



For Lease

1824 Haynes Drive Sun Prairie, WI 53590

Move-in-ready, hard to find, well maintained industrial facility in Sun Prairie Business Park

**Lease Rate:
Subject to Offer**

Building SF	87,000 SF
Available SF	50,000 SF
Construction	Pre Cast
Clear Height	32'
Loading	2 Docks 2 Drive-Ins <i>Opportunities to expand loading</i>
Year Built	2008
HVAC	Gas Fire Furnace
Sprinkler System	ESFR
Land Area	4.03 Acres
Parking	28 Spaces
Zoning	SI (Suburban Industrial)
NNN	\$1.60 / SF

Contact us:

Kyle Fink, ccim
Vice President
+1 414 426 6251
kyle.fink@colliers.com

Jim Larkin, sior
Senior Vice President
+1 414 305 8662
jim.larkin@colliers.com

Dylan Brown
Real Estate Advisor
+1 414 943 2772
dylan.brown@colliers.com

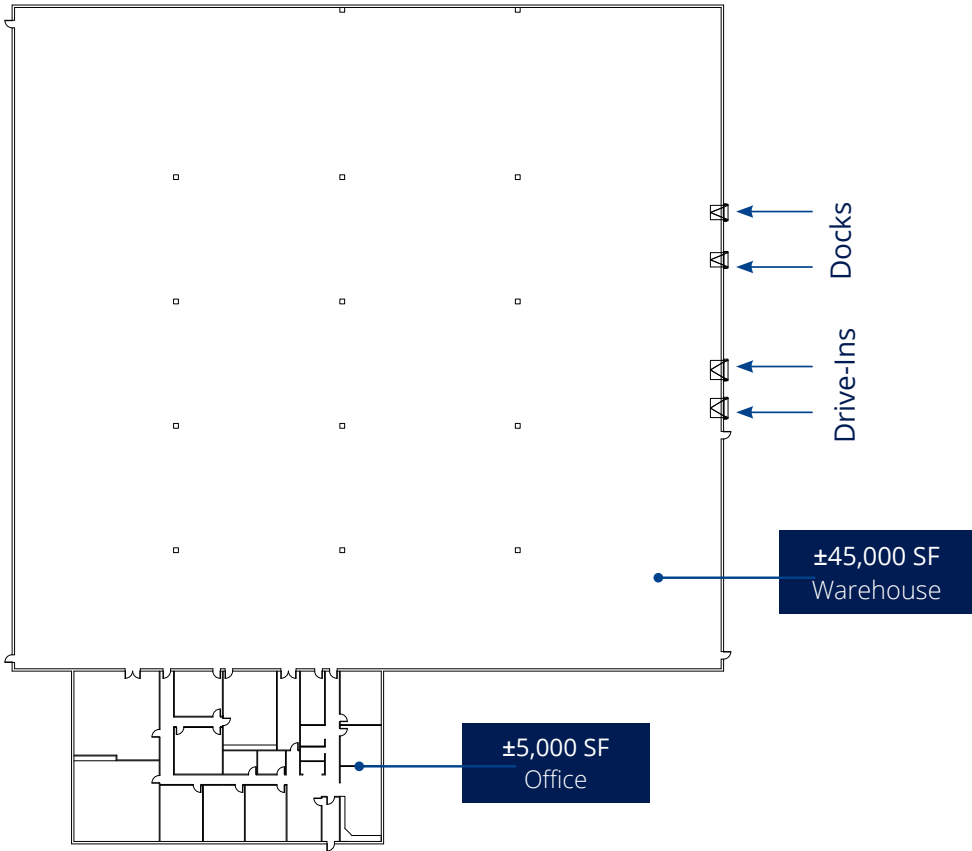
Property Highlights

- Interstate access - less than 1.5 miles from full-diamond interchange at Bristol Street and Highway 151
- Optimal layout
- Very limited move-in-ready product available in this size range
- Wide variety of potential users
- Ability to add more docks and drive-ins

Colliers | Wisconsin

833 E Michigan Street, Suite 500
Milwaukee, WI 53202
+1 414 276 9500
www.colliers.com

Floor Plan



Current Availability

Unit A	50,000 SF
Office	5,000 SF (approx.)
Warehouse	45,000 SF
Loading	2 Docks With Levelers & 2 Drive-ins
	<i>Ability to add more</i>



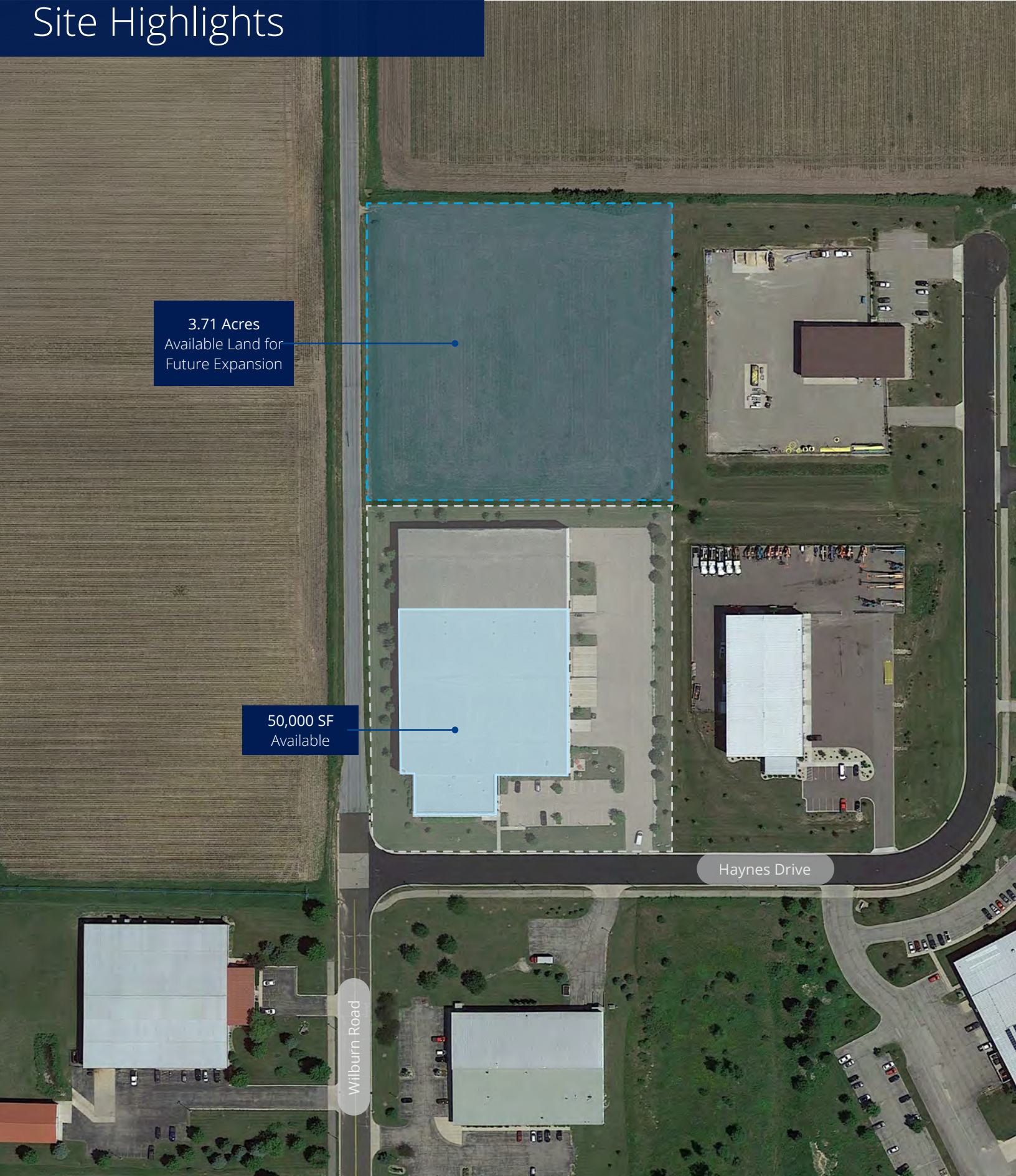
Site Highlights

3.71 Acres
Available Land for
Future Expansion

50,000 SF
Available

Wilburn Road

Haynes Drive



Site Overview



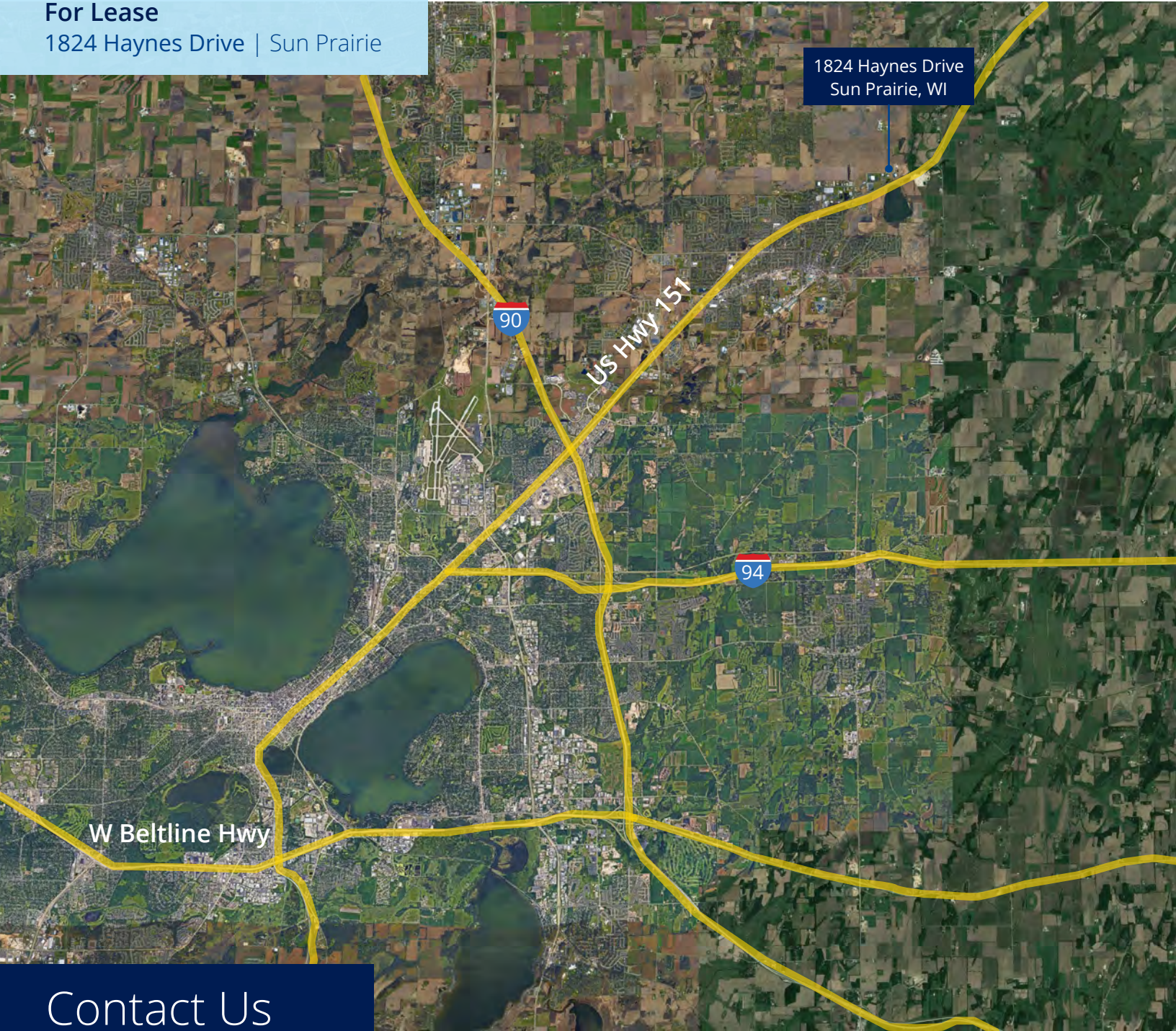
Drive Times

HWY 151	1.7 Miles 4 Minutes	Oshkosh	72.6 Miles 1 Hour and 10 Minutes
Madison	29 Miles 15 Minutes	Milwaukee	75.3 Miles 1 Hour and 17 Minutes
WI/IL Border	61.1 Miles 50 Minutes	Chicago	154 Miles 2 Hour and 10 Minutes

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Senior Vice President
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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 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 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 behalf of the broker, may provide brokerage services to you, the broker owes 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 prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to 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 (1) 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. Unless the information must be disclosed by law or you 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.
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.

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.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the 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/>

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 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.

