



Fenced Yard + Clearspan Warehouses For Lease | Hwy 18/151 Frontage

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



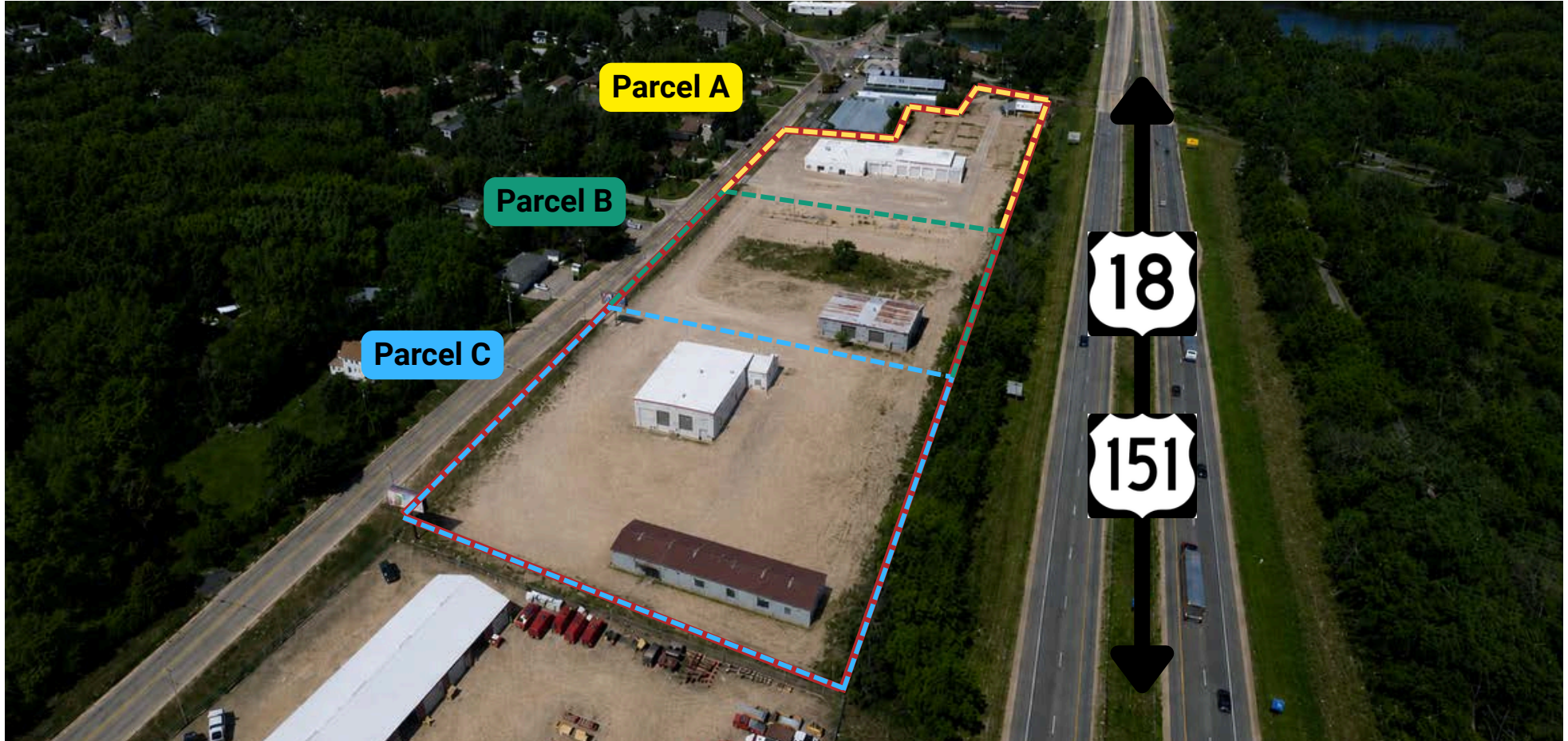
PRESENTED BY:

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
srbmeyer@oakbrookcorp.com

SEAN RUHLY
CRE Associate
office: (608) 838-3100
cell: (608) 338-7846
sruhly@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



Property Summary

Lease Rate	Building: \$7.50/SF, Yard: \$1.50/Sf
Lease type:	NNN
Available Bldg SF	4,410 - 34,784 SF
Clear Height:	Up to 22'
Acerage:	11.9
Zoning:	Heavy Commerical (HC)

Property Overview

6371-6399 Nesbitt Road presents a rare opportunity to lease a large commercial site in Dane County. The property totals 11.9 acres and features multiple buildings across three leasable parcels. The site includes a fully fenced yard area. Parcels A, B, and C may be leased individually, in combination, or in their entirety, offering tenants the ability to right-size their footprint.

Location Overview

The site benefits from over 1,300 linear feet of frontage on U.S. Highway 18/151 and 1,100 feet on Nesbitt Road with four curb cuts. Heavy Commercial (HC) zoning accommodates a broad range of permitted uses including warehousing, light industrial, outdoor storage, contractor operations, and more.

PARCEL A - DESCRIPTION

6371-6399 NESBITT ROAD | MADISON, WI 53719



Parcel Summary

Lease Rate	Building: \$7.50/SF, Yard: \$1.50/SF
Lease type:	NNN
Available Bldg SF	16,747 SF
Clear Height:	22'
Dock Doors:	Exterior Loading Dock Platform
Grade Doors:	(10) 14' x 16'
Total Acreage:	5.5
Power:	400a / 480v / 3p
Crane:	5 Ton Crane
Yard Space:	5.1 AC

Property Overview

Parcel A is the northernmost parcel and features one building totaling 16,747 SF. The showroom/office building is 8,299 SF of finished space suitable for customer-facing operations, sales, or professional use. The warehouse building is 8,448 SF with grade-level garage doors, heavy mechanical systems including a 5-ton crane. The warehouse features trench floor drains on either side of the overhead doors and radiant heat throughout and is a clearspan structure offering unobstructed interior space free of interior columns. A mezzanine above the showroom provides additional usable space. The parcel also includes a substantial outdoor yard area, providing additional space for equipment staging, material storage, or fleet parking.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

TONY KEUNTJES
(608) 443-1039
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

SEAN RUHLY
(608) 838-3100
sruhly@oakbrookcorp.com

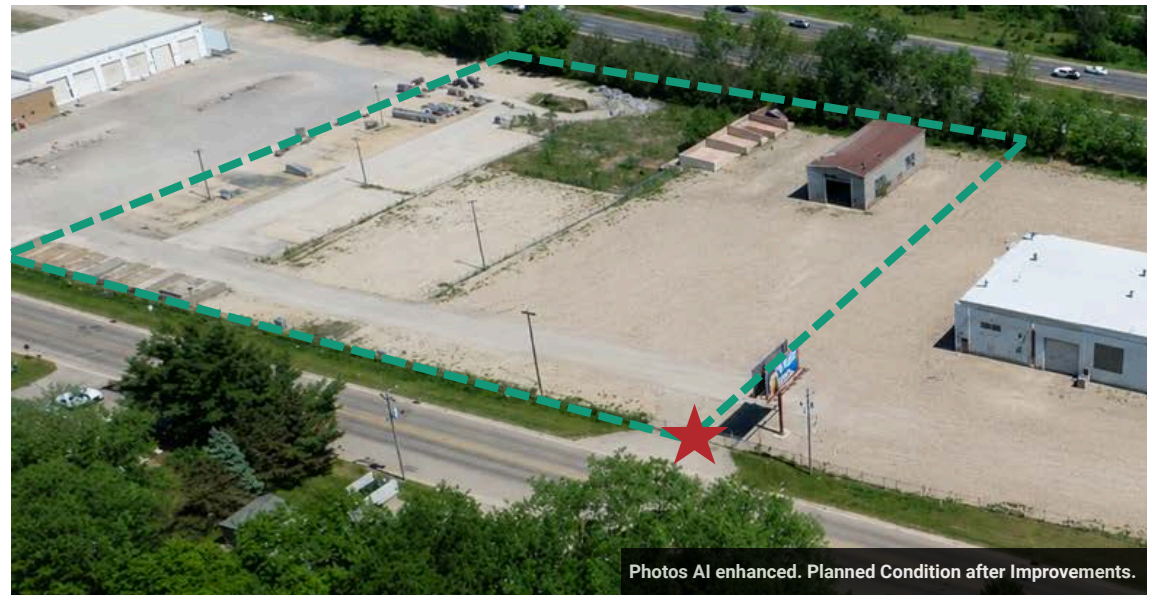
 **Oakbrook**
Integrated Real Estate Services

PARCEL B - DESCRIPTION

6371-6399 NESBITT ROAD | MADISON, WI 53719

Property Overview

Parcel B is the mid-site parcel and features one building totaling 4,410 SF, having a garage door on both the West and East side. The building is equipped with Modine unit heaters. The parcel's yard area represents the majority of its usable footprint, offering meaningful outdoor storage capacity that is difficult to find in the surrounding submarket.



Photos AI enhanced. Planned Condition after Improvements.

Parcel Summary

Lease Rate	Building: \$7.50/SF, Yard: \$1.50/SF
Lease type:	NNN
Available Bldg SF	4,410 SF
Grade Doors:	(1) 15' x 14', (1) 10' x 12'
Total Acreage:	3.4
Power:	225a / 208v / 3p
Yard:	3.3 AC

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

TONY KEUNTJES
(608) 443-1039
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

SEAN RUHLY
(608) 838-3100
sruhly@oakbrookcorp.com



PARCEL C - DESCRIPTION

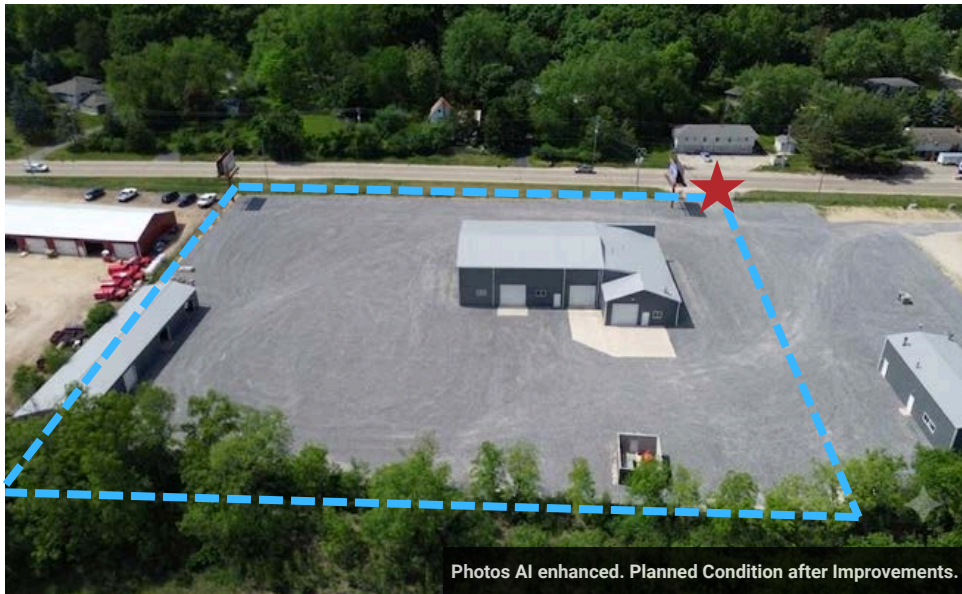
6371-6399 NESBITT ROAD | MADISON, WI 53719

Property Summary

Lease Rate	Building: \$7.50/SF, Yard: \$1.50/SF
Lease type:	NNN
Available SF	11,827
Clear Height:	21'
Grade Doors:	(3) 16' x 14', (1) 14' x 14'
Power:	200a / 3p
Crane:	5 ton crane
Zoning:	Heavy Commerical (HC)
Total Acreage:	2.9
Yard:	2.6 AC

Parcel Overview

Parcel C is the southernmost parcel and features two buildings totaling 11,827 SF. The primary building is an 8,227 SF clearspan former truck garage and shop configured for heavy-duty commercial and industrial operations, with a 5-ton overhead crane, Modine unit heaters, and radiant heat. The warehouse area served by the three 16 x 14 overhead doors includes two floor drains. A separate area with the 14 x 14 overhead door includes one additional floor drain. A separate 3,600 SF storage shed at the rear of the parcel provides additional covered storage. The parcel includes a generous outdoor yard area suited for heavy equipment, vehicle storage, or contractor staging – hard to replicate at this scale in the Dane County industrial market.



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

TONY KEUNTJES
(608) 443-1039
akeuntjes@oakbrookcorp.com

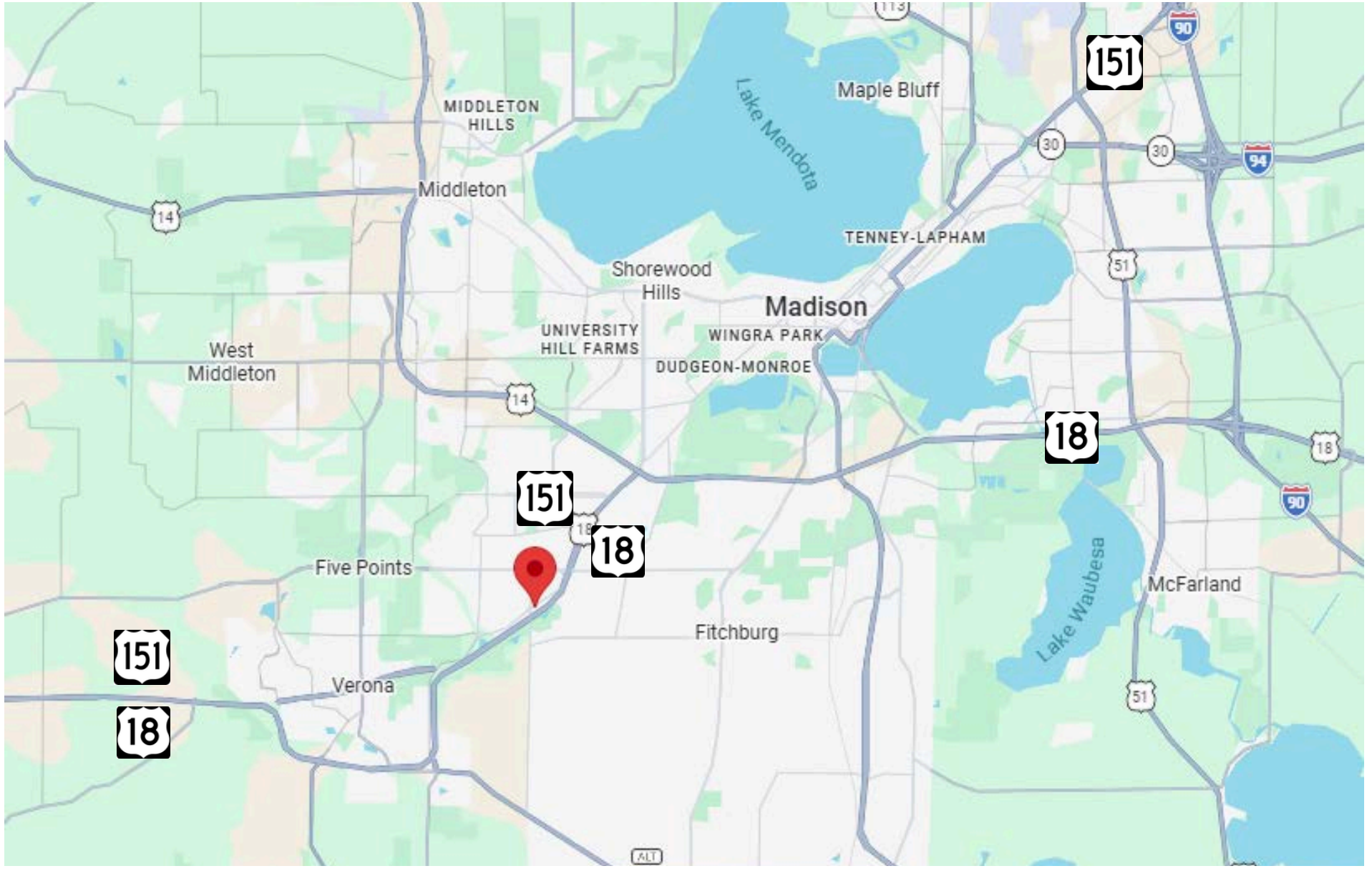
BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

SEAN RUHLY
(608) 838-3100
sruhly@oakbrookcorp.com



LOCATION

6371-6399 NESBITT ROAD | MADISON, WI 53719



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

TONY KEUNTJES
(608) 443-1039
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

SEAN RUHLY
(608) 838-3100
sruhly@oakbrookcorp.com



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.