



Industrial Space For Lease or Sale

**4633 Hwy 138
Oregon, WI**

Key Commercial Real Estate LLC
608-729-1800 | www.keycomre.com





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Property Details

OVERVIEW

Unique mixed-use space for lease or sale, located directly along Hwy 138 in Oregon, WI.

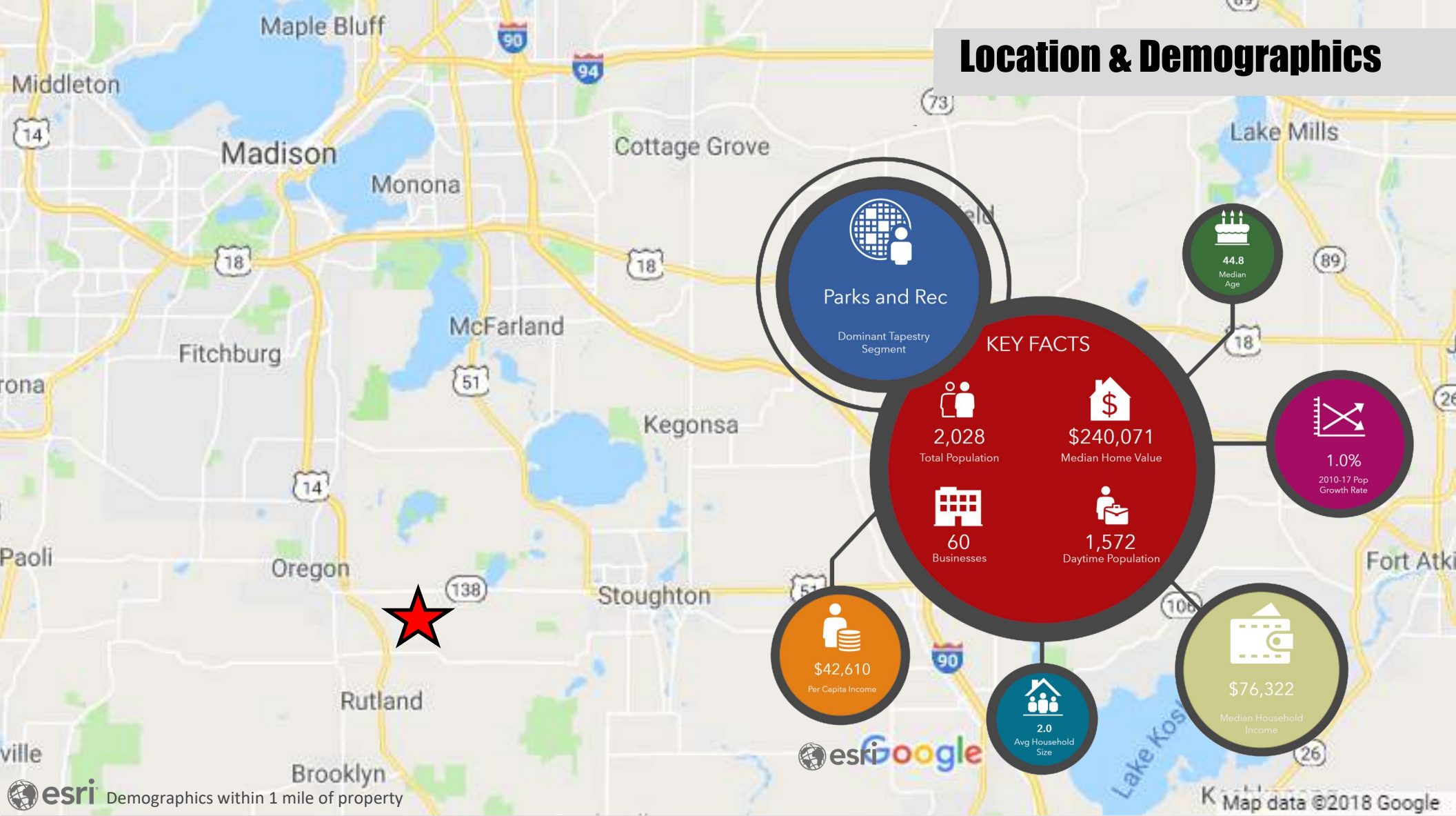
The 3.2 acre parcel offers abundant outside storage, ample parking, and an opportunity for a building expansion or redevelopment. Ideal for commercial, retail, agriculture, and/or industrial tenants.

HIGHLIGHTS

- **Sale Price: \$1,100,000**
- **Lease: \$6.00 NNN**
- Lot Size: 3.2 acres
- Building Size: 16,500 sf
 - 5,000 sf showroom & office
 - 5,000 sf shop space
 - 6,500 sf storage space
- Zoning: C-2
- Abundant outside storage and ample room for parking
- Highway 138 frontage for good visibility and easy transportation access to Highway 14



Location & Demographics



2018 Summary

	within 5 minutes	within 10 minutes	within 15 minutes
Population	2,028	12,517	20,121
Households	993	4,799	7,557
Families	646	3,432	5,526
Average Household Size	2.03	2.57	2.55
Owner Occupied Housing Units	692	3,603	5,974
Renter Occupied Housing Units	301	1,196	1,583
Median Age	44.8	39.6	41.8
Median Household Income	\$76,322	\$88,088	\$87,807
Average Household Income	\$97,093	\$108,778	\$109,737

LOCATION HIGHLIGHTS

- Located on Hwy 138 with easy access to Hwy 14
- Ample parking available on site
- High visibility frontage on Hwy 138
- About 15 minutes drive time to Madison



Aerial



Site

138

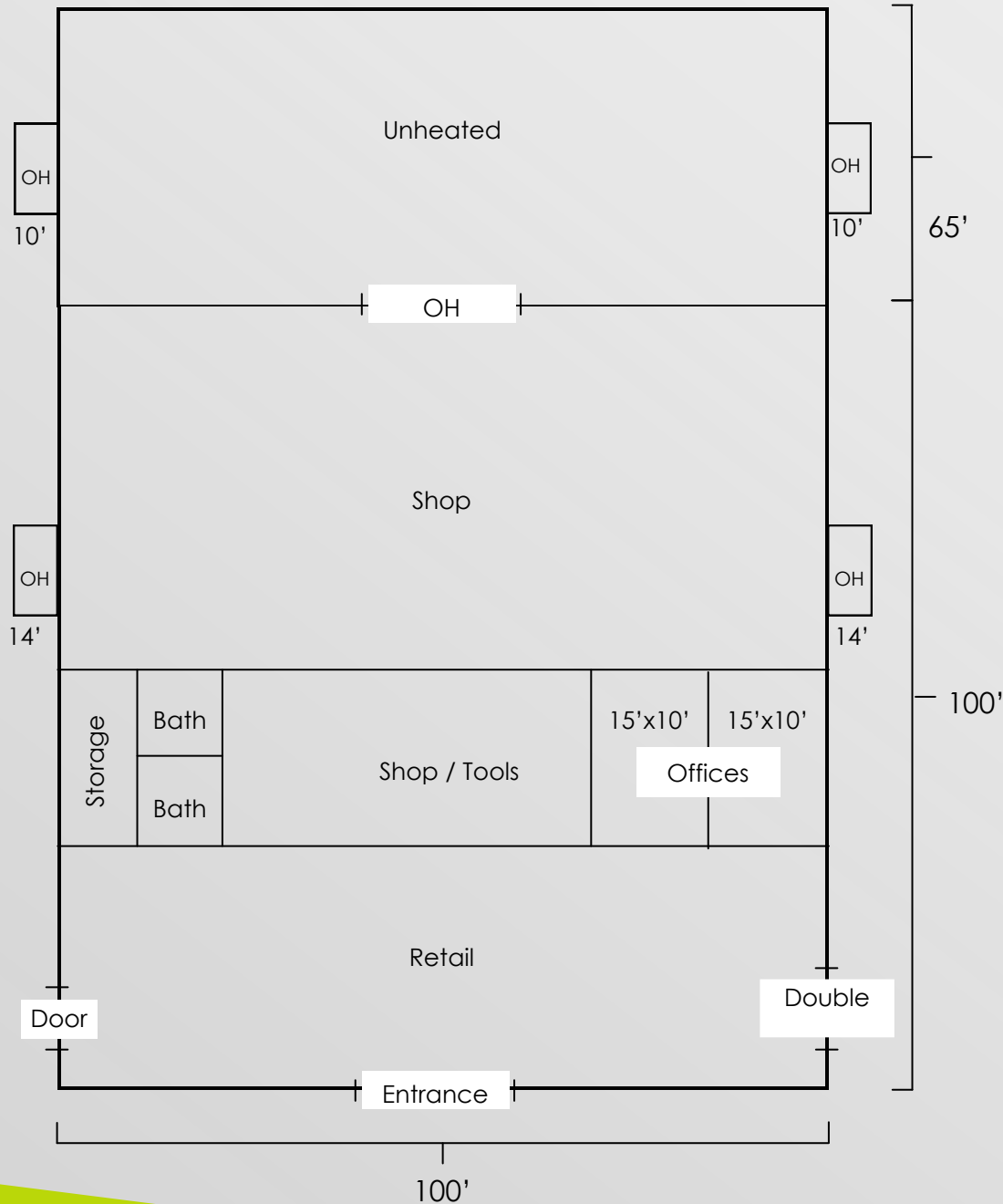


Google Earth

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Floor Plan



FEATURES

- Building Size: 16,500 sf
 - 5,000 sf showroom and office with heat & A/C
 - 5,000 sf shop space with heat
 - 6,500 sf storage space
- 4 overhead doors
- Ceiling Height: 10'-16'
- Floor drains
- Waste oil heat
- Electric Service: 400 amp, 120/208 volt 3-phase electric

Note: For general reference only. Not to scale.

Pictures



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

44 _____

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52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons

53 registered with the registry by contacting the Wisconsin Department of Corrections on the internet at

54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

55 _____

56 _____

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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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Drafted by Attorney Debra Peterson Conrad

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