

CLEAR-SPAN FLEX, TWO BLOCKS OFF MAIN

529 COMMERCE PKWY - VERONA, WI

FOR LEASE



TERI BELL

Partner

(608) 354-2808

teri@kotherep.com



FOR LEASE

529 COMMERCE PKWY, VERONA, WI 53593

AVAILABLE SF	4,000 - 8,125 SF
LEASE RATE	\$11.00 PSF
LEASE TYPE	NNN
TENANT IMPROVEMENTS	Negotiable
OCCUPANCY	Available immediately
BUILDING TYPE	Clear-span flex / light industrial
YEAR BUILT	2019
SITE AREA	43,665 SF (1.00 acre)
ZONING	Urban Industrial District (UI), City of Verona
CLEAR HEIGHT	20'+
OVERHEAD DOORS	(1) 16'x20' Overhead Door; (1) 12'x12' Overhead Door No existing loading dock, addition negotiable
POWER	400A, 120/208V, 3-phase
SPRINKLER	Not sprinklered
PARKING	Four (4) stalls; newly sealed & striped Additional parking negotiable



HIGHLIGHTS

- ▶ Direct access to US 18/151 and Madison's Beltline
- ▶ Surrounded by restaurants, hotels, grocery and retail amenities
- ▶ Wide industrial streets with a commercial-width lot entrance



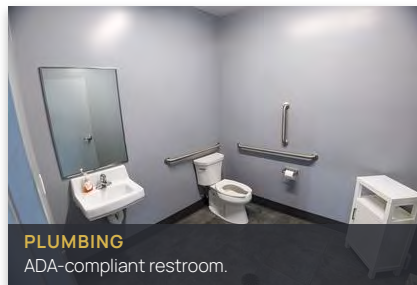
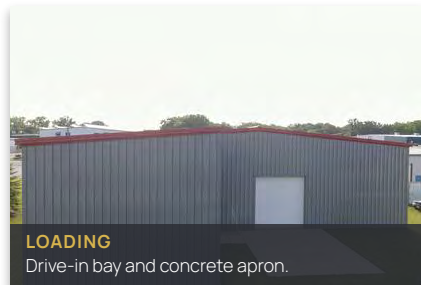
BUILDING SPECIFICATIONS

STRUCTURE & SHELL

FIRST FLOOR AREA	±8,125 SF
UPPER-LEVEL STORAGE	400 SF (convertible to office)
TOTAL UNDER ROOF	±8,525 SF
SITE AREA	43,665 SF (1.00 acre)
YEAR BUILT	2019
CONSTRUCTION TYPE	Pre-engineered metal building, Type VB, one story
STRUCTURAL FRAME	Clear-span rigid frame — no interior columns
CLEAR HEIGHT	20'+
FLOOR SLAB	6" concrete with floor drain
EXTERIOR WALLS	Insulated metal panel over brick wainscot

LOADING & ACCESS

DRIVE-IN DOORS	(2) — 16' and 12'
DOCK DOORS	None existing; dock addition negotiable
APPROACH	Poured concrete apron at the 16' bay
FRONTAGE	Commerce Parkway, commercial-width entrance
MINIMUM DRIVEWAY THROAT	25'



MECHANICAL, ELECTRICAL & LIFE SAFETY

POWER	400A, 120/208V, 3-phase
HEATING	Natural-gas make-up air unit, (2) gas hanging heaters, gas infrared
VENTILATION	Industrial ventilation with air exchanger and CO monitoring
COMPRESSED AIR	Lines plumbed throughout the facility
PLUMBING	Water heater, multiple spigots, ADA-compliant restroom
TELECOM	High-speed fiber to the building
SECURITY	Live-view system with video and audio recording
FIRE PROTECTION	Building is not sprinklered. Any tenant use requiring suppression would need a system installed.

SITE & PARKING

ZONING	Urban Industrial District (UI), City of Verona
PERMITTED USES	Light to moderate industrial, assembly, warehousing, storage and accessory office, conducted so as not to generate nuisances to adjoining properties
SITE LIGHTING	Perimeter and lot lighting on automatic nighttime sensors
SETBACKS	Front 25', rear 20', side 10'
PARKING	Newly sealed and striped surface lot including an 8'x18' ADA van stall
STORMWATER	On-site bioretention basin with integrated site drainage

SITE PLAN



The rigid frame carries the roof on the exterior walls, so the entire ±8,125 SF floor plate is column-free — equipment, racking and production lines can go anywhere in the bay. The 400 SF mezzanine over the service core converts to office or break space.

SHOP — ±8,125 SF clear-span bay

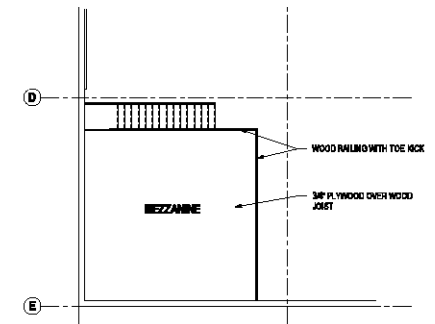
DRIVE-IN DOORS — 16' and 12' overhead, drive-through

MEZZANINE — 400 SF, convertible to office

PARTS ROOM – enclosed, 2x6 stud walls

SERVICE CORE — restroom, utility room, mop sink

COMPRESSOR CLOSET – air plumbed throughout



INTERIOR

Clear-span, heated, sealed and lit: a shop built to a standard most small-bay space never reaches.



CLEAR-SPAN BAY

No interior columns across the full ±8,125 SF floor plate; lay out equipment without designing around posts.



DRIVE-IN ELEVATION

16' overhead door with drive-through access to the second door; 20' + clear overhead.



UPPER-LEVEL STORAGE

400 SF mezzanine, convertible to office or break space without giving up shop floor.

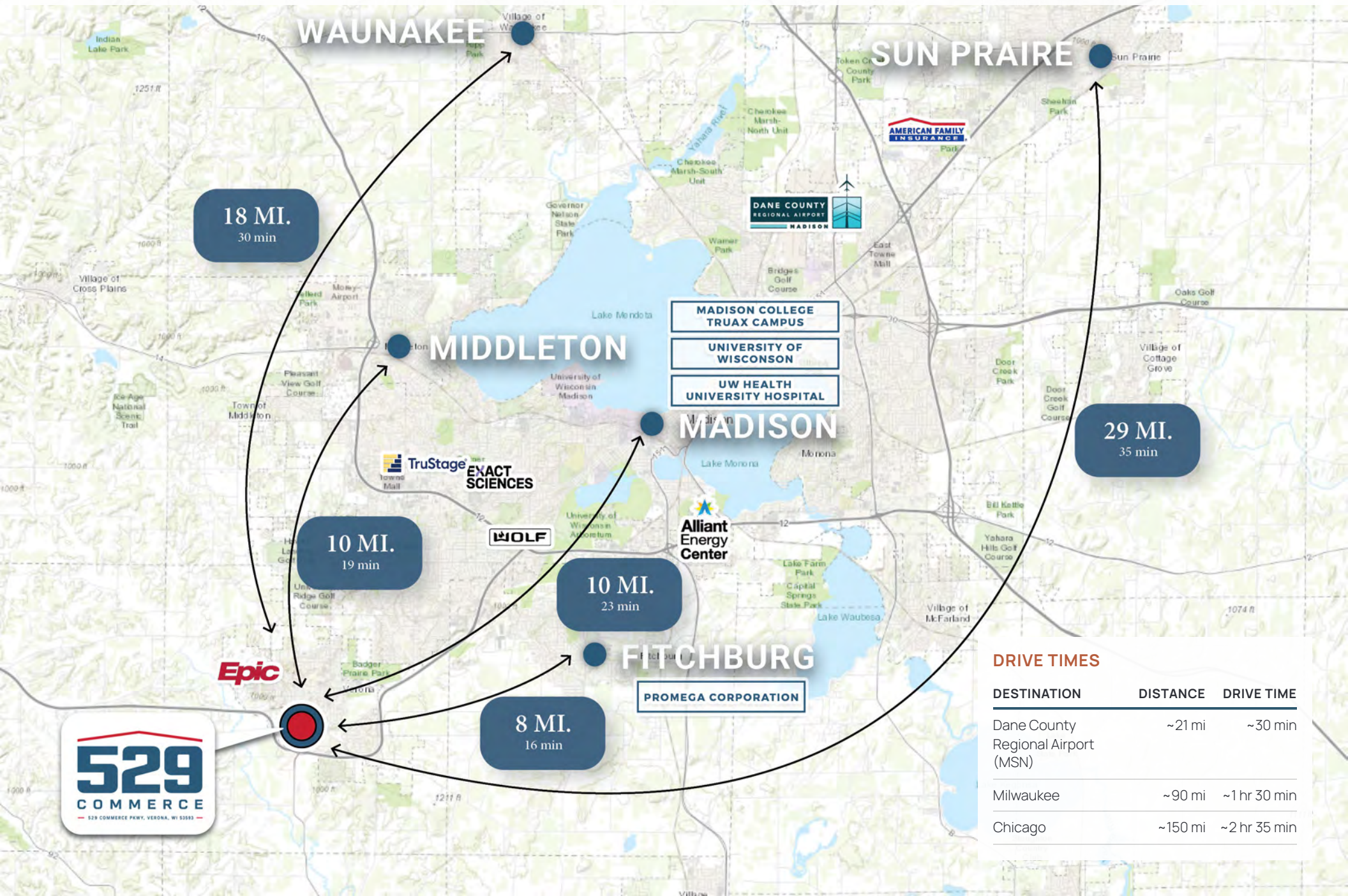


EXTERIOR & AERIAL



LOCATION & REGIONAL ACCESS

Commerce Parkway sits in Verona's established industrial park at the southwest edge of the Madison metro, two blocks off Main Street and a short run from US 18/151 to the Beltline and I-39/90/94. Roughly 12 miles southwest of the Capitol: Epic-adjacent labor and Main Street amenity at the door, metro-wide reach inside a half hour.



DRIVE TIMES

DESTINATION	DISTANCE	DRIVE TIME
Dane County Regional Airport (MSN)	~21 mi	~30 min
Milwaukee	~90 mi	~1 hr 30 min
Chicago	~150 mi	~2 hr 35 min

VERONA NEIGHBORHOOD & AMENITIES



DEMOGRAPHICS

POPULATION



1 mi: 6,628
3 mi: 25,119
5 mi: 71,668

DAYTIME POP.



1 mi: 6,827
3 mi: 27,441
5 mi: 58,021

HOUSEHOLDS



1 mi: 2,920
3 mi: 10,278
5 mi: 30,834

HOUSEHOLD INCOME



1 mi: \$125,458
3 mi: \$120,176
5 mi: \$106,752

DISCLOSURE

State of Wisconsin I Disclosure 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:

BROKER 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. The 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:

- ▶ The duty to provide 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 with 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.
- ▶ 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 to other parties.
- ▶ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- ▶ 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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.

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/>

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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