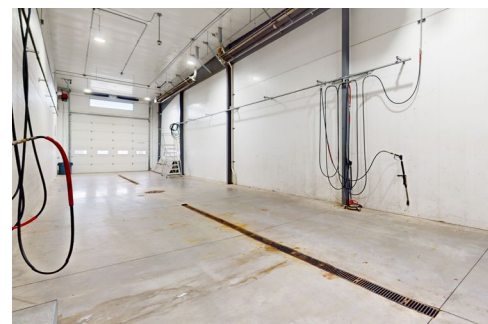
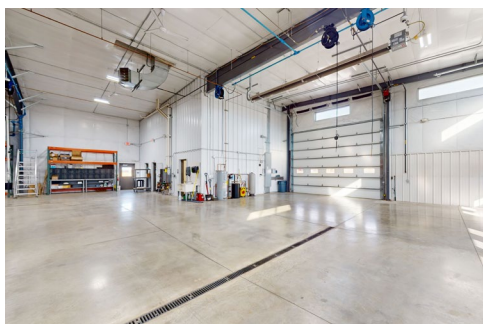




INDUSTRIAL | DRIVE-THRU WASH BAY | YARD SPACE



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: 8,000 s/f

Parcel Size: Approximately 7 acres

Year Built: 2021

Zoning: IL (Industrial Limited)

Security System: 24 camera system

Generator

Radiant Heating

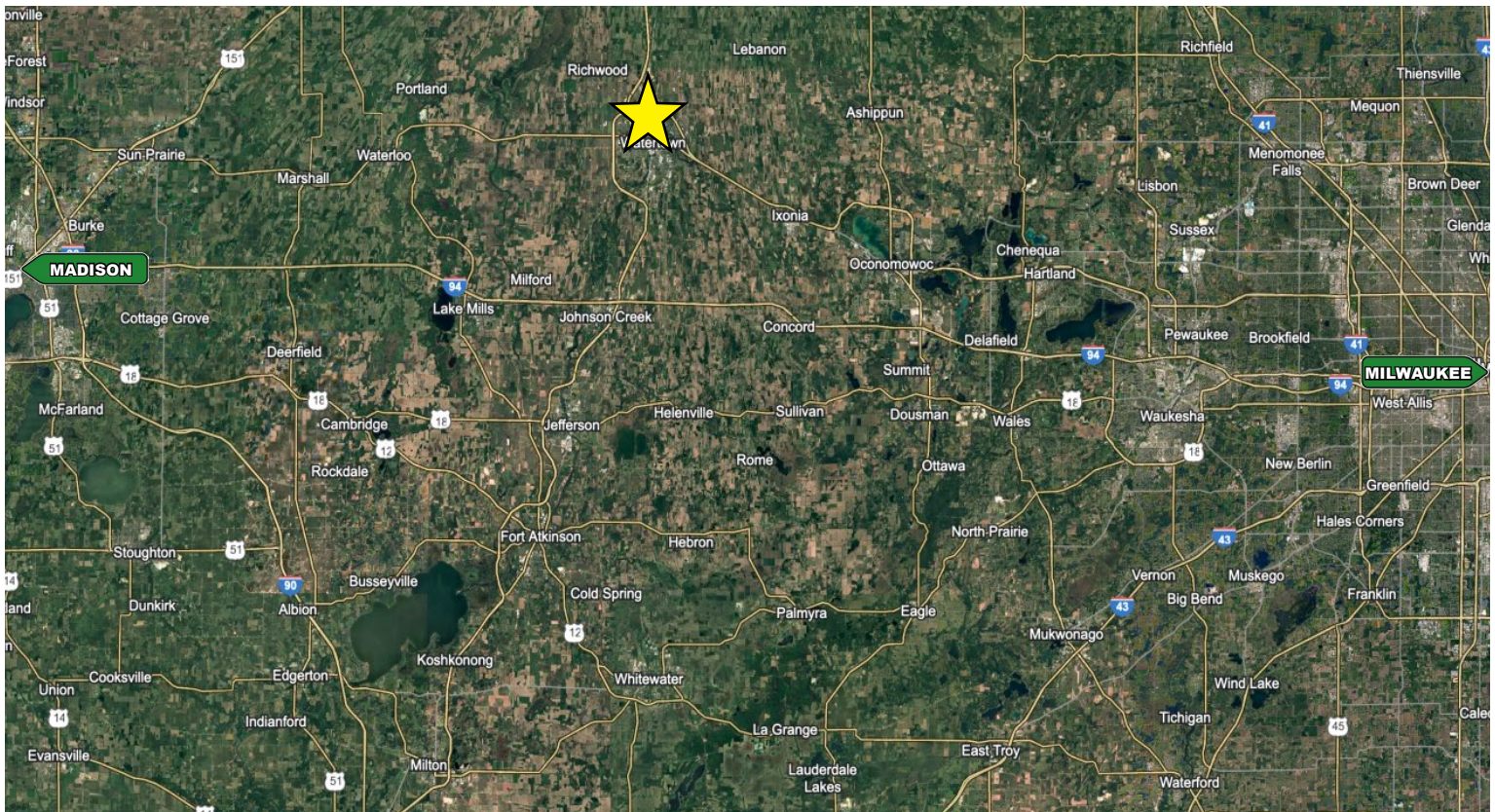
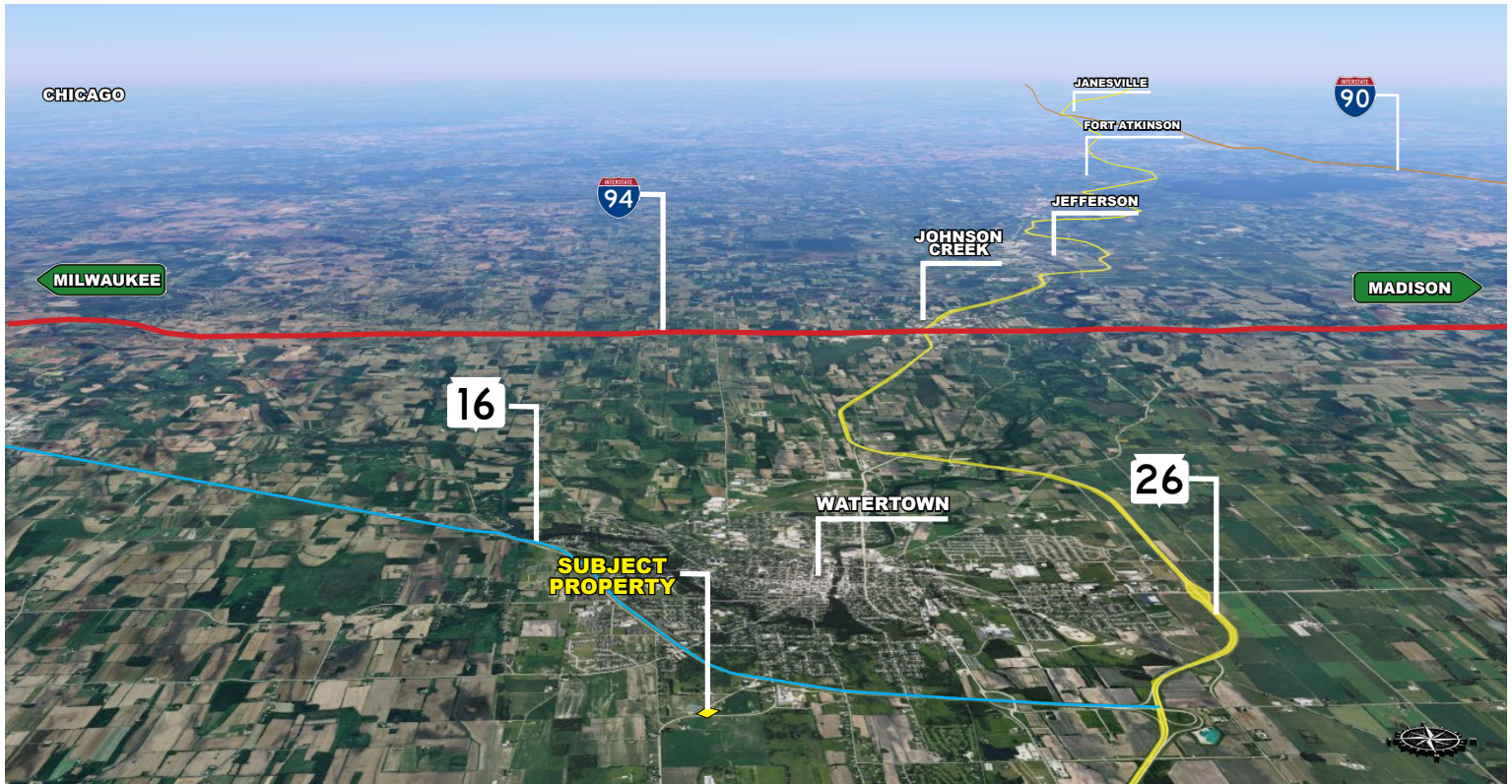
Holding Tanks: (2) 2,000 gal and 1,000 gal with alarms

Hotsy Hot Water Pressure System

For Sale: \$2,300,000



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

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

EXTERIOR PHOTOS



Premium Craftsmanship



6 Overhead Doors



Auxiliary Shop Space/Storage



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



*Boundary is approximate



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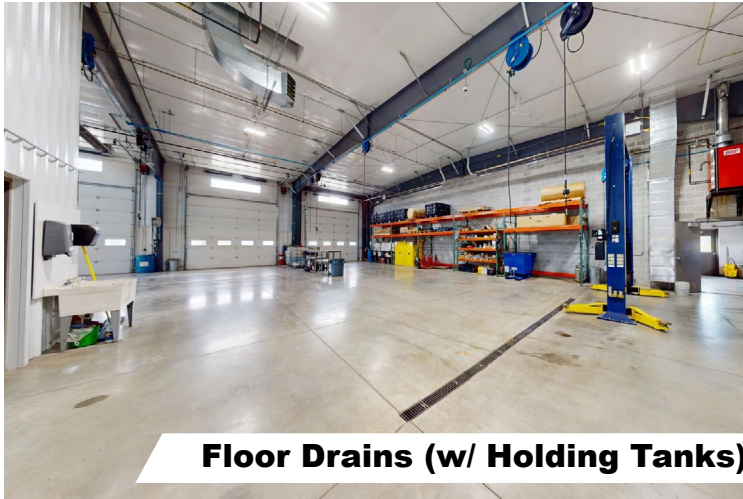
INTERIOR PHOTOS



Welcoming Meeting Area



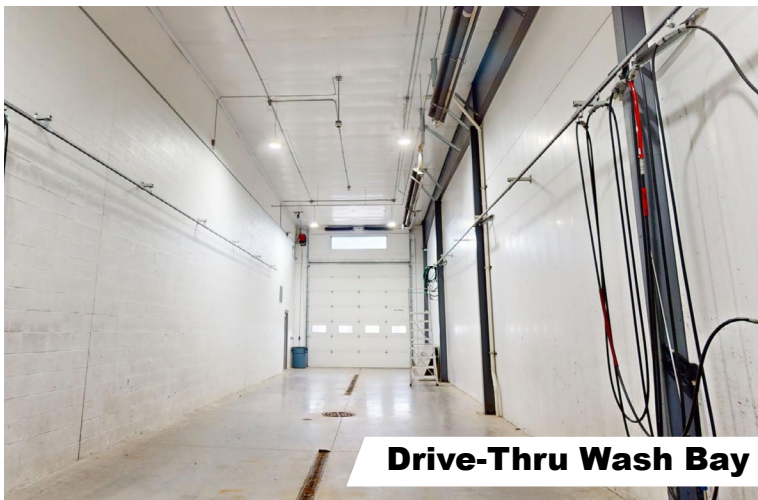
800 SF of Office Space



Floor Drains (w/ Holding Tanks)



Spacious Shop with 20' Clear Height



Drive-Thru Wash Bay

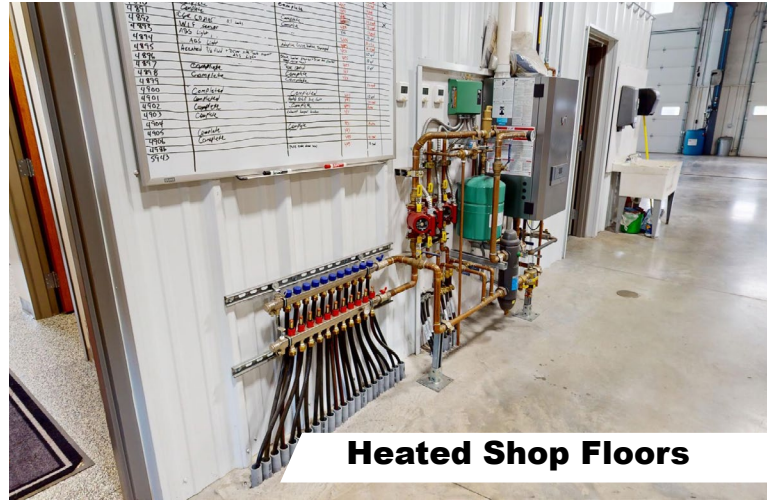


Radiant Heat Throughout

PROPERTY FEATURES



12k lbs. Challenger Lift



Heated Shop Floors



Clean-on-the-Go System



Hotsy Heated Pressure Washer



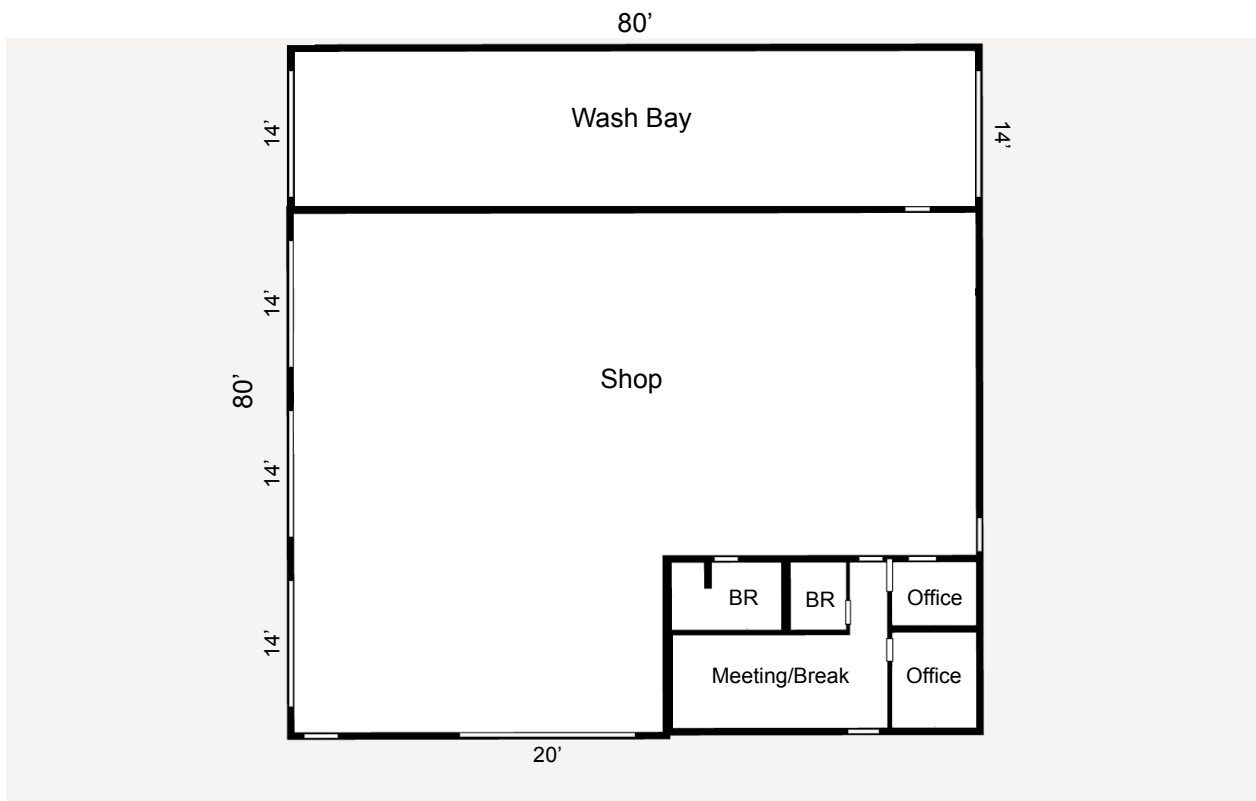
ELGi EN7 Air Compressor System



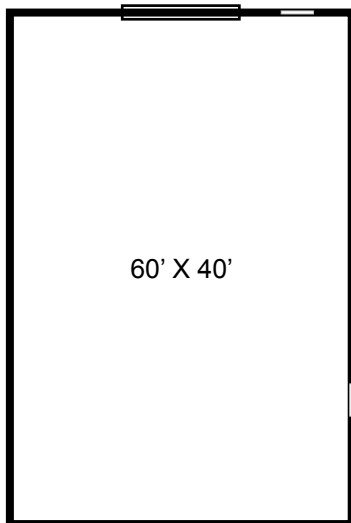
Numerous Compressed Air Lines



FLOOR PLAN



Auxiliary Shop





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

