

WAREHOUSE & OFFICE SPACE IN MIDDLETON - EAGLE PROPERTIES
2211 Eagle Drive, Middleton, WI 53562

- Warehouse + Office Flexibility
- Ample On-Site Parking
- Minutes from Madison & Hwy 14



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PROPERTY SUMMARY

2211 Eagle Drive
Middleton, WI 53562



Property Summary

Building SF:	22,500
Lot Size:	1.58 Acres
Parking:	21-35 Parking Spaces
Year Built:	1995
Zoning:	Com PDD

Building Description

Area Description

Located in the established Middleton Industrial Park, this property offers exceptional access to Madison, Highway 14, and other major transportation corridors throughout Dane County. Surrounded by a strong mix of industrial, office, and commercial businesses, the area provides excellent connectivity, a skilled workforce, and convenient access to restaurants, retail, and business services, making it one of the region's premier locations for industrial and flex users.

PROPERTY DESCRIPTION

2211 Eagle Drive
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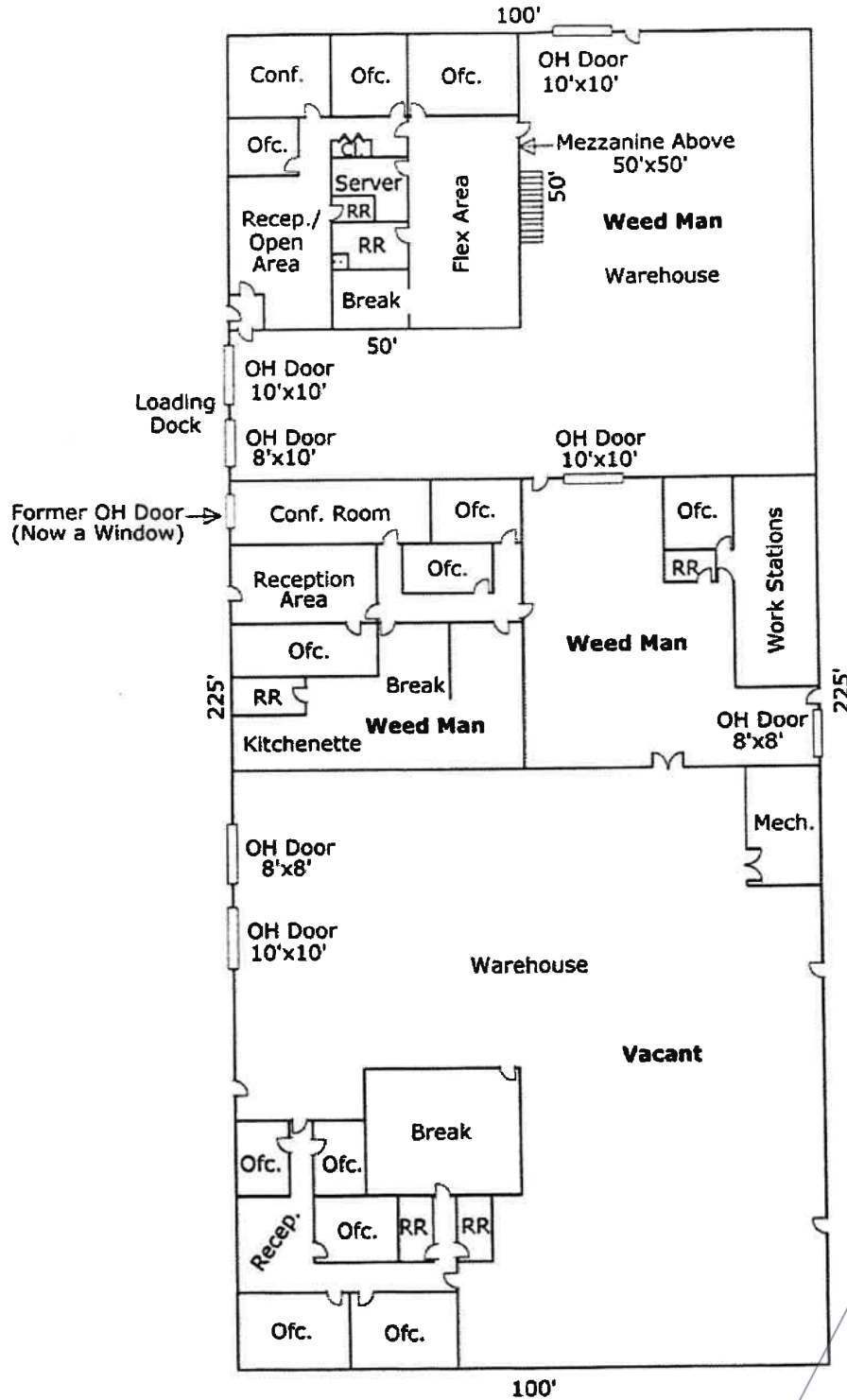
DESCRIPTION

Position your business in the highly desirable Middleton Industrial Park with this versatile 8,500 SF industrial flex space. The available suite features approximately 6,000 SF of warehouse space and 2,500 SF of finished office space, providing an efficient layout for warehouse, distribution, light manufacturing, service, or office users. Property features include two loading docks, 15-foot clear height, heavy-duty 3-phase power, updated HVAC, private offices, reception area, conference room, break room, and ample on-site parking. Conveniently located just minutes from Madison, Highway 14, and major transportation routes, this move-in-ready facility offers the flexibility and functionality businesses need to grow.

PROPERTY PHOTOS

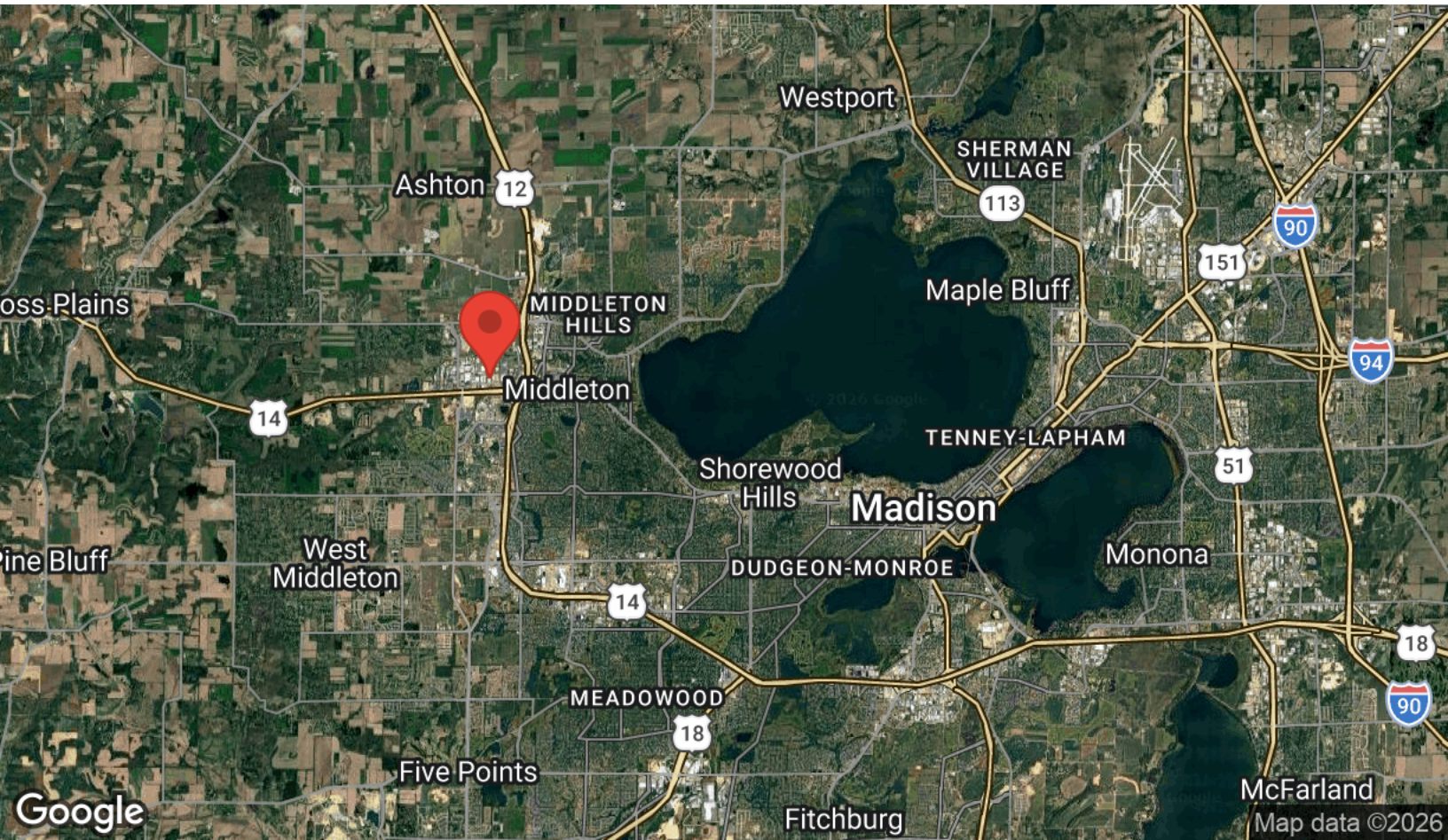
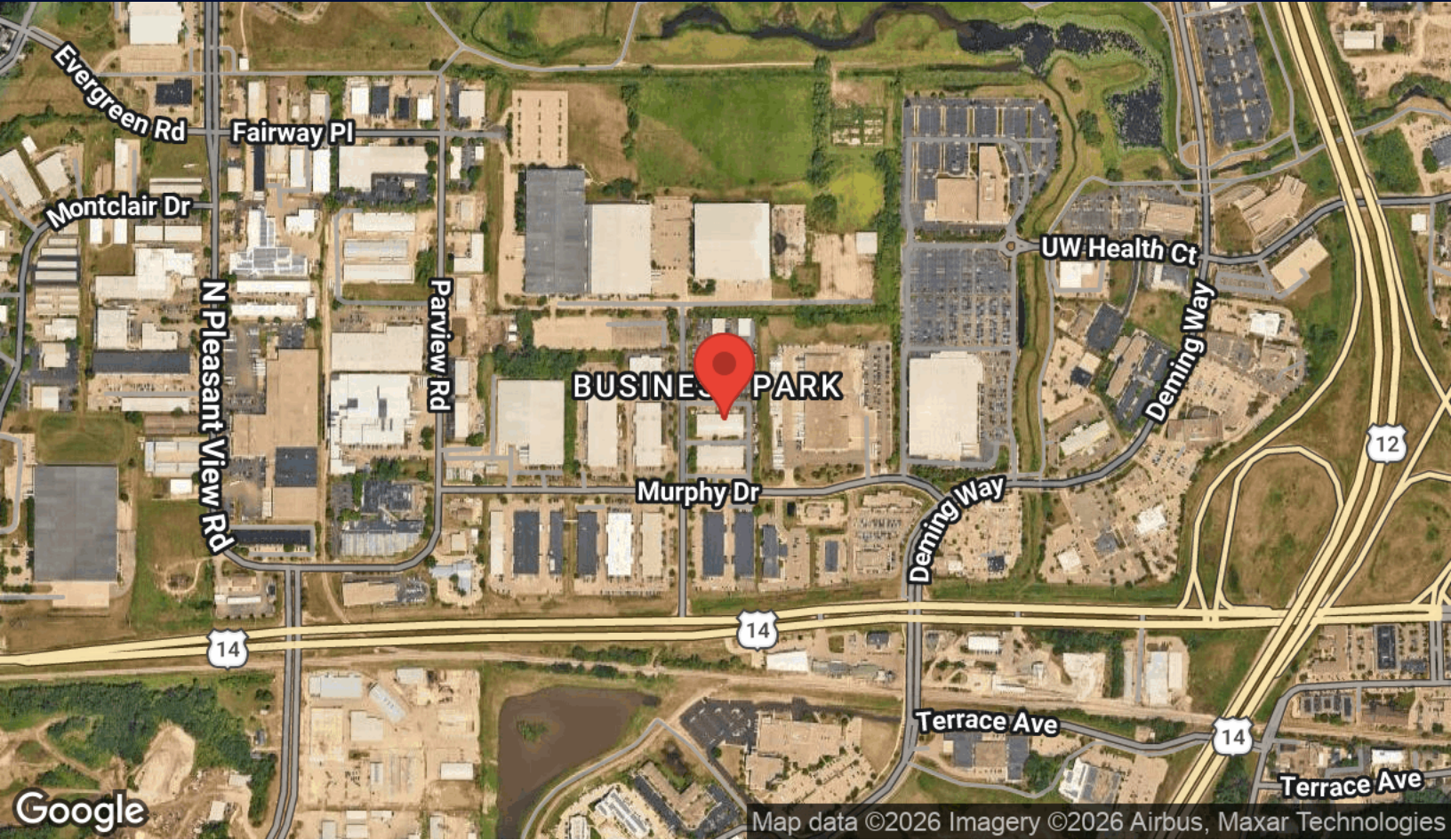


Floor Plan



LOCATION MAPS


2211 Eagle Drive
Middleton, WI 53562



BUSINESS MAP

2211 Eagle Drive
Middleton, WI 53562




 **Monk's Bar & Grill**


 **Tires Plus**


 **Costco Wholesale**

 **Ruth's Chris Steak House**

 **Park Bank**

BUSINESS PARK

 **Wiscow Pizza - Middleton**

 **Johnny's Italian Steakhouse**


GREENWAY STATION

 **Cold Stone Creamery**

 **Lake Ridge Bank**

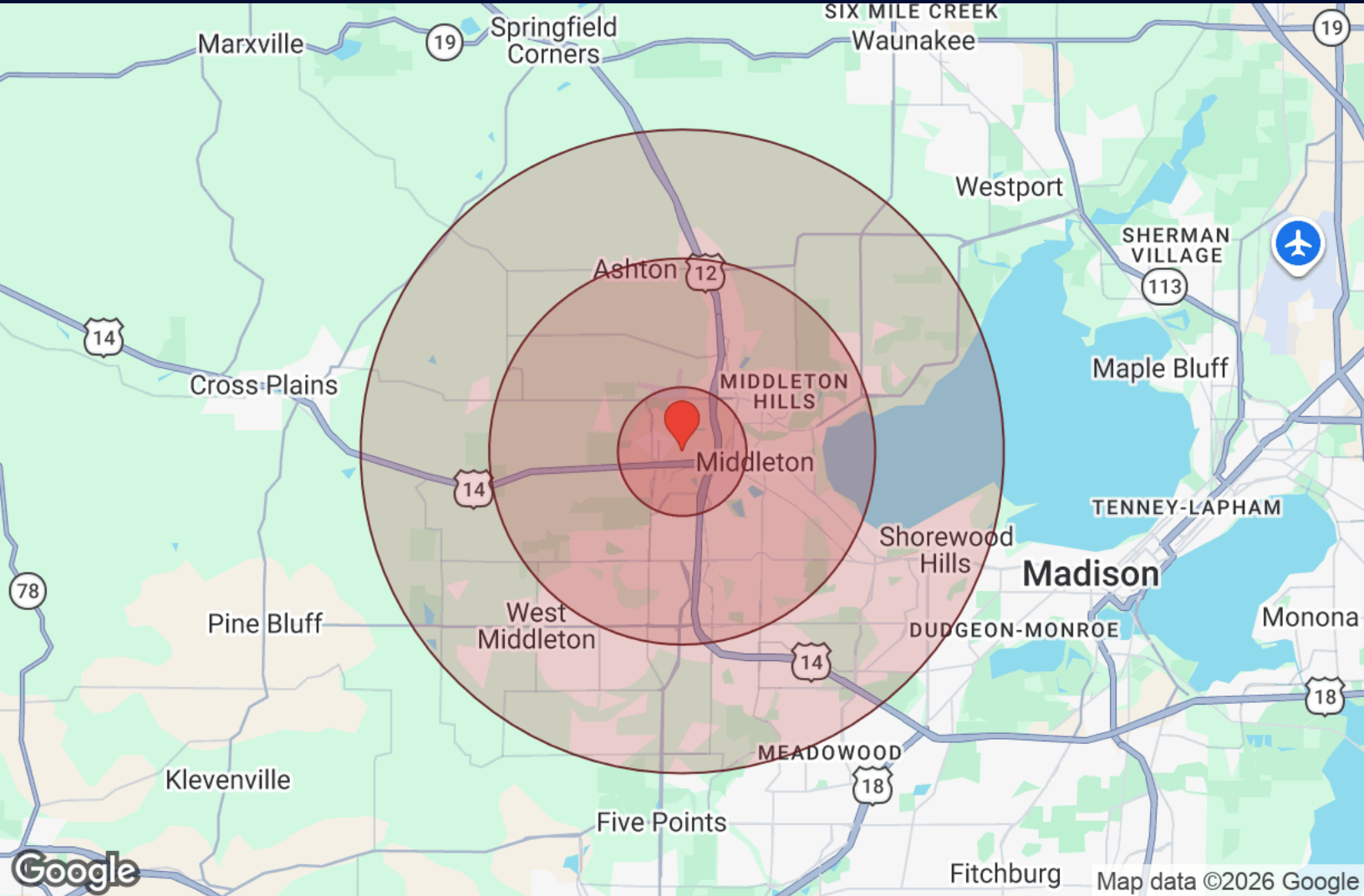
 **Biaggi's Ristorante Italiano**

 **Starbucks Coffee Company**

 **Candy Cloud - Middleton**

DEMOGRAPHICS

2211 Eagle Drive
Middleton, WI 53562



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,498	22,121	52,870	Median	\$117,793	\$108,245	\$101,264
Female	2,634	23,212	53,934	Under \$15k	60	1,117	2,600
Total Population	5,132	45,332	106,805	\$15k - \$25k	103	830	2,173
				\$25k - \$35k	57	844	2,579
Housing				\$35k - \$50k	165	1,743	4,022
Total Units	2,596	22,650	54,970	\$50k - \$75k	346	2,752	7,773
Occupied	2,402	20,887	50,514	\$75k - \$100k	293	2,432	5,842
Owner Occupied	1,153	11,312	25,042	\$100k - \$150k	421	3,636	9,161
Renter Occupied	1,249	9,575	25,472	\$150k - \$200k	390	2,871	6,141
Vacant	195	1,763	4,456	Over \$200k	567	4,660	10,224
Age							
Ages 0 - 14	900	7,632	16,912				
Ages 15 - 24	700	5,805	14,142				
Ages 25 - 54	2,044	18,029	45,714				
Ages 55 - 64	557	4,785	10,431				
Ages 65+	931	9,082	19,607				



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. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:

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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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 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.