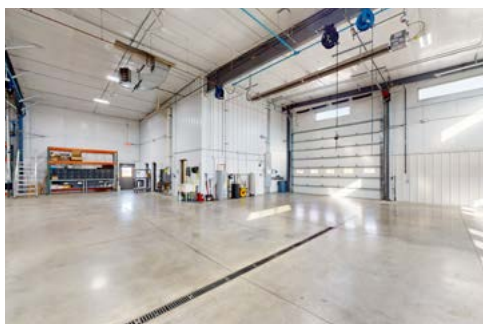




INDUSTRIAL | DRIVE-THRU WASH BAY | YARD SPACE



## PRIME INDUSTRIAL PROPERTY - 7 ACRES

This outstanding industrial property offers two buildings situated on a spacious 7-acre lot, designed for a variety of business needs.

The main building spans 6,400 sq. ft. and includes a drive-thru wash bay, both with heated floors for year-round comfort and efficiency. The property's robust infrastructure is built to support many industrial operation. This facility has ample power, reinforced concrete floors (8" concrete in shop, 8"-20" concrete in parking lot) and multiple oversized overhead doors for easy access. Contact us today for your private tour!

## PROPERTY DETAILS

**Total Building Size:** 2 buildings - total: 8,800 s/f

**Parcel Size:** Approximately 7 acres

**Year Built:** 2021

**Zoning:** IL (Industrial Limited)

**Security System:** 24 camera system

**Generator**

**Radiant Heating**

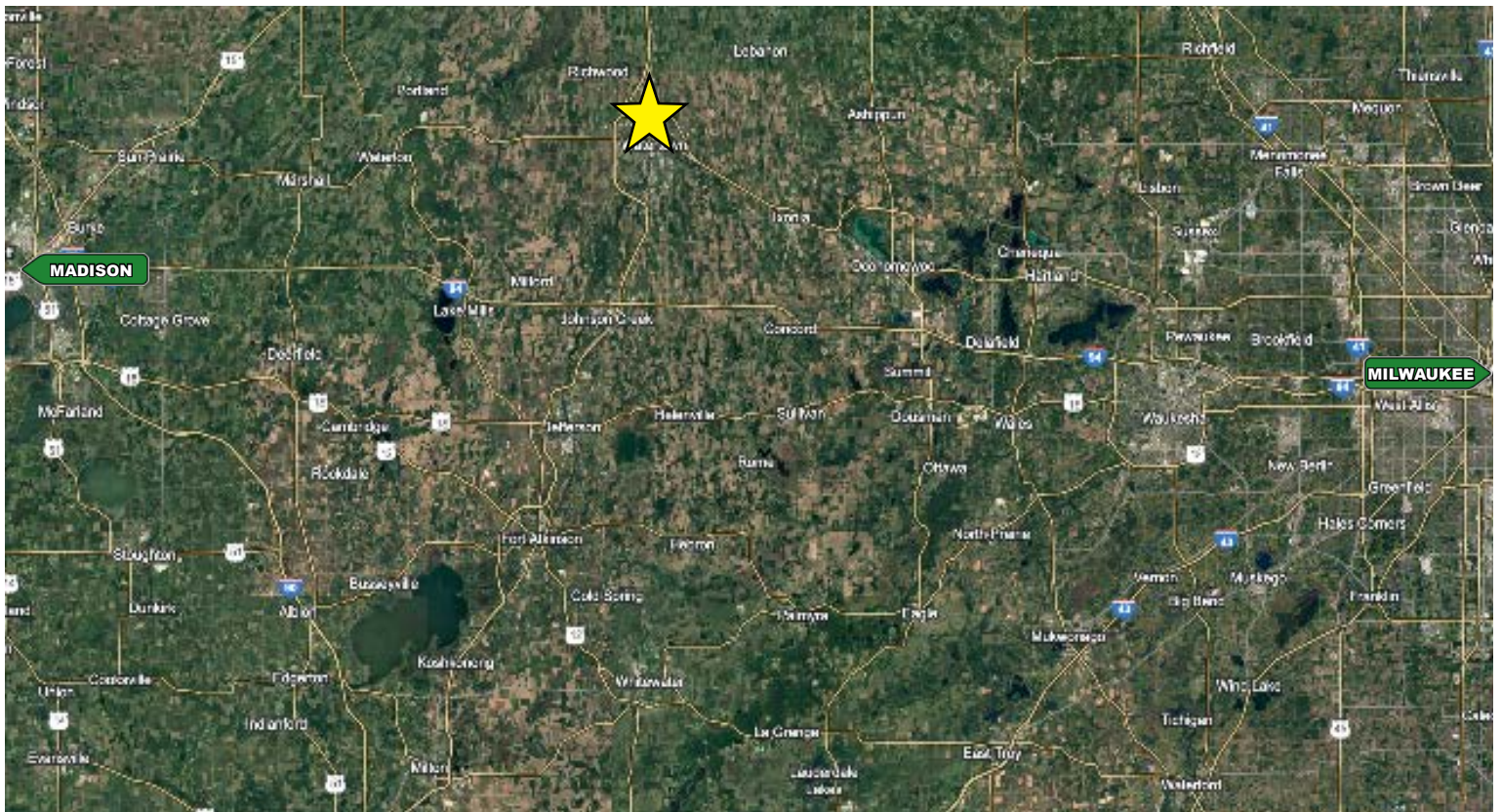
**Holding Tanks:** (2) 2,000 gal and 1,000 gal with alarms

**Hotsy Hot Water Pressure System**

**For Sale: \$2,200,000**



## MAP / LOCATION



Artisan Graham Real Estate  
106 E. Doty St. Suite 320  
Madison, WI 53703

Jeff Hoeye | Broker  
p: (920) 728-1111  
e: [jhoeye@artisangraham.com](mailto:jhoeye@artisangraham.com)

Cory Lucke, MBA  
p: (773) 628-3384  
e: [clucke@artisangraham.com](mailto:clucke@artisangraham.com)

## EXTERIOR PHOTOS



**Premium Craftsmanship**



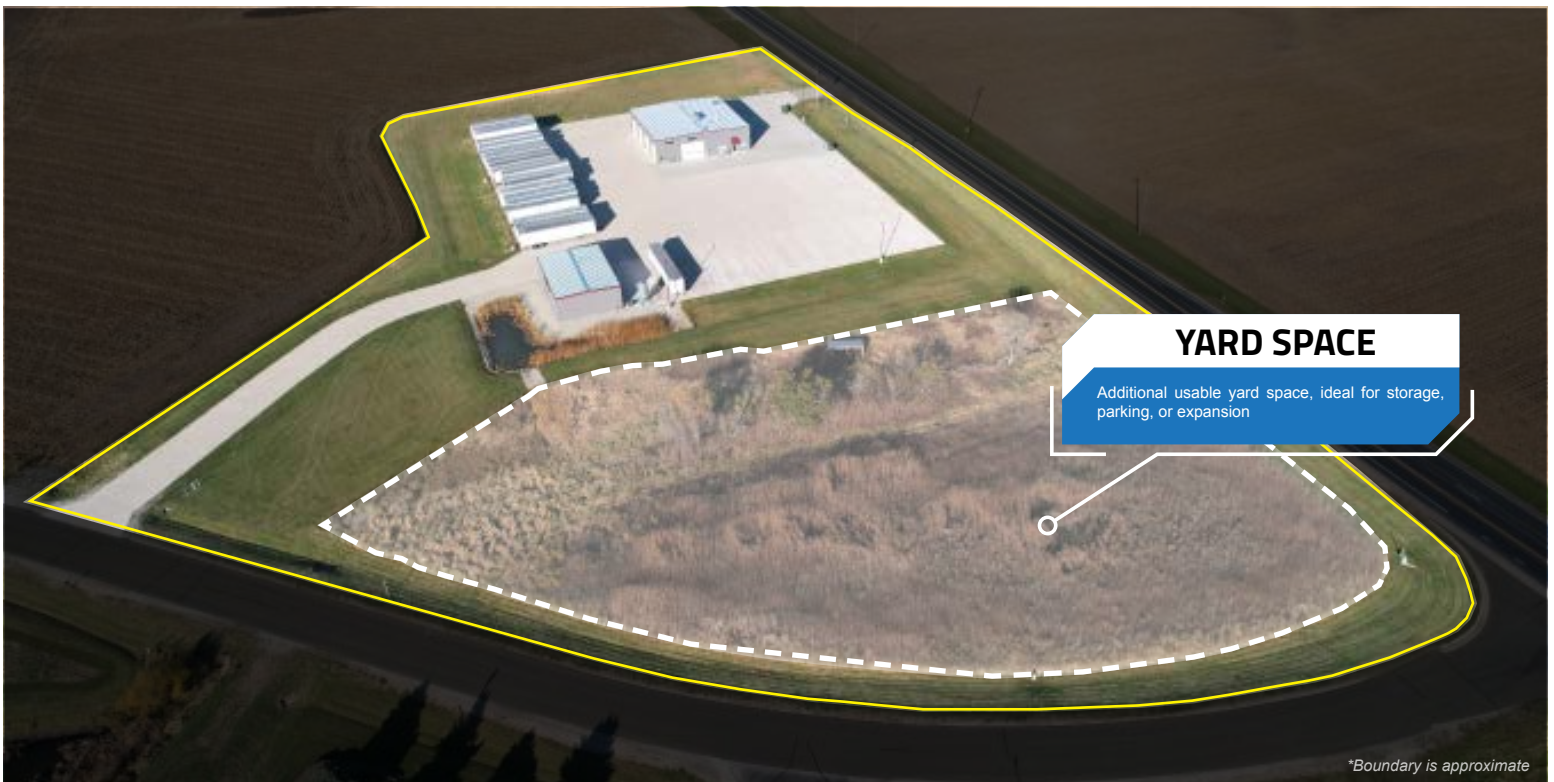
**6 Overhead Doors**



**Auxiliary Shop Space/Storage**



**Ample Parking (Trailer: 6/1k Auto: 5/1k)**



### YARD SPACE

Additional usable yard space, ideal for storage, parking, or expansion

\*Boundary is approximate



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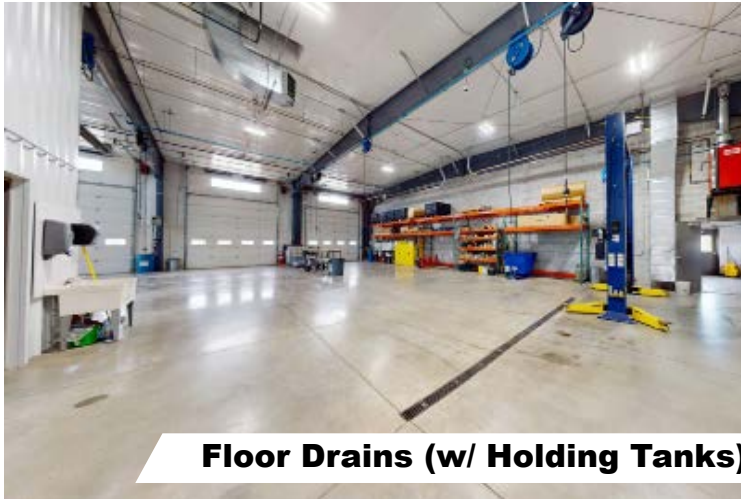
**INTERIOR PHOTOS**



**Welcoming Meeting Area**



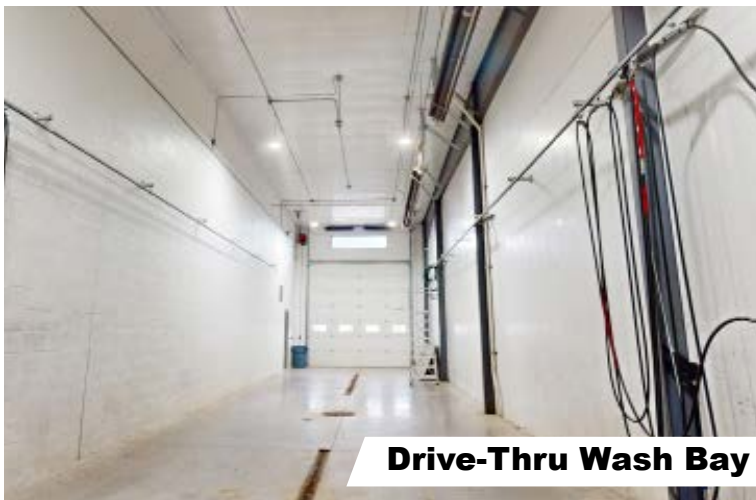
**800 SF of Office Space**



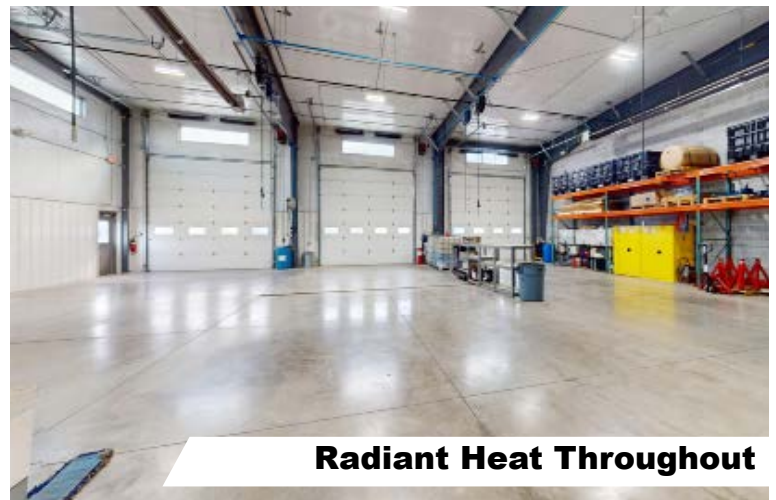
**Floor Drains (w/ Holding Tanks)**



**Spacious Shop with 21' Clear Height**



**Drive-Thru Wash Bay**



**Radiant Heat Throughout**

## PROPERTY FEATURES



**12k lbs. Challenger Lift**



**Heated Shop Floors**



**Clean-on-the-Go System**



**Hotsy Heated Pressure Washer**



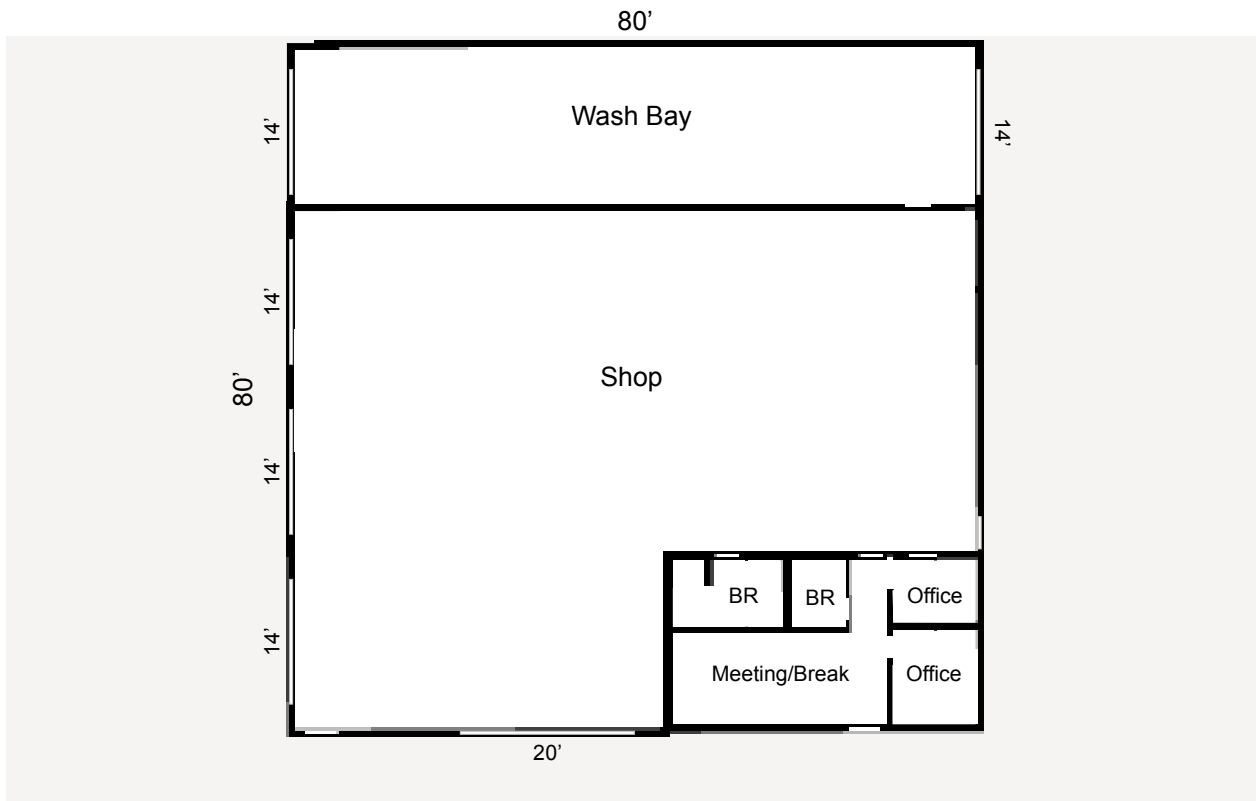
**ELGi EN7 Air Compressor System**



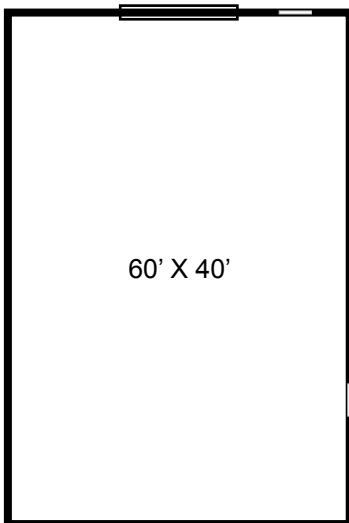
**Numerous Compressed Air Lines**



**FLOOR PLAN**



Auxiliary Shop





ADDITIONAL PROPERTY FEATURES	SPECS
<b>Newly Constructed</b>	2021
<b>Ample Power</b>	3-Phase, 240 VAC 400 AMPS
<b>HVAC</b>	Radiant heat, air handler in shop for improved circulation
<b>HVAC</b>	Air conditioning units in office and meeting room
<b>FLOOR THICKNESS</b>	8" Reinforced concrete interior floors
<b>PARKING LOT THICKNESS</b>	8"-20" Reinforced concrete
<b>HEATED SHOP FLOORS</b>	NTI Boiler system with touch-screen display
<b>SANITARY SYSTEM</b>	Private septic
<b>WATER</b>	Private well
<b>SECURITY</b>	24 Camera security system w/ key-less (fob) system
<b>OFFICE FLOORING</b>	Epoxy floor coating throughout
<b>BATHROOMS</b>	(1) Office bathroom, (1) Shop bathroom with Shower
<b>HOLDING TANKS</b>	(1) 2,000 gallon, (1) 1,000 gallon. Both with alarms.
<b>AUTO LIFT</b>	12,000 lbs Challenger Lift
<b>NEGOTIABLE</b>	Case 440 Skid Steer, UniCarrier Forklift & Timberline M-Series Floor Scrubber

# STATE OF WISCONSIN BROKER DISCLOSURE TO 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 the 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. A 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 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- 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 property inspection, contact an attorney, tax advisor, or property 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

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or 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 (see "definition of material adverse facts" below).
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 is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that 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)

## 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://www.doc.wi.gov/> 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 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

