



**FOR SALE**  
INDUSTRIAL

MADISON INDUSTRIAL/FLEX OPPORTUNITY  
2104 International Lane, Madison, WI 53704

- 16,864 SF Industrial/Flex Facility
- Heavy Power + Backup Generator
- Prime Airport Area Location with Highway Access



**DANIEL BERTELSON, ACP**  
Company Owner and Director of  
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**RE/MAX PREFERRED**  
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<http://www.madisonpreferred.com>  
+16082768110 Each Office Independently Owned and Operated.





**Property Summary**

Building SF:	16,864
Lot Size:	2.07 Acres
Parking:	40
Year Built:	1984
Zoning:	Commercial / Industrial Flex

**SPACE DESCRIPTION**

- 16,864 SF Industrial/Flex Facility
- Office, Lab & Warehouse Layout
- Heavy Power Infrastructure
- Backup Generator
- Airport Area Location
- Multiple Drive-In Doors
- Up to 13' Clear Height
- 40 Parking Spaces
- Immediate Occupancy
- Excellent Highway Access
- Flexible Industrial Use Opportunity

**Location Overview**

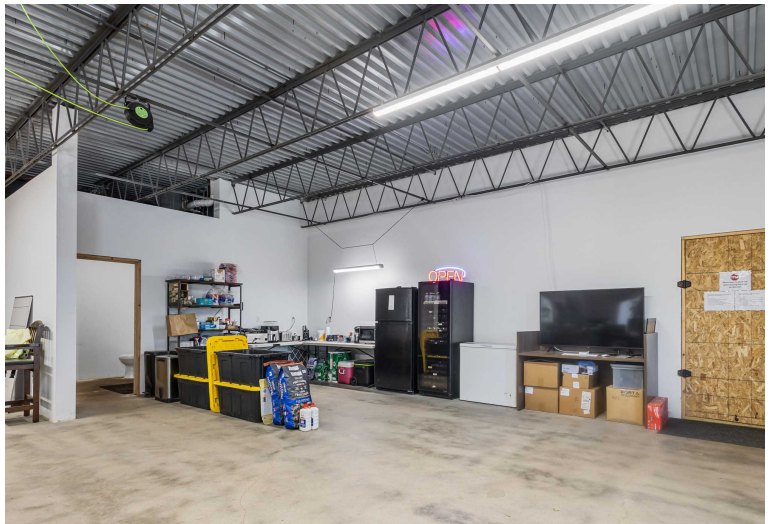
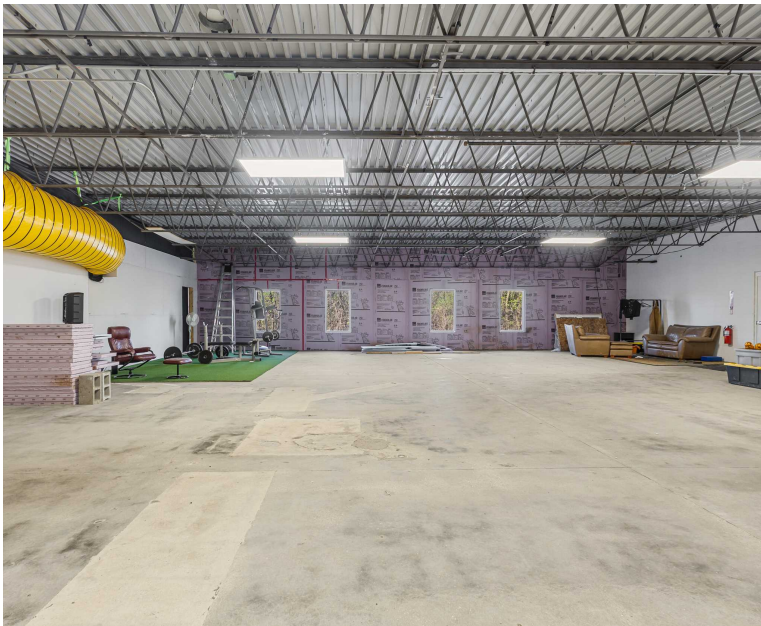
Located on Madison's northeast side near Dane County Regional Airport, the property offers convenient access to Packers Avenue, Highway 30, and Interstate connectivity. The site provides strong visibility and accessibility for industrial, warehouse, contractor, flex, and distribution users seeking a central Madison location with quick regional access.

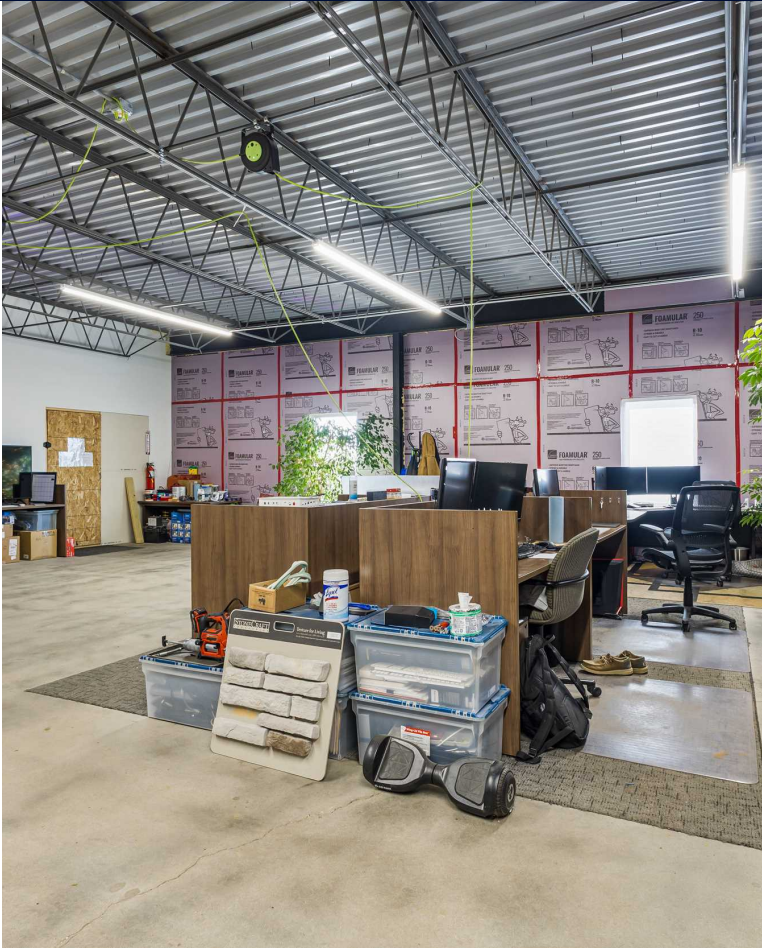


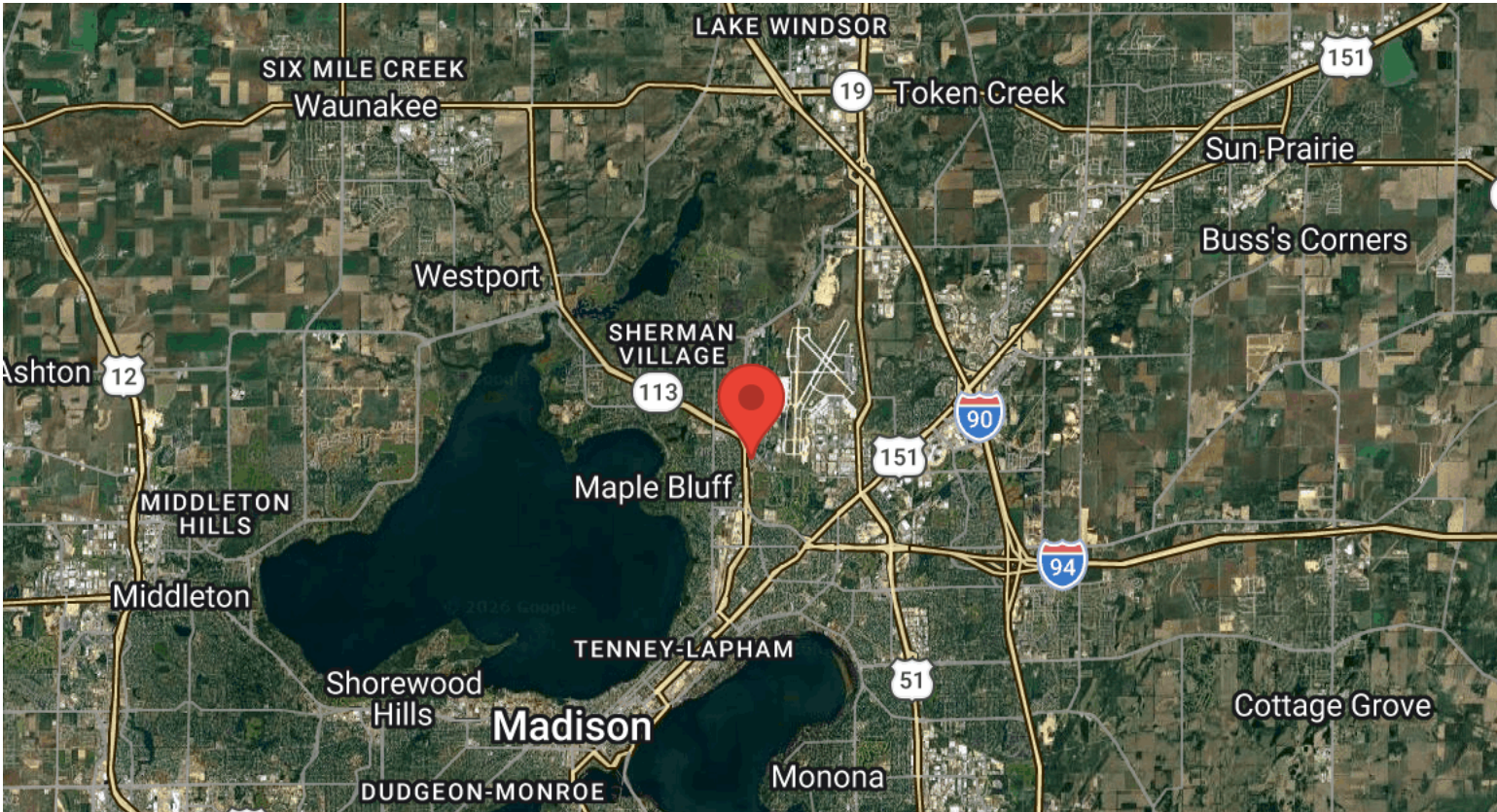
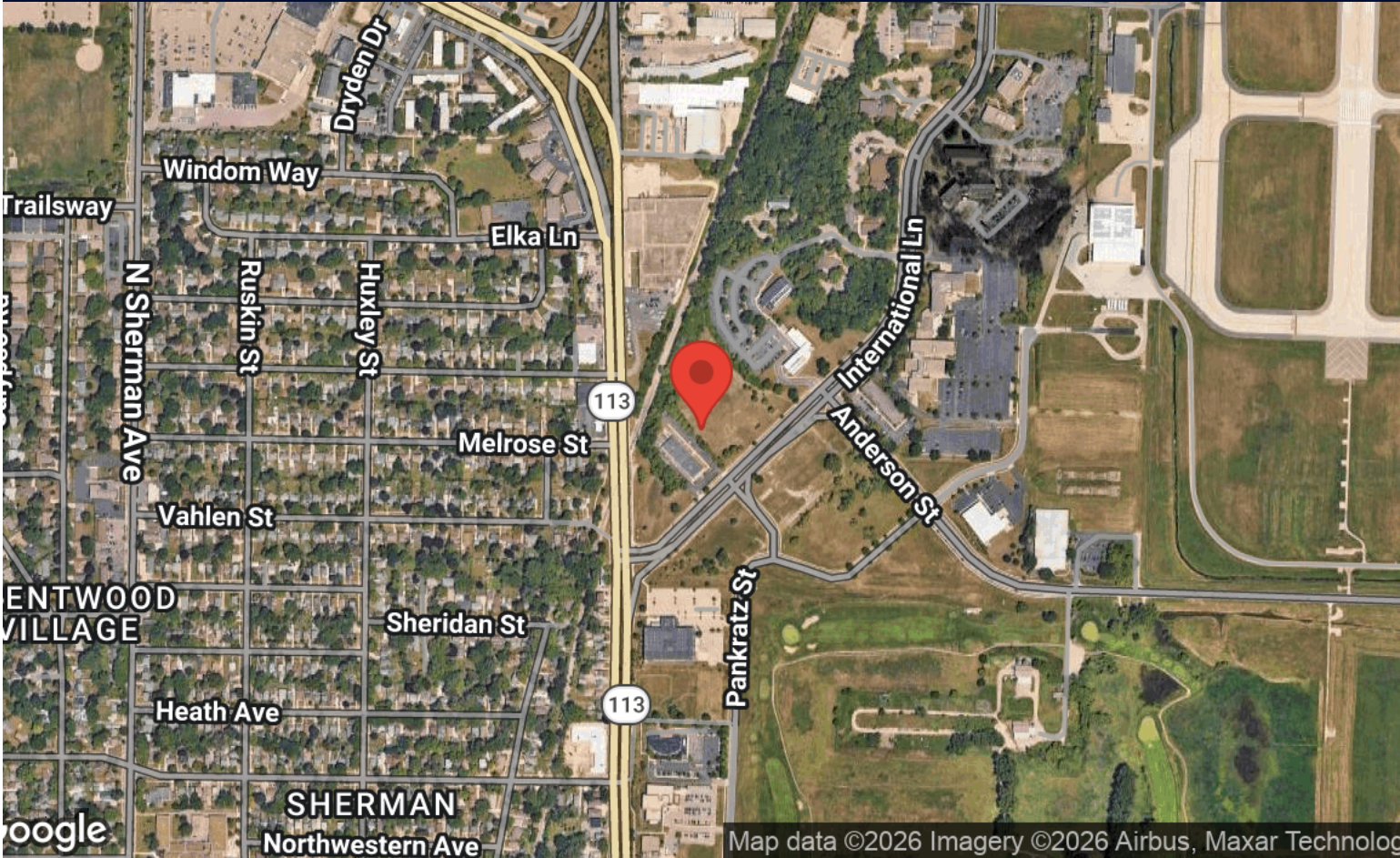


### Description

16,864 SF industrial/flex building available for sale near Dane County Regional Airport. The property offers a flexible office, lab, and warehouse configuration with extensive power infrastructure, backup generator capacity, multiple drive-in doors, and ample parking. Excellent visibility and access near Packers Avenue and Highway 30 make this an ideal opportunity for owner-users, industrial operators, contractors, flex users, or distribution businesses.











 McDonald's


 Budget Car Rental

 Lake View Elementary School


 Walgreens

 Beef Butter BBQ


BERKELEY OAKS

 City of Madison Police Department - North District


 Subway

 Old National Bank

 Willy Street Co-op—North


 C Villa Tap

Busse's Markway Tavern Inc

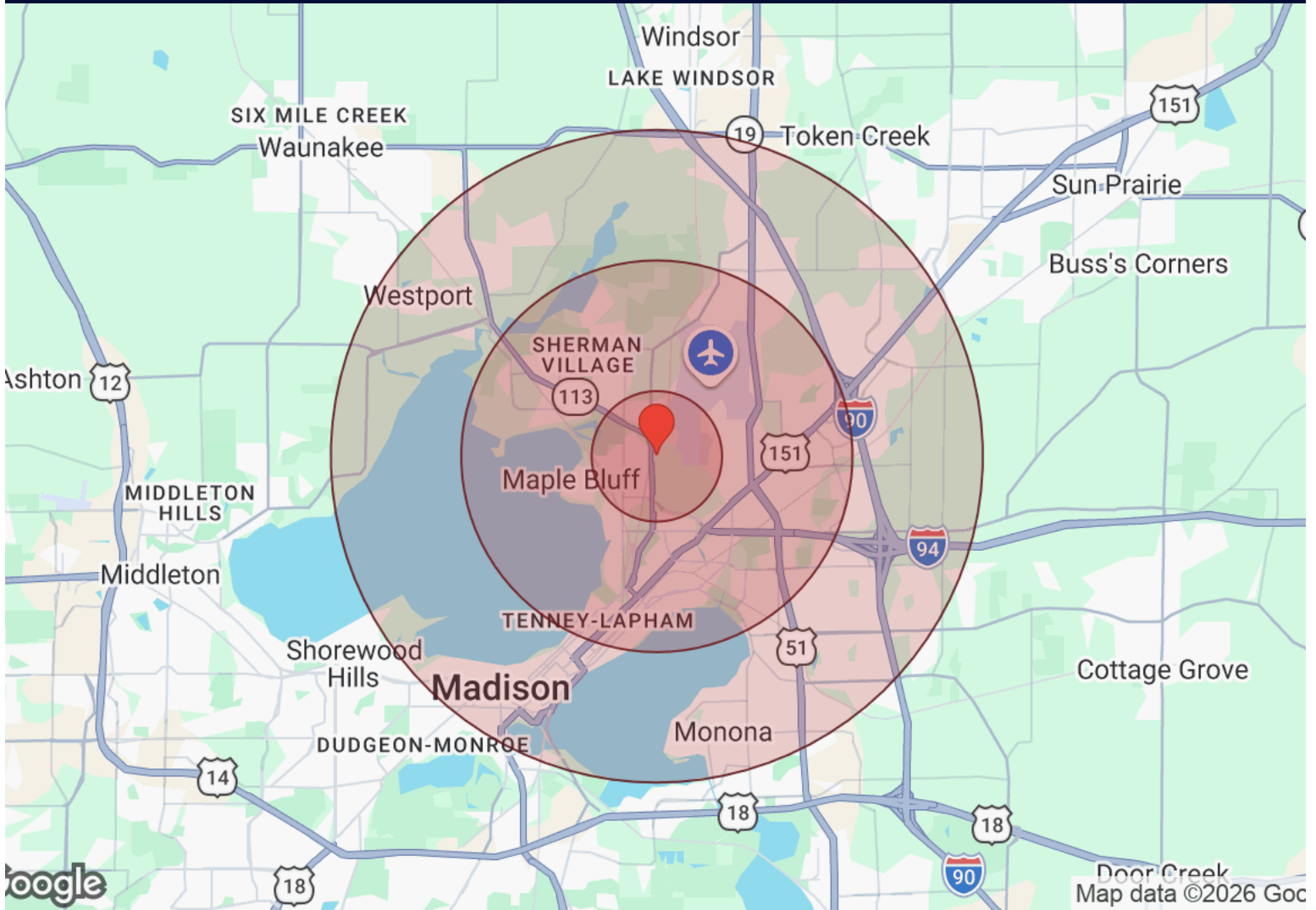
 Malcolm Shabazz City High School

 BMO Bank N.A Branches

Holiday inn

 Lockerroom Sports Bar & Grill

 Kelley's Market



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,325	42,635	116,728
Black	1,381	6,814	12,563
Am In/AK Nat	13	141	310
Hawaiian	3	12	65
Hispanic	867	5,990	13,527
Asian	553	3,690	14,948
Multiracial	278	2,091	5,015
Other	8	129	212

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,464	33,020	81,056
Occupied	4,039	30,169	74,148
Owner Occupied	1,990	14,519	29,141
Renter Occupied	2,049	15,650	45,007
Vacant	425	2,851	6,909

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,397	8,714	19,710
Ages 15 - 24	1,110	7,963	47,225
Ages 25 - 54	3,693	28,843	62,305
Ages 55 - 64	962	6,822	13,638
Ages 65+	1,267	9,154	20,491

Income	1 Mile	3 Miles	5 Miles
Median	\$64,871	\$75,439	\$70,585
Under \$15k	328	2,073	9,197
\$15k - \$25k	338	1,651	4,851
\$25k - \$35k	322	1,851	5,074
\$35k - \$50k	575	4,037	8,815
\$50k - \$75k	813	5,397	11,136
\$75k - \$100k	571	4,219	9,017
\$100k - \$150k	696	5,276	12,297
\$150k - \$200k	191	2,584	6,097
Over \$200k	206	3,080	7,664



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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**PRESENTED BY:**

**DANIEL BERTELSON, ACP**

Company Owner and Director of Opportunities  
danielb@remax.net



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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 Broker must provide you the following disclosure statement:

**BROKER DISCLOSURE TO CUSTOMERS**

You are the 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 the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove 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 within 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 (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of 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(l) 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 by law, or 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 (see "definition of material adverse facts" below).
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. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

**CONFIDENTIAL INFORMATION:**

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

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(Insert information you authorize to 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/> or by phone at (608)240-5830.

**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 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.

