



## Investment Opportunity



Colliers

Multi-Tenant Building | Credit-Backed Anchor Tenant | 7 Year WALT | 3 Tenants

# Dashiell Corp Anchored Building

2908 Marketplace Dr | Fitchburg, WI (Madison MSA)

## Executive Summary

Colliers is pleased to offer to qualified investors the opportunity to acquire a stabilized multi-tenant building located in the thriving Madison MSA. Located at 2908 Marketplace Dr in Fitchburg, WI, the **Dashiell Corp Anchored Building** is a 64,984 SF single story building 95% leased to three tenants. The building is anchored by Dashiell Corporation, a leading national provider of high and medium voltage electrical services. Dashiell is an operating company of Quanta Services (NYSE: PWR), a specialized contracting company with over 200 operating companies producing \$23.7 billion in 2024 revenues. Dashiell leases 77% of the building under a long term lease.

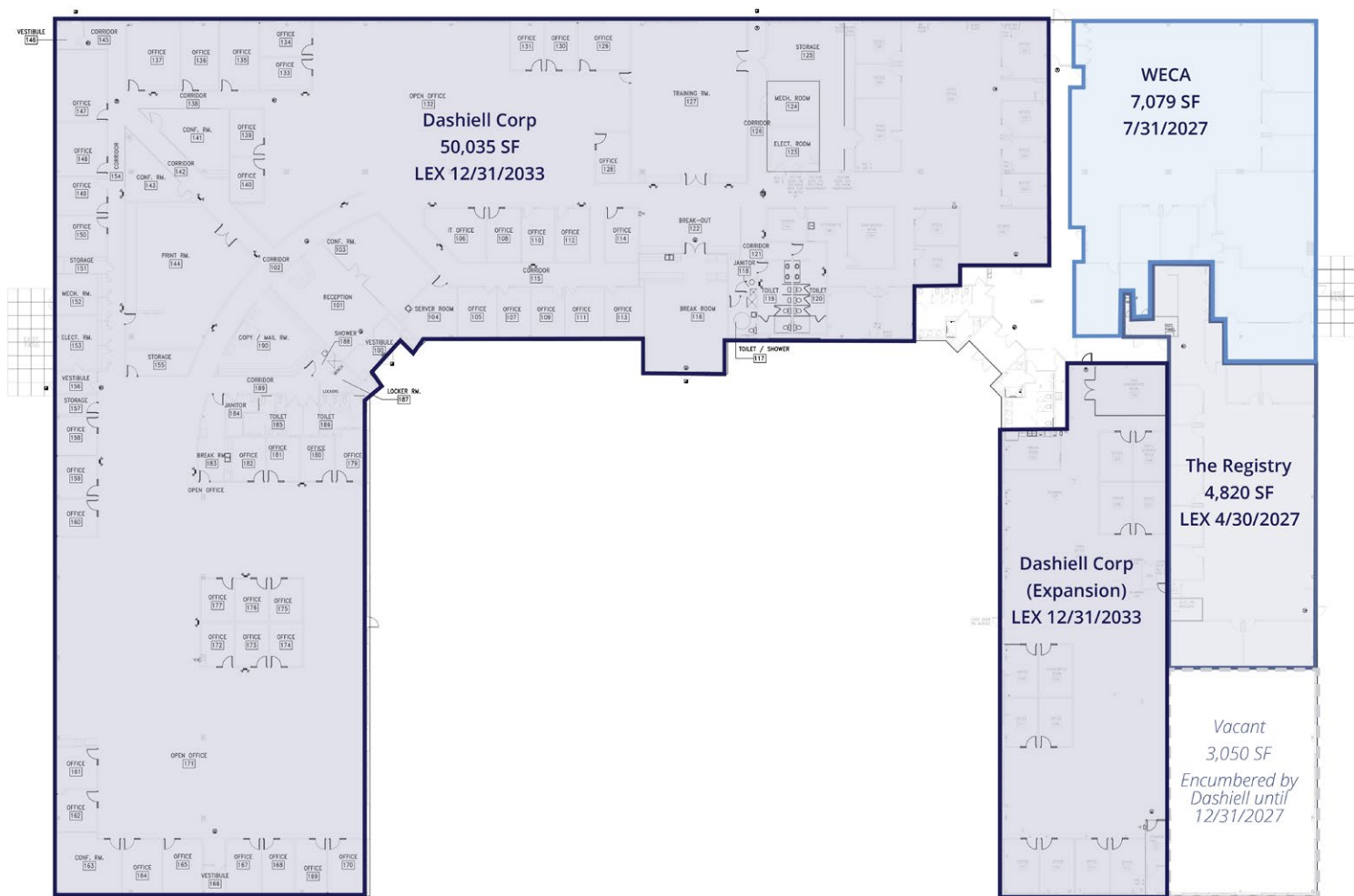
The building is well located within the Fitchburg Business Park, sitting just south of Madison and only two miles from the Madison Beltline bypass highway. Neighboring the south and west sides of the Dashiell building is the Sub-Zero & Wolf Appliance Fitchburg campus with over 1.6 MSF across 114 AC. Included in their campus is a recently completed \$70 million, 350,000 SF innovation center directly south of Dashiell. Additional nearby recently completed developments include Promega's \$114 million, 160,000 SF small molecule production facility and the \$29.5 million O'Brien Solar Fields with over 60,000 bifacial solar panels and a 20-megawatt capacity.

This property, offered at an appealing 9% cap rate, provides an excellent opportunity to acquire a stabilized, well-maintained building with a 7 year WALT. Located in the heart of a growing innovation and technology hub, the area boasts over \$200 million in recent developments, making it a prime investment.

## Investment Highlights

- Anchored by Dashiell Corporation since 2014 with a recent **early lease extension** through December 2033.
- Dashiell is an operating company under **Quanta Services (NYSE: PWR)**, a Fortune 500 company with over 200 operating companies and \$23.67 billion in FY24 revenue.
- Prominently positioned directly **adjacent to Sub-Zero Group Fitchburg campus** boasting over 1.6 MSF across 114 AC and nearby the Promega Corporation Global Headquarters campus.
- Building sits 5 miles south of the Madison CBD within the desirable suburban community of Fitchburg, a growing **innovation and technology hub** with over \$200 million in recent developments.
- **Recent capital improvements** including parking lot replacement (2022) and replacement of all RTUs between 2018 and 2023.

# Current Floor Plan





# Area Overview







## Property Description

Address	2908 Marketplace Dr, Fitchburg, WI
Total Building Area	64,984 SF
Site Area	6.04 AC
Year Built	2000 & 2003
Clear Height	±14'
Parking	Surface lot (3.8 / 1,000 SF)
Occupancy	95.2% (3 Tenants)
WALT	7 Years
Parcel ID	0609-082-7670-2
Pricing	<b>\$9,570,000 (\$147.27 PSF)</b>
Cap Rate	<b>9.00%</b>

**ACCESS WAR ROOM**



## Contact Us

### Tom Shepherd, ccim

Partner

+1 414 278 6815

[tom.shepherd@colliers.com](mailto:tom.shepherd@colliers.com)

### Chris Richards

Managing Director

+1 608 628 5895

[chris.richards@colliers.com](mailto:chris.richards@colliers.com)

### Jen Huber-Bullock, ccim

Senior Investment Analyst

+1 414 278 6867

[jennifer.huber@colliers.com](mailto:jennifer.huber@colliers.com)

### Matt Andersen

Investment Analyst

+1 414 982 6582

[matt.andersen@colliers.com](mailto:matt.andersen@colliers.com)



**Colliers | Wisconsin**

833 E Michigan St, Suite 500

Milwaukee, WI 53202

+1 414 276 9500