

# FOR SALE OR LEASE

**30,000 SF Modern Manufacturing Building**

**281 W. Netherwood St. Oregon, WI**

Office & Manufacturing

29,700 Square Feet

Available August 2020





## PRICING

\$2,495,000  
\$8.00/SF/year NNN

## DESCRIPTION

- Steel frame building.
- 29,700 Sq. Ft. commercial building containing office, manufacturing and warehouse space.
- **Office space** - approximately 6500 SF main floor and 3000 SF in mezzanine
- **Manufacturing & warehouse space** - approximately 17000 SF
- Design and other space - approximately 3000
- Original building completed in 2012, expansion completed in December, 2014.
- 2.86 acre site, zoned Planned Industrial (PI).
- Three loading docks with standard truck height doors and mechanical, manual operated levelers, 14' X 10' OH drive-in door. The dock area is heated by 2 ceiling-hung gas heaters (No A.C. supplied to the dock area during summer months).
- Building height is 18' at eaves, 22' at peak.







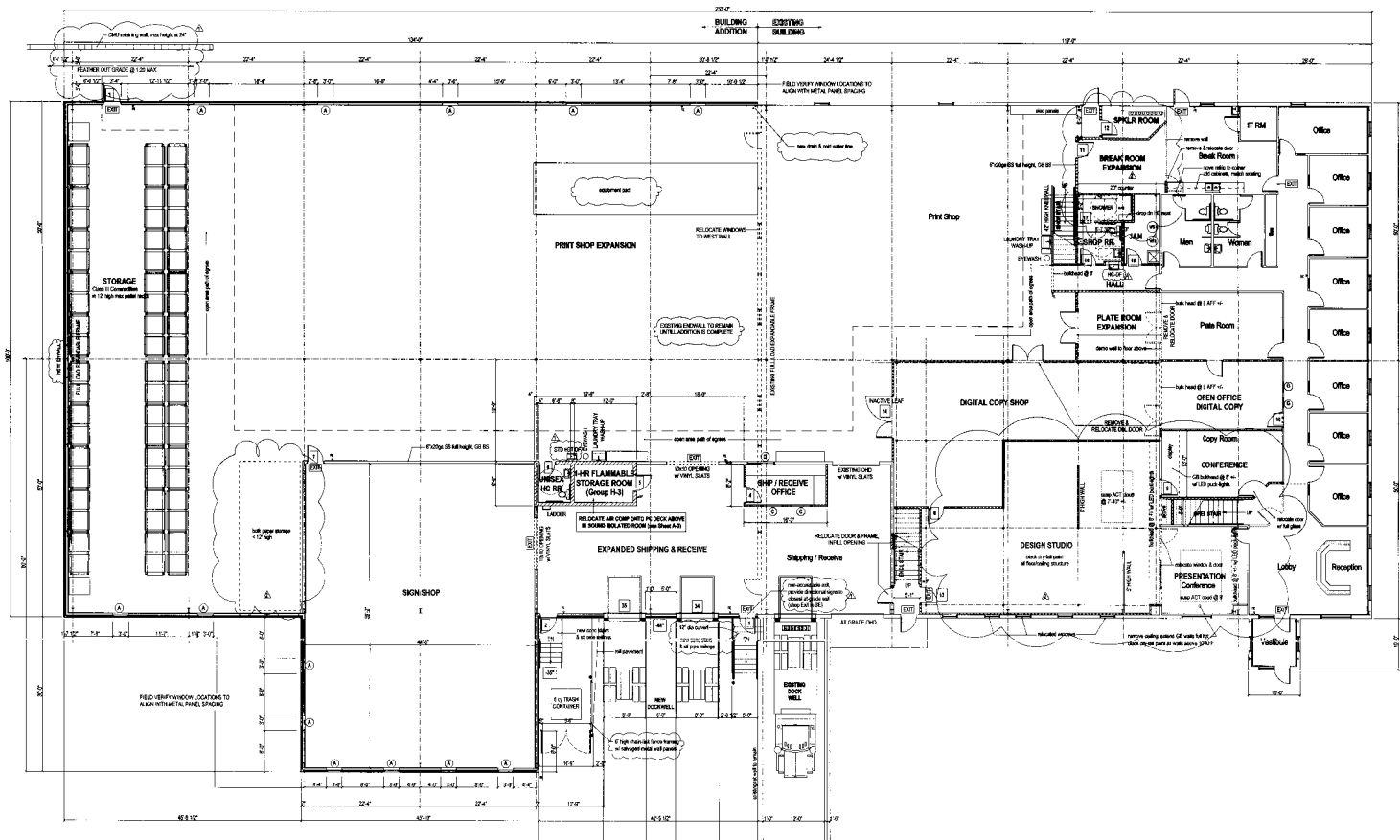
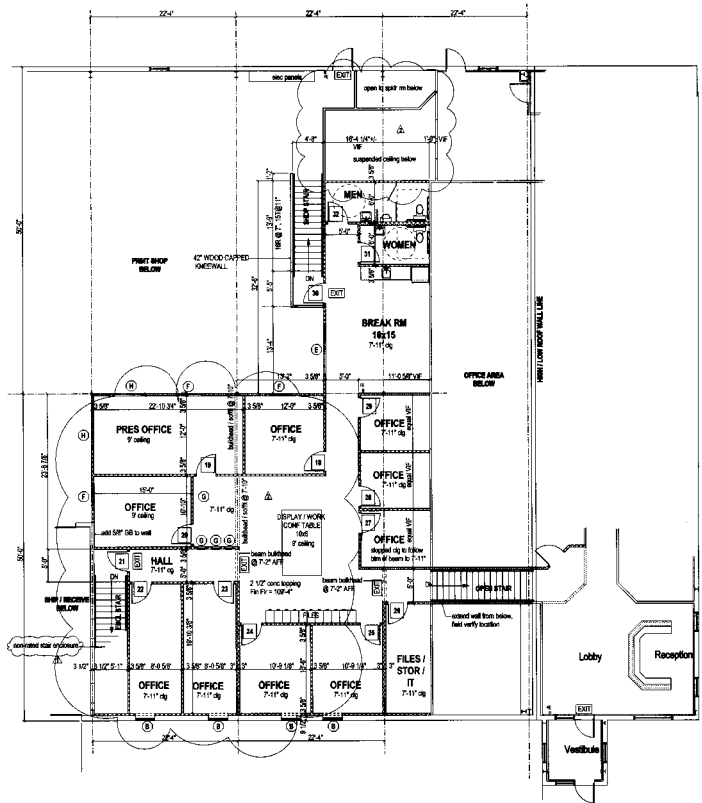
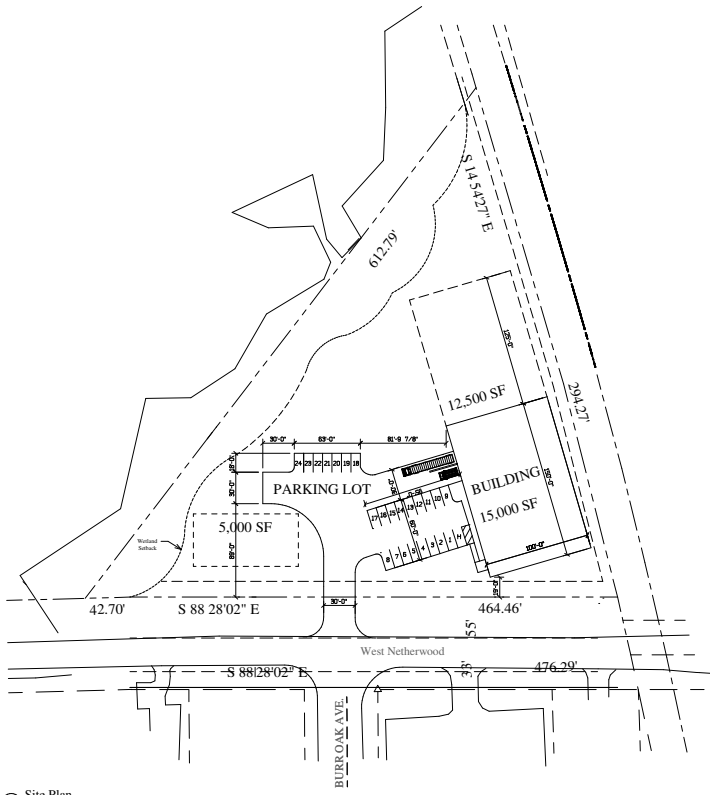
## MECHANICAL FEATURES

- 1) 2000 AMP, 480Y/277V, 3 phase 4 wire
- 1) 800 AMP, 208Y/120V, 3 phase 4 wire
- Main electric switchboard, subordinate panels, disconnects and transformers are Square-D brand. Electrical service (a well as gas service) is provided by Alliant Energy.
- 6 Carrier RTU's serve the warehouse & manufacturing areas, the design area and 2nd floor office.
- All RTU's have economizers.
- Two Carrier Down Draft furnaces - split system (hung above the suspended ceiling) serves the first floor office area and 1 wall hang mini-split cools the IT room.
- Carnes and Dri-Steem humidification units serve the manufacturing area.
- Fully sprinklered building. All emergency lighting & exit fixtures are LED. Fire sprinklers and security systems are monitored 24/7 alarm monitoring service. Fire extinguishers inspected monthly.
- Lighting consists of 32 watt T-8 florescent fixtures in the offices and T-5 florescent fixtures in warehouse & manufacturing areas.
- Telecom provided by Charter-Spectrum, fiber-optic connection (coaxial connection also available).
- Two electric water heaters, 2 Fox water softeners.
- 12' X 8' insulated compressor room
- Air conditioned manufacturing area.

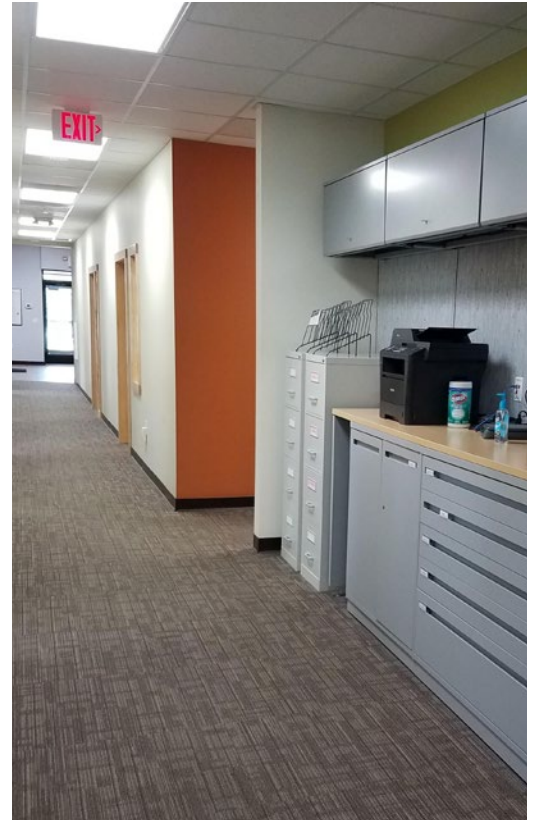
## DEMOGRAPHICS

- The property is located in the Village of Oregon, WI, a suburban community south of Madison, WI.
- Oregon population - approximately 10,100.
- Average annual household income is \$93,358.
- 43% of the population over 25 years of age have college degrees.

# 281 W. Netherwood St. Oregon, WI







**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 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

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.