roof and several windows. In the foreground, there is a grassy area with a green utility box and a concrete sidewalk. A large, bare tree stands to the right of the building. A white truck is parked in a bay of a white garage structure attached to the building. The sky is clear and blue.

**Former Sutton Transport**  
**3841 Merchant Street**  
MADISON, WI 53704

**Price:**  
**\$2,300,000**



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## Property Summary

APN:	0810-162-0622-0
Sale Price:	\$2,300,000
Lot Size:	3.44 Acres
Building SF:	9,900
Dock Doors:	21
Grade Doors:	1
Office SF:	1,140
Outside Storage:	25 trailer spots
Clear Height:	15'- 16'
Year Built:	2017
Zoning:	Industrial Limited
Concrete Floor:	6 inches

## Property Overview

Fantastic cross dock facility built in 2017 with 22 total doors on 3.44 acres. Building is free span with no interior columns (60' wide).

Features include LED lighting, well insulated, radiant tube heating, and 1,140 SF of nicely finished office space. 3-phase power at 208y/120v.

Truck yard is paved and features 25 trailer stalls. All-concrete approaches to docks. Building and asphalt are in great shape.

## Location Overview

Located just east of Dane County Regional Airport in the Center for Industry & Commerce. Quick access to USH 51, and Interstates 90/94/39.

# PROPERTY PHOTOS

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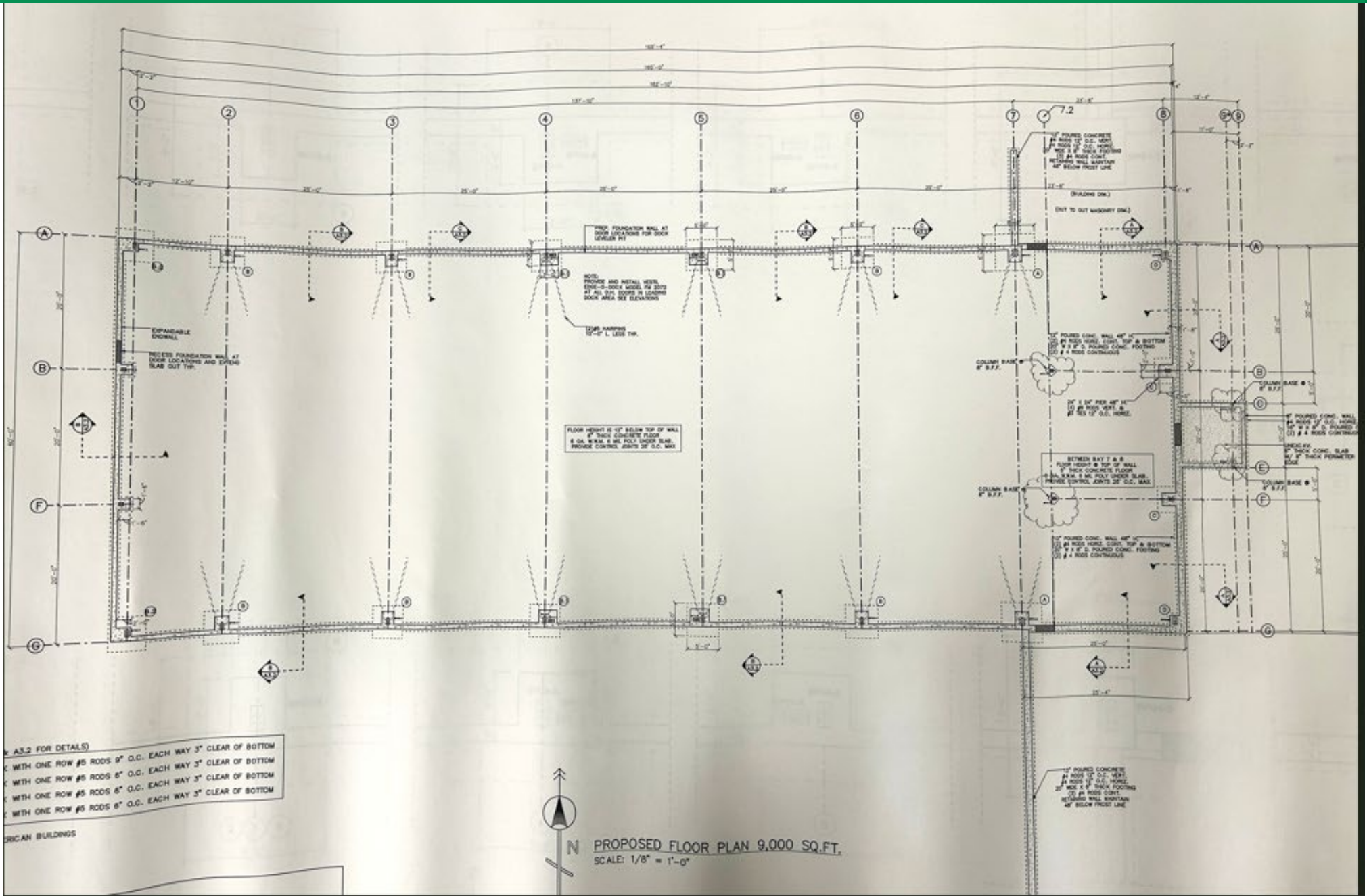
# PROPERTY PHOTOS

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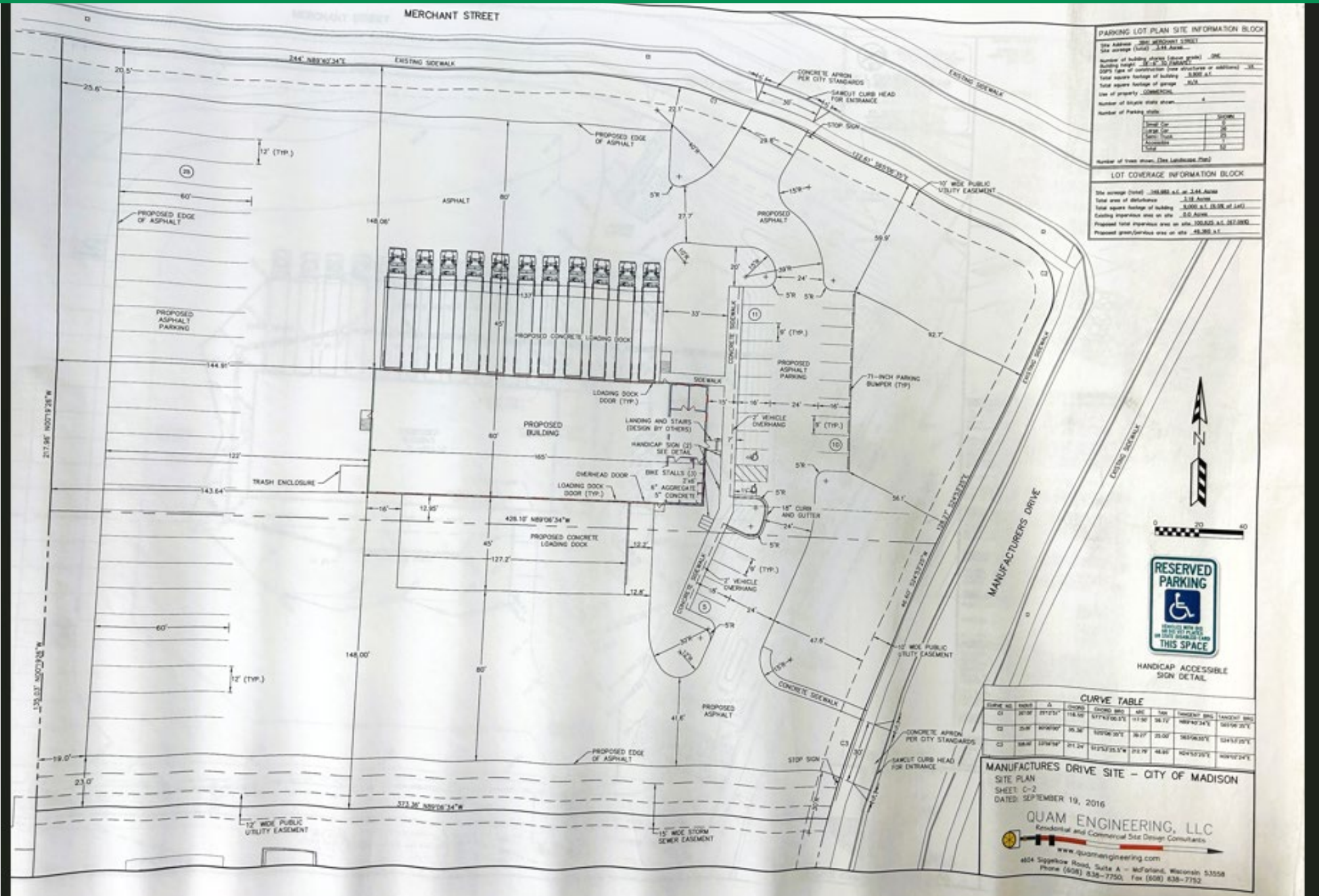
# FLOOR PLAN

Former Sutton Transport  
3841 Merchant Street | Madison, WI 53704



# SITE PLAN

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**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address: 3841 MERCHANT STREET  
 Site coverage (Total): 3.44 Acres  
 Number of building stories (above grade): 2  
 Building height: 28'-0" (MAXIMUM)  
 100% type of construction (see structure or additional): CMU  
 Total square footage of building: 3,000 S.F.  
 Total square footage of garage: 0 S.F.  
 Use of property: COMMERCIAL  
 Number of single units shown: 4  
 Number of parking stalls:

Small Car	3000
Large Car	0
Handicap	1
Total	3001

Number of trees shown (See Landscape Plan)

**LOT COVERAGE INFORMATION BLOCK**

Site coverage (Total): 3.6888 A.C. or 2.44 Acres  
 Total area of disturbance: 1.12 Acres  
 Total square footage of building: 3,000 S.F. (2,000 S.F. at 140')  
 Ceiling structure used on site: CMU  
 Proposed total impervious area on site: 100,000 S.F. (2,000 S.F.)  
 Proposed green/service area on site: 45,000 S.F.

**CURVE TABLE**

Curve No.	Radius	Delta	Chord	Chord Btg.	Int. Sta.	Chord Btg.	Tangent Btg.
C1	200'	27°21'30"	118.50'	57°43'00.0"	111.50'	38.17'	189°42'30"
C2	250'	30°00'00"	156.25'	75°00'00.0"	101.25'	38.96'	184°15'00"
C3	300'	32°47'30"	191.24'	97°26'15.0"	119.19'	46.80'	184°52'30"

**MANUFACTURE DRIVE SITE - CITY OF MADISON**  
 SITE PLAN  
 SHEET C-2  
 DATED: SEPTEMBER 19, 2016

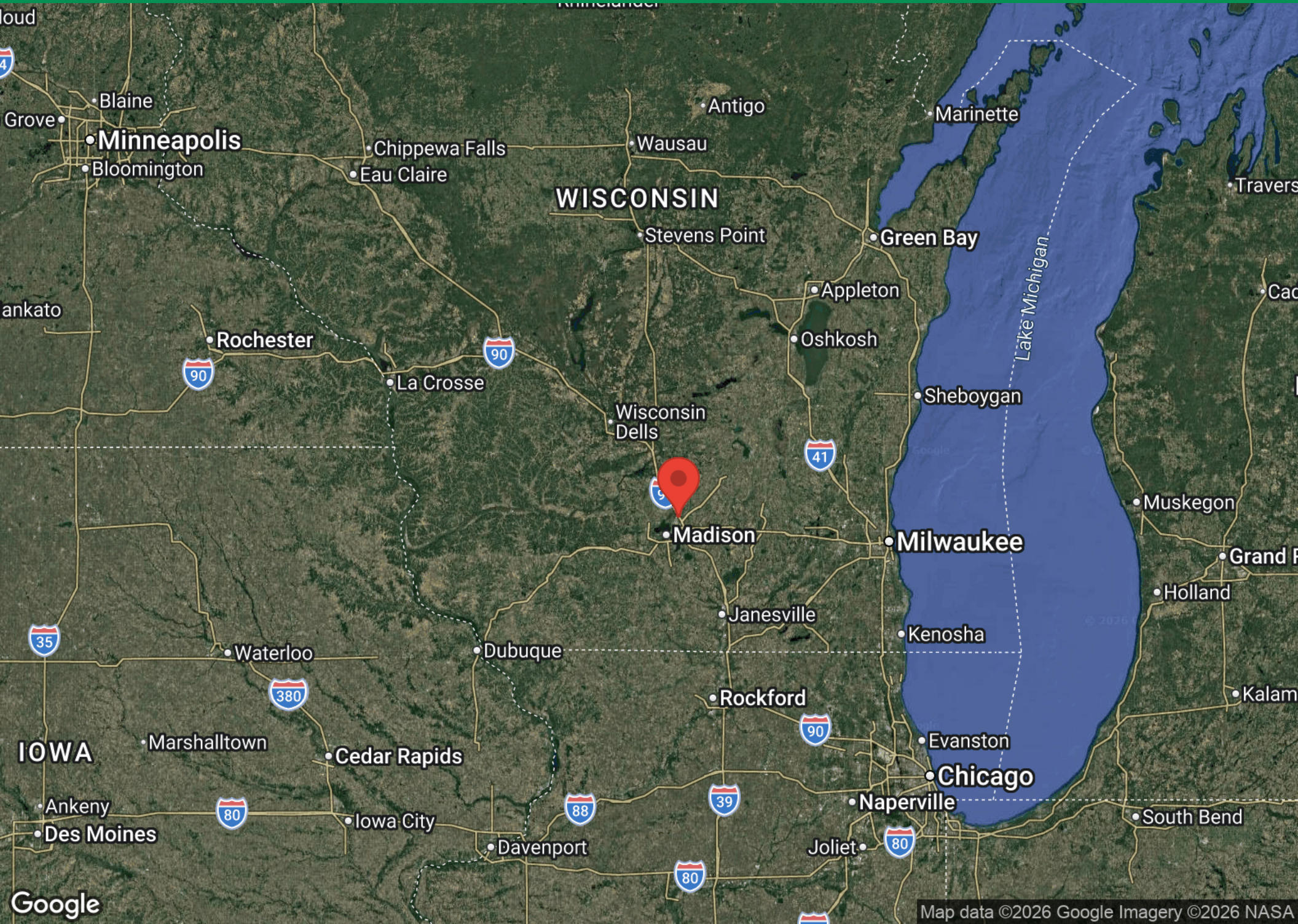
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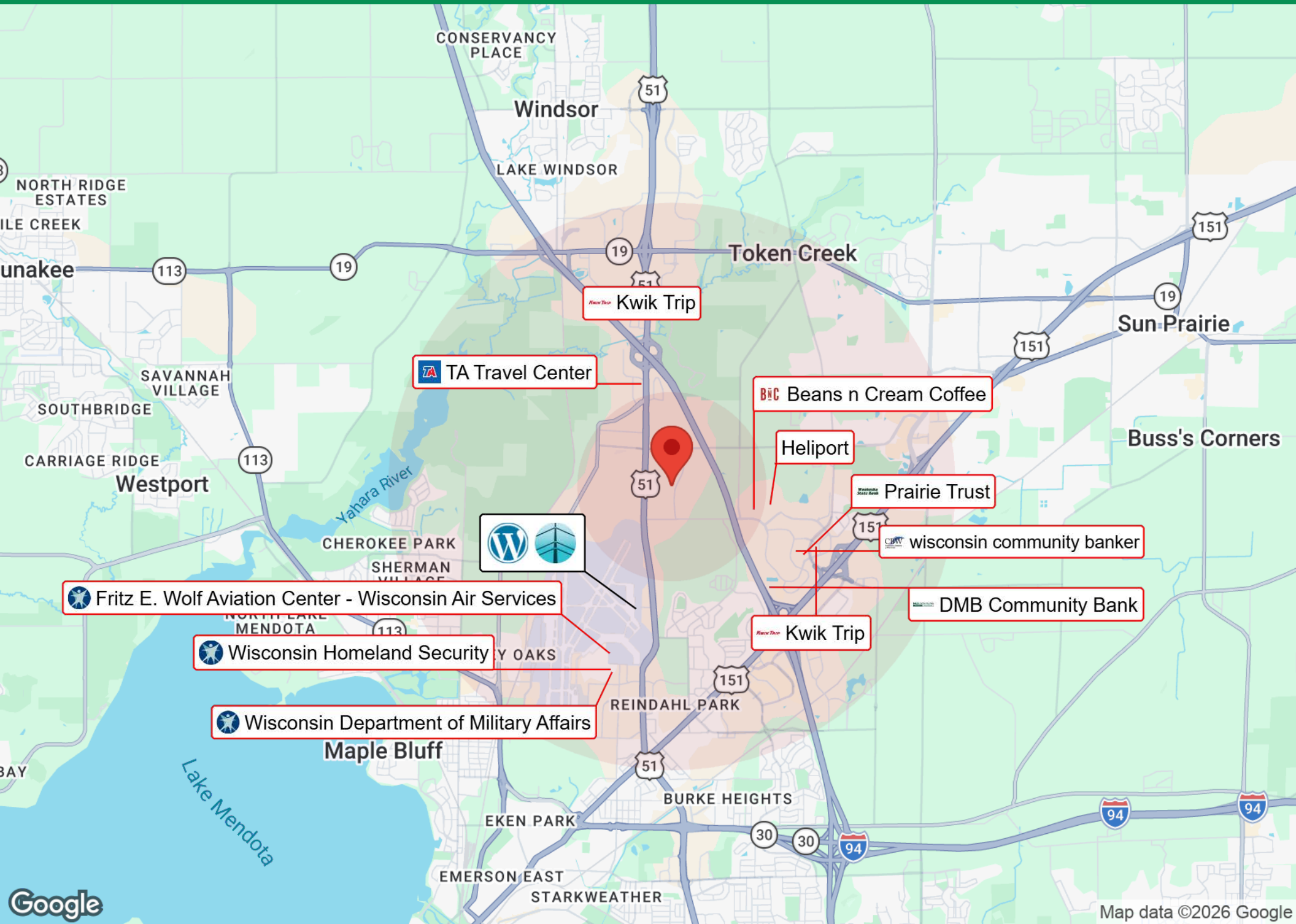
# REGIONAL MAP

Former Sutton Transport  
3841 Merchant Street | Madison, WI 53704



# BUSINESS MAP

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3841 Merchant Street | 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.