

FLEX SPACE FOR LEASE

FLEX INDUSTRIAL - 3,380 SF

400 VENTURE COURT, VERONA, WI 53593



FOR LEASE - \$12.50/SF MODIFIED GROSS

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
bmeyer@oakbrookcorp.com

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. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

400 VENTURE COURT | VERONA, WI 53593



Property Summary

Available SF:	3,380 SF
Warehouse/Office SF:	2,250/1,130 SF
Lease Rate:	\$12.50/SF Modified Gross
Escalations:	4% Annually
Lease Term:	3-Years Minimum
Lighting:	T8 Lighting
Overhead Door:	1 (10'x12')
Clear Height:	19' Peak/16' Eave
Warehouse Heat:	Modine Heater
Internet:	Spectrum Fiber Optic
Zoning:	Urban Industrial (UI)
Signage:	Building Façade
Fully Sprinklered:	Wet Sprinkler System
Available:	March 1, 2025

Property Overview

Well-positioned flex space offering 2,250 SF of heated warehouse and 1,130 SF of heated/air-conditioned office space available on the corner of Paoli Street and Venture Court in Verona. The office footprint consists of 3 offices, reception, open work space, and a restroom with a shower.

Non-exclusive exterior surface parking is available for Tenants. Tenants are additionally responsible for gas, electric, phone/data, and-suite janitorial.

Location Overview

400 Venture Court in Verona, WI, is a prime industrial location strategically positioned for business success. With a modern warehouse and ample office space, this site offers a dynamic environment for a variety of businesses. Convenient access to Hwy 151 enhances logistical efficiency, making it an ideal hub for industrial operations. The surrounding business landscape and supportive infrastructure further solidify 400 Venture Court as a premier choice for business opportunity in Verona.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

PROPERTY PHOTOS

400 VENTURE COURT | VERONA, WI 53593



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

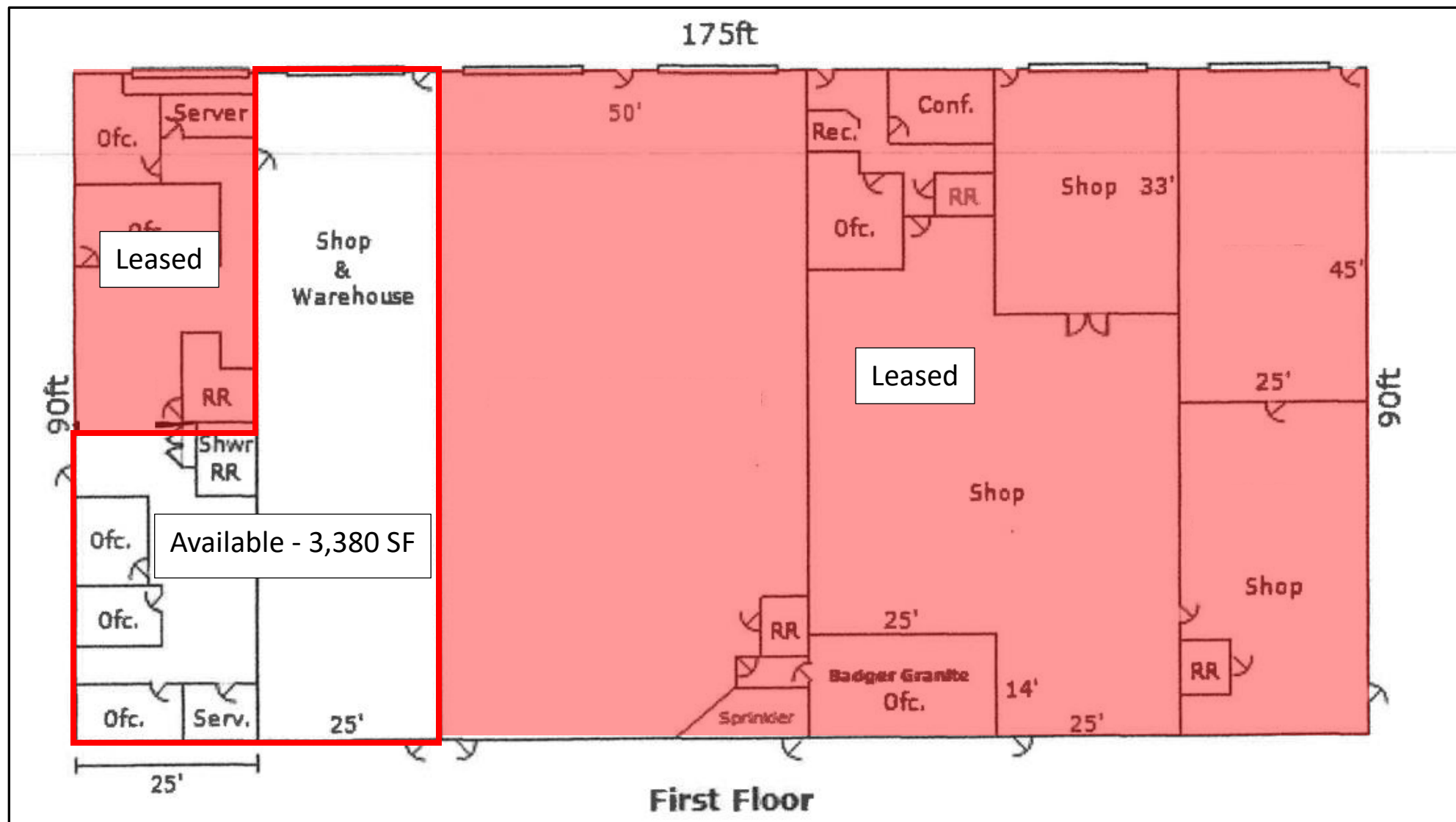


TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

FLOOR PLAN

400 VENTURE COURT | VERONA, WI 53593



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

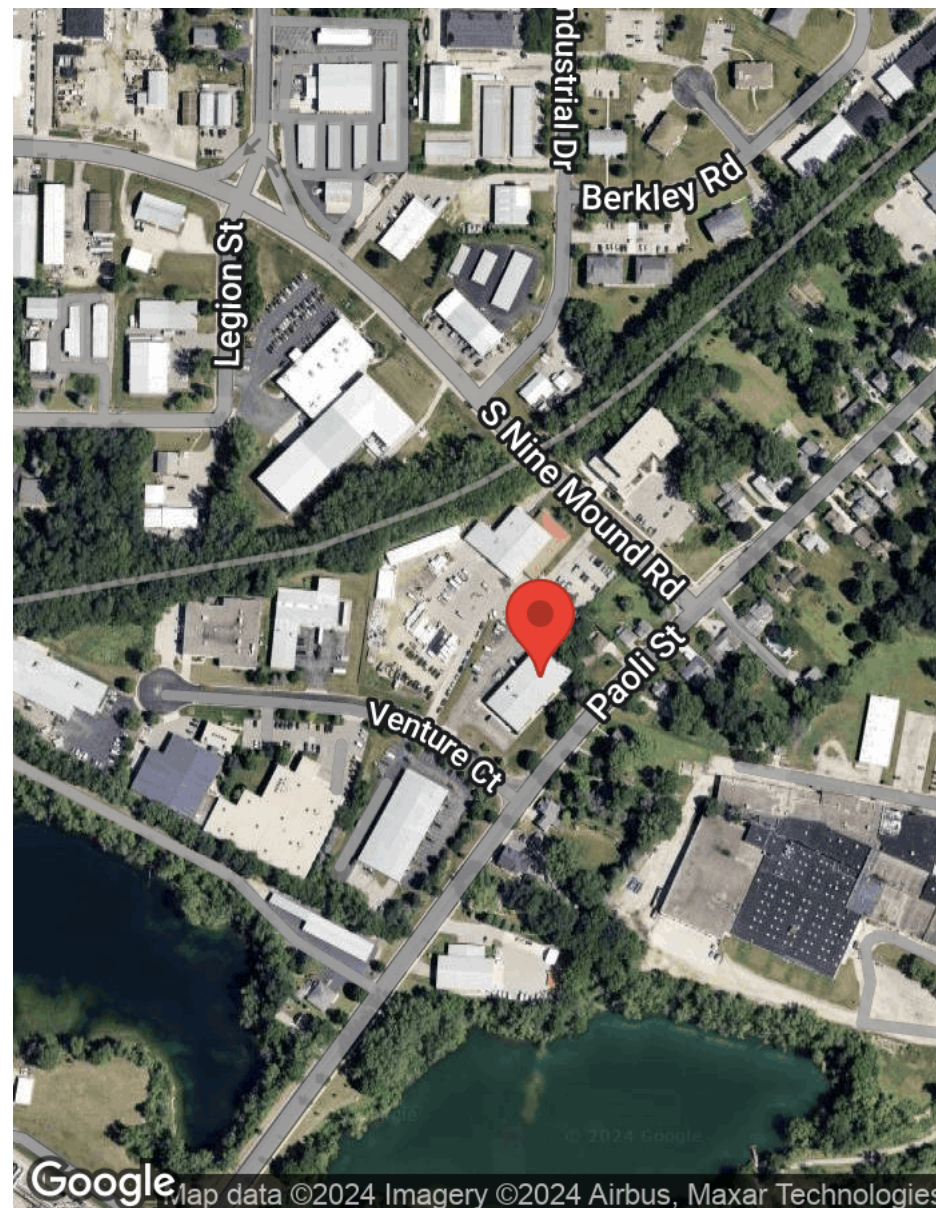
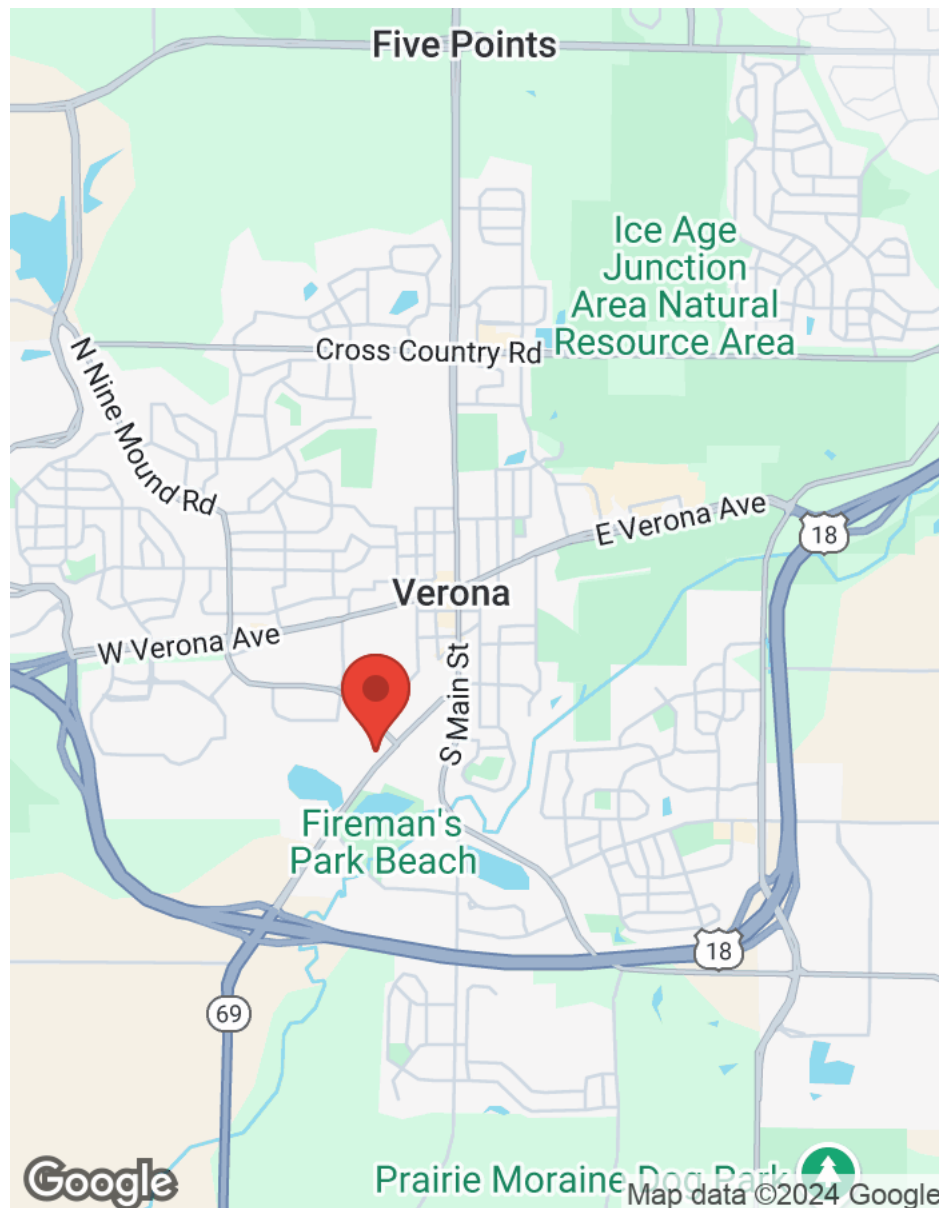


TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

LOCATION MAPS

400 VENTURE COURT | VERONA, WI 53593



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

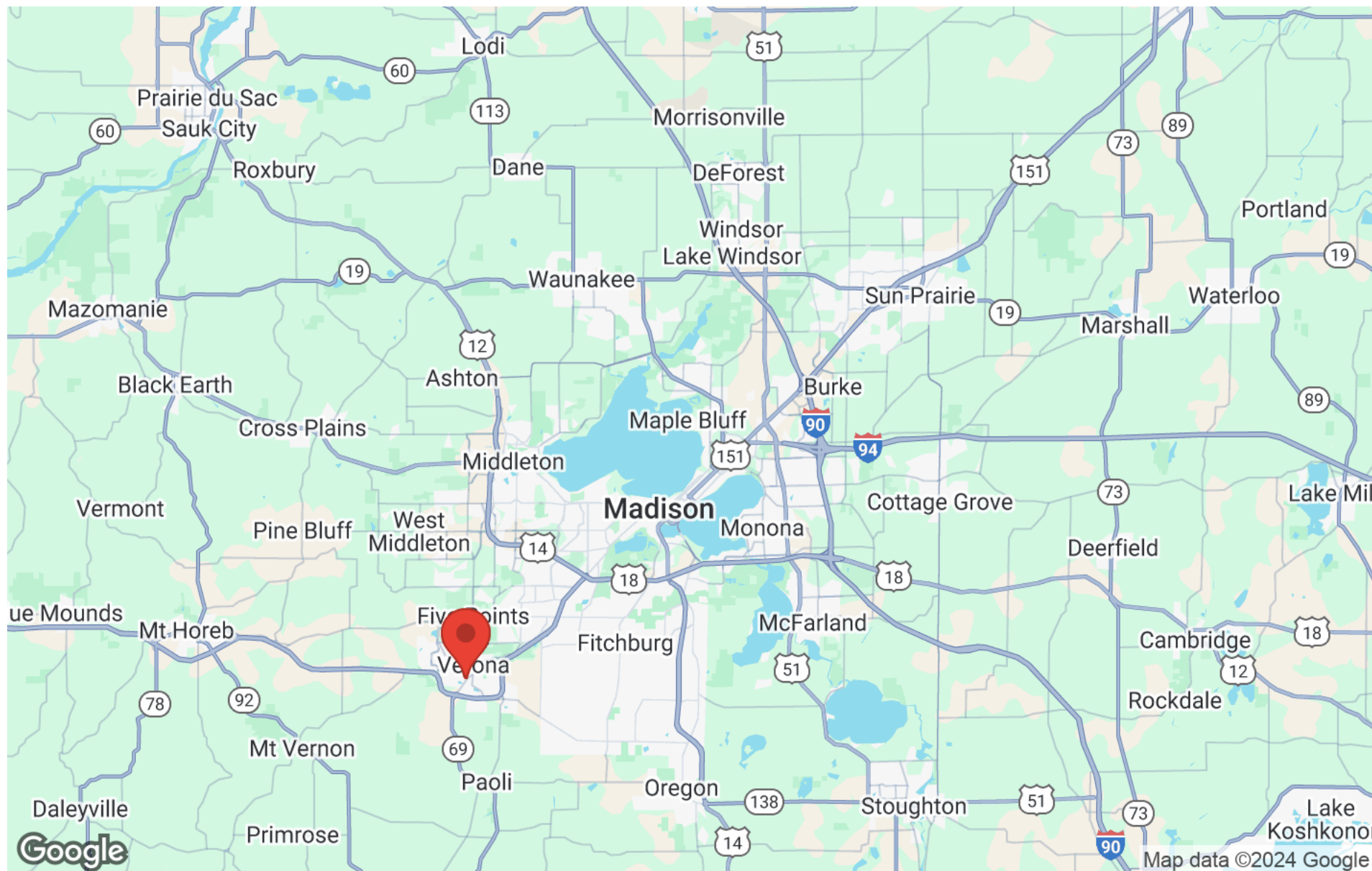


TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

REGIONAL MAP

400 VENTURE COURT | VERONA, WI 53593



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

AERIAL MAP

400 VENTURE COURT | VERONA, WI 53593



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

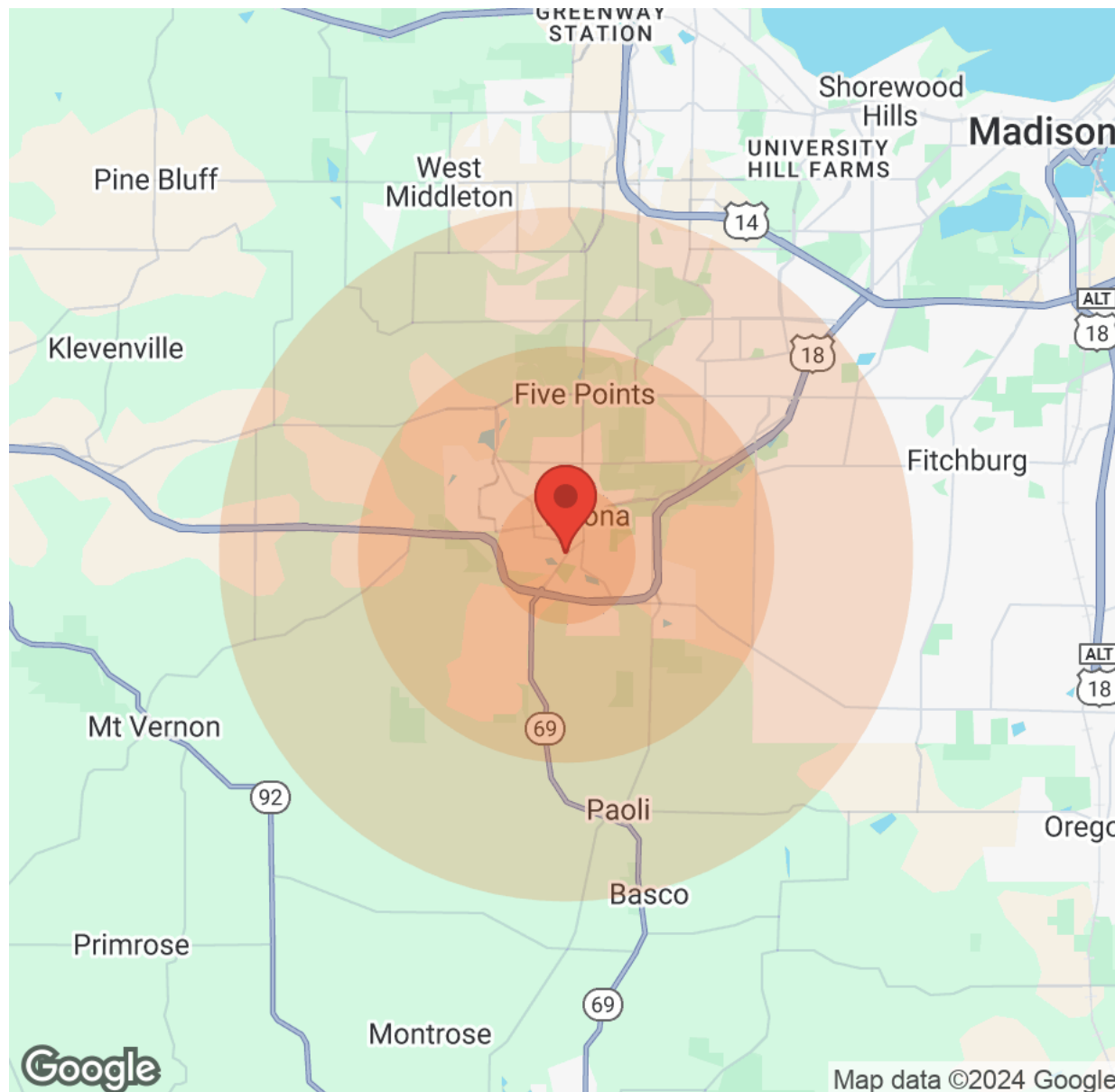


TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

DEMOGRAPHICS

400 VENTURE COURT | VERONA, WI 53593



Population	1 Mile	3 Miles	5 Miles
Male	3,608	14,513	32,620
Female	3,793	15,288	33,667
Total Population	7,401	29,801	66,287

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,446	6,007	12,706
Ages 15-24	1,136	4,287	9,145
Ages 25-54	2,603	10,728	25,934
Ages 55-64	1,000	3,947	8,713
Ages 65+	1,216	4,832	9,789

Income	1 Mile	3 Miles	5 Miles
Median	\$79,388	\$93,138	\$75,891
< \$15,000	132	525	1,302
\$15,000-\$24,999	180	470	1,815
\$25,000-\$34,999	106	678	2,095
\$35,000-\$49,999	348	1,231	3,263
\$50,000-\$74,999	555	2,208	5,479
\$75,000-\$99,999	531	2,058	4,425
\$100,000-\$149,999	699	2,895	5,438
\$150,000-\$199,999	214	877	1,780
> \$200,000	142	891	1,528

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,890	12,280	28,627
Occupied	2,770	11,630	27,125
Owner Occupied	2,163	8,739	17,816
Renter Occupied	607	2,891	9,309
Vacant	120	650	1,502

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

DISCLAIMER

400 VENTURE COURT

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation 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. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

TONY KEUNTJES

CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM

Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

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. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.