

INDUSTRIAL FLEX BUILDING FOR SALE

201 PRAIRIE HEIGHTS DRIVE

201 & 301 PRAIRIE HEIGHTS DRIVE, VERONA, WI 53593



FOR SALE - \$3,500,000

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



PRESENTED BY:

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
office: (608) 443-1040
cell: 608-443-1040
ccaalum@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

201 & 301 PRAIRIE HEIGHTS DRIVE



Property Summary

Total Building SF:	27,064
Office SF:	8,133 - 2nd Floor
Flex SF:	8,806 - 1st Floor
Warehouse SF:	10,125
Available SF:	18,931 (Flex, Office & WHSE)
Year Built:	2005
Lot Size:	3.40 Acres
Power:	1200 Amp 3-Phase / 50kW Kohler Generator
Clear Height:	34'-27'
Column Space:	Clearspan Warehouse
Grade Doors:	1 - (14x20)
Parking:	63 Stalls

Property Overview

This high-quality office/flex industrial property in Verona features a 30'+ clear height, a clear-span warehouse and heavy power. It offers an ideal opportunity for an owner-occupant seeking a blend of premium office and industrial warehouse space for a growing business. A tenant presently occupies 8,133 square feet of office space on the second floor, providing income to offset the new owner's costs. The building is constructed of steel columns, with a brick and glass exterior, is fully sprinklered and has elevator access to the second floor. Additionally, the site has an additional 1 acre of excess land available for future expansion.

Location Overview

Verona, Wisconsin, is a growing city located about 10 miles southwest of Madison, offering a blend of small-town charm and proximity to the state capital. Known for its family-friendly environment, Verona features a strong park system, quality schools, and a robust local economy, bolstered by major employers like Epic Systems. The city provides easy access to both outdoor recreation and the amenities of Madison. With a mix of residential options and a vibrant community, Verona is a desirable place to live and operate your business.

PROPERTY PHOTOS

201 & 301 PRAIRIE HEIGHTS DRIVE



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



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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

PROPERTY PHOTOS

201 & 301 PRAIRIE HEIGHTS DRIVE



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



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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@oakbrookcorp.com

PROPERTY PHOTOS

201 & 301 PRAIRIE HEIGHTS DRIVE



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

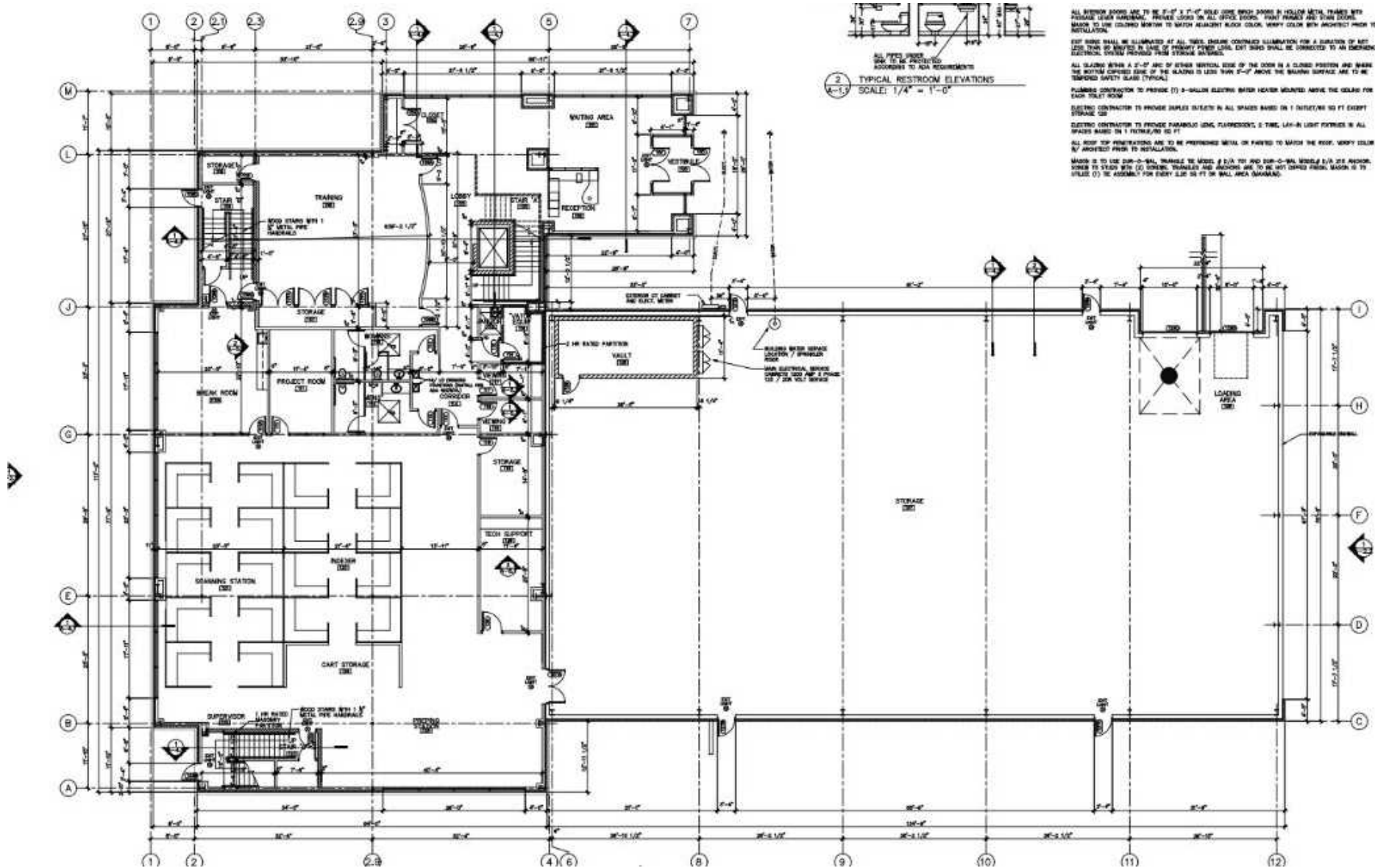


BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@oakbrookcorp.com

FIRST FLOOR PLAN

201 & 301 PRAIRIE HEIGHTS DRIVE



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

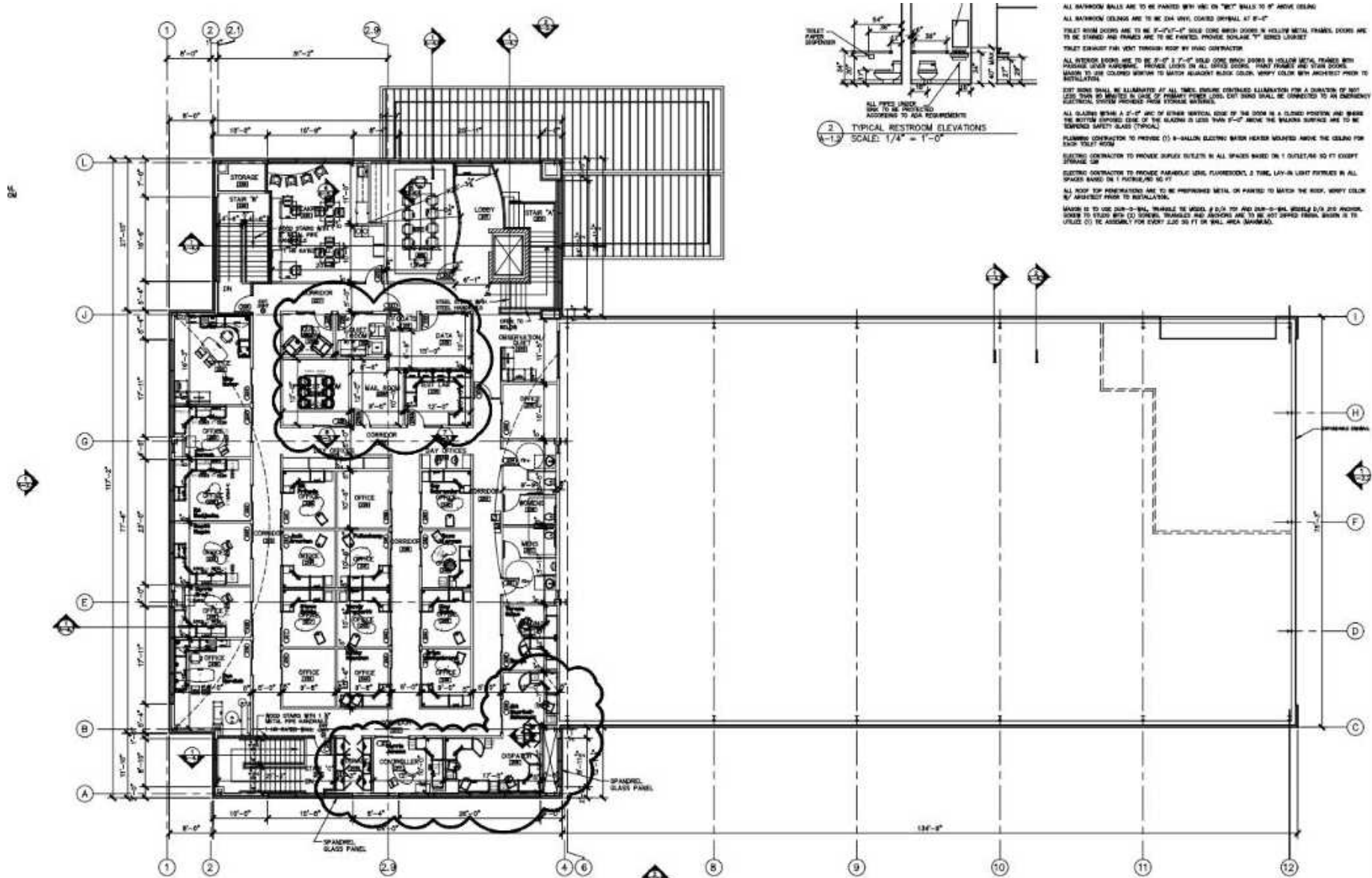


BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1044
C: (608) 633-2242
bmeyer@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@oakbrookcorp.com

SECOND FLOOR PLAN

201 & 301 PRAIRIE HEIGHTS DRIVE



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

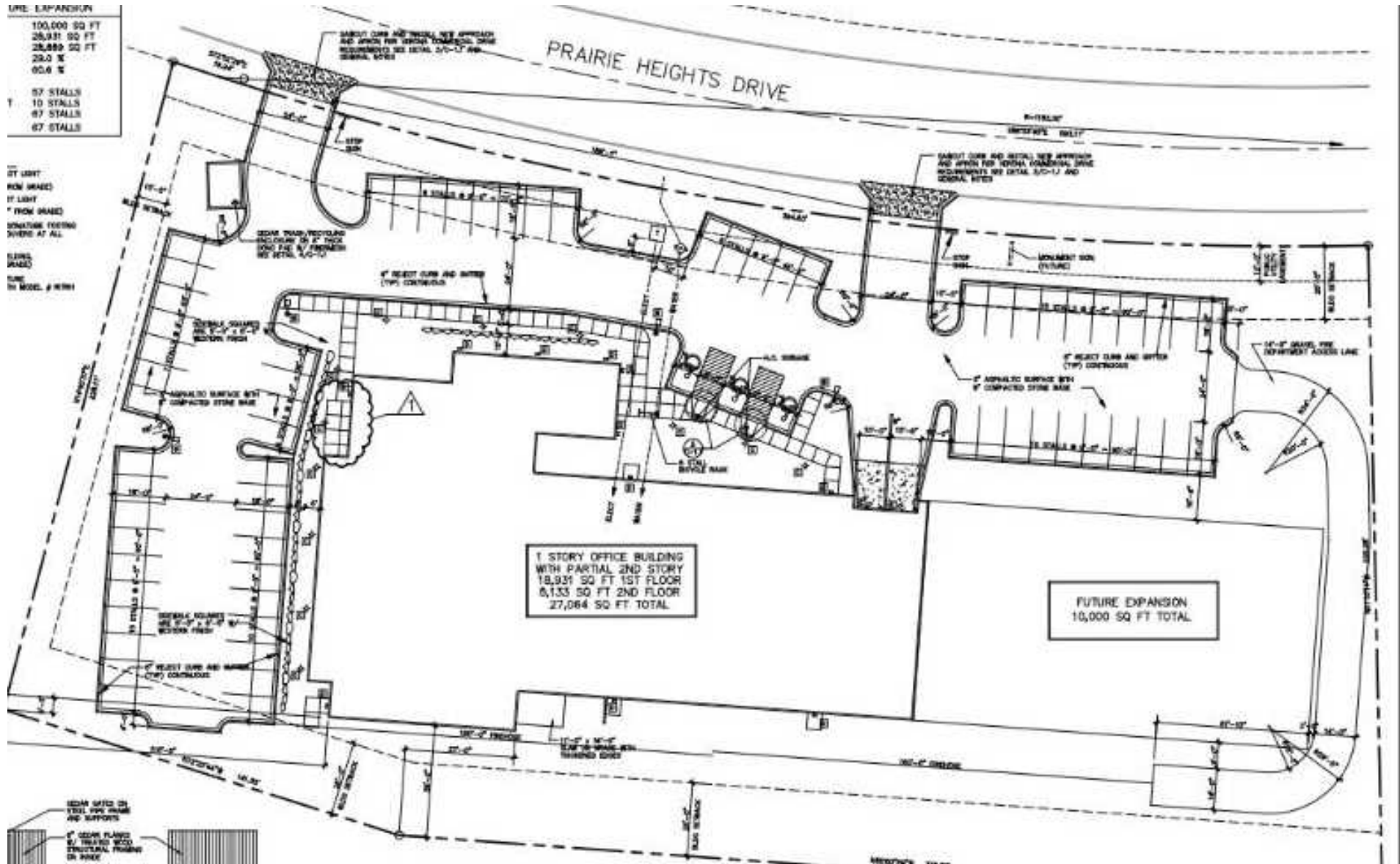


BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1044
C: (608) 633-2242
bmeyer@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@oakbrookcorp.com

SITE PLAN - 10,000 SF FUTURE EXPANSION

201 & 301 PRAIRIE HEIGHTS DRIVE



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



BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1044
C: (608) 633-2242
bmeyer@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@oakbrookcorp.com

1 ACRE EXCESS LAND

201 & 301 PRAIRIE HEIGHTS DRIVE



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

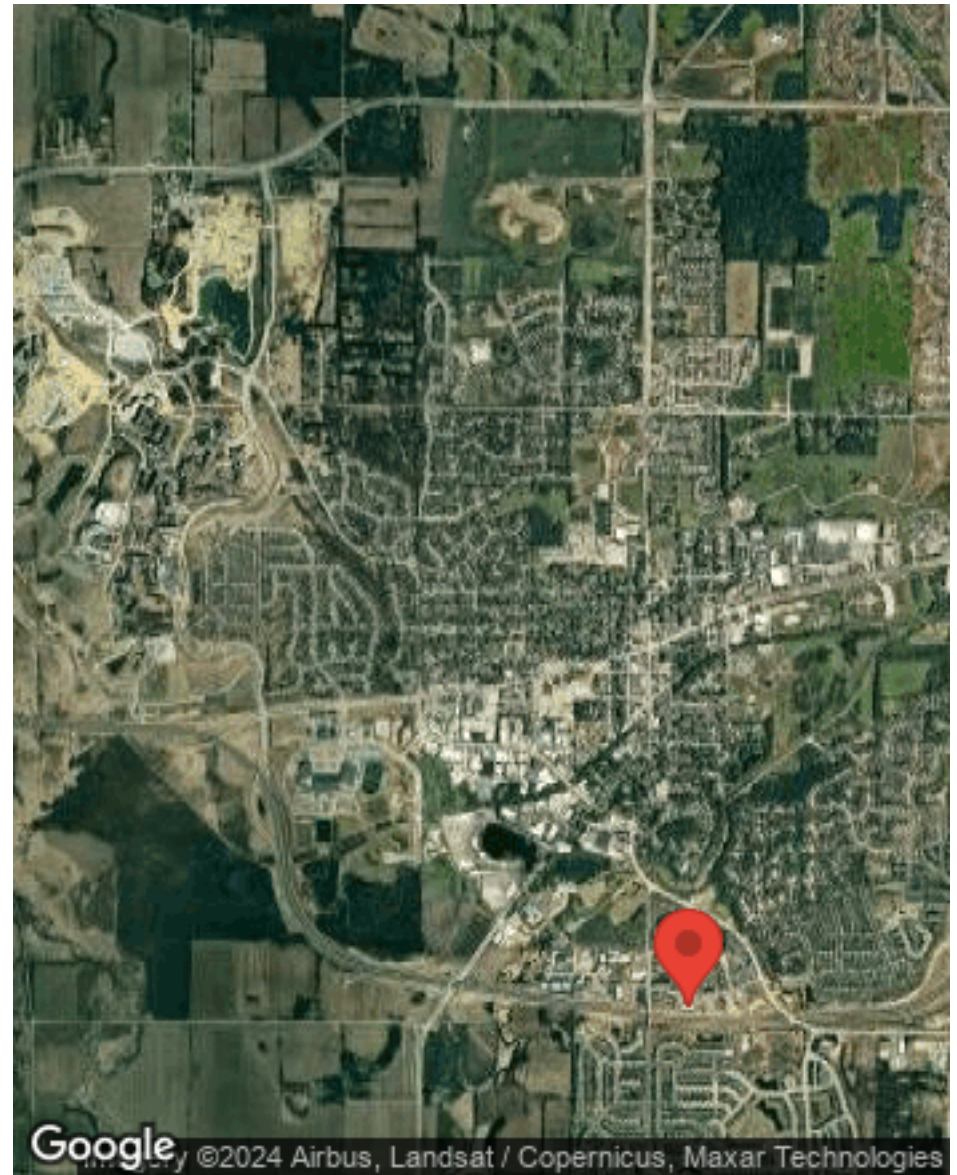
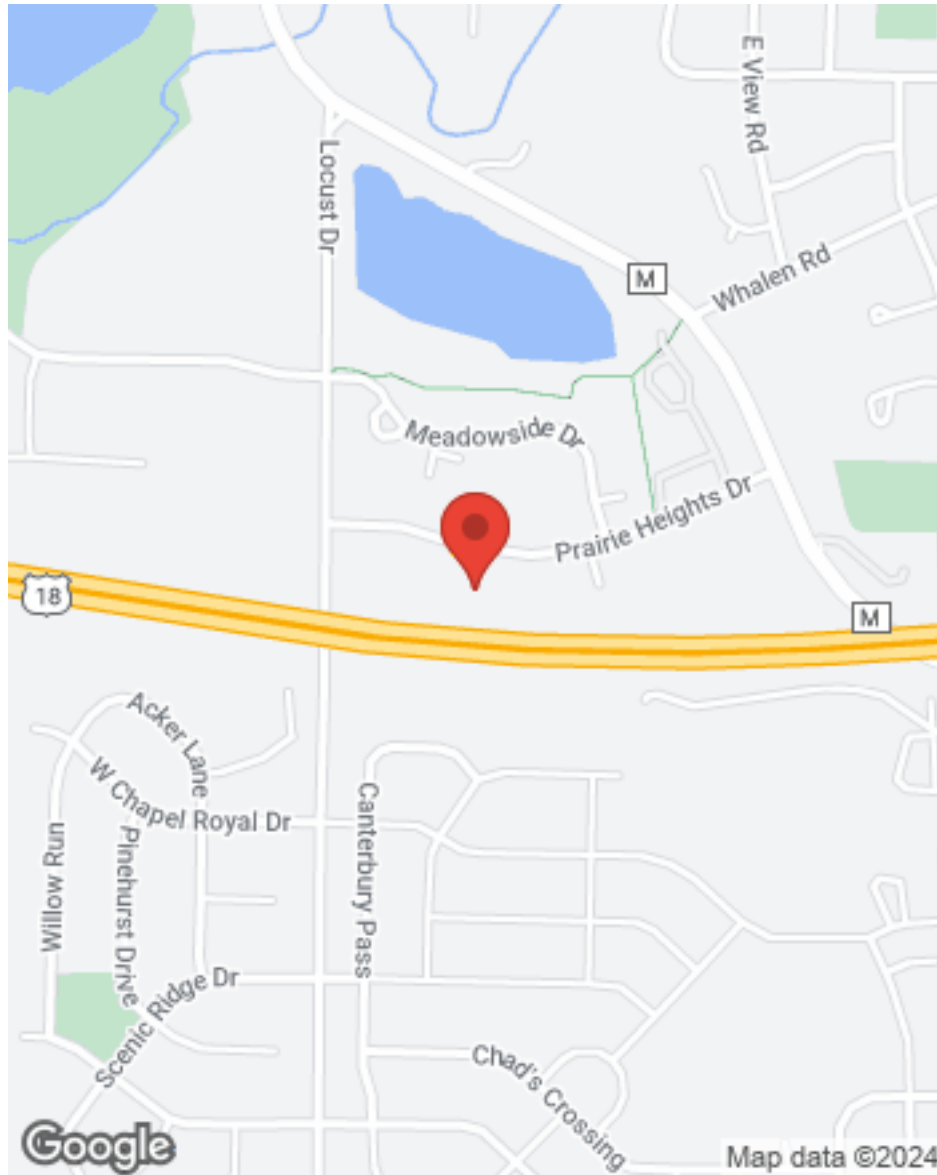


BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@oakbrookcorp.com

LOCATION MAPS

201 & 301 PRAIRIE HEIGHTS DRIVE



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



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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

REGIONAL MAP

201 & 301 PRAIRIE HEIGHTS DRIVE



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

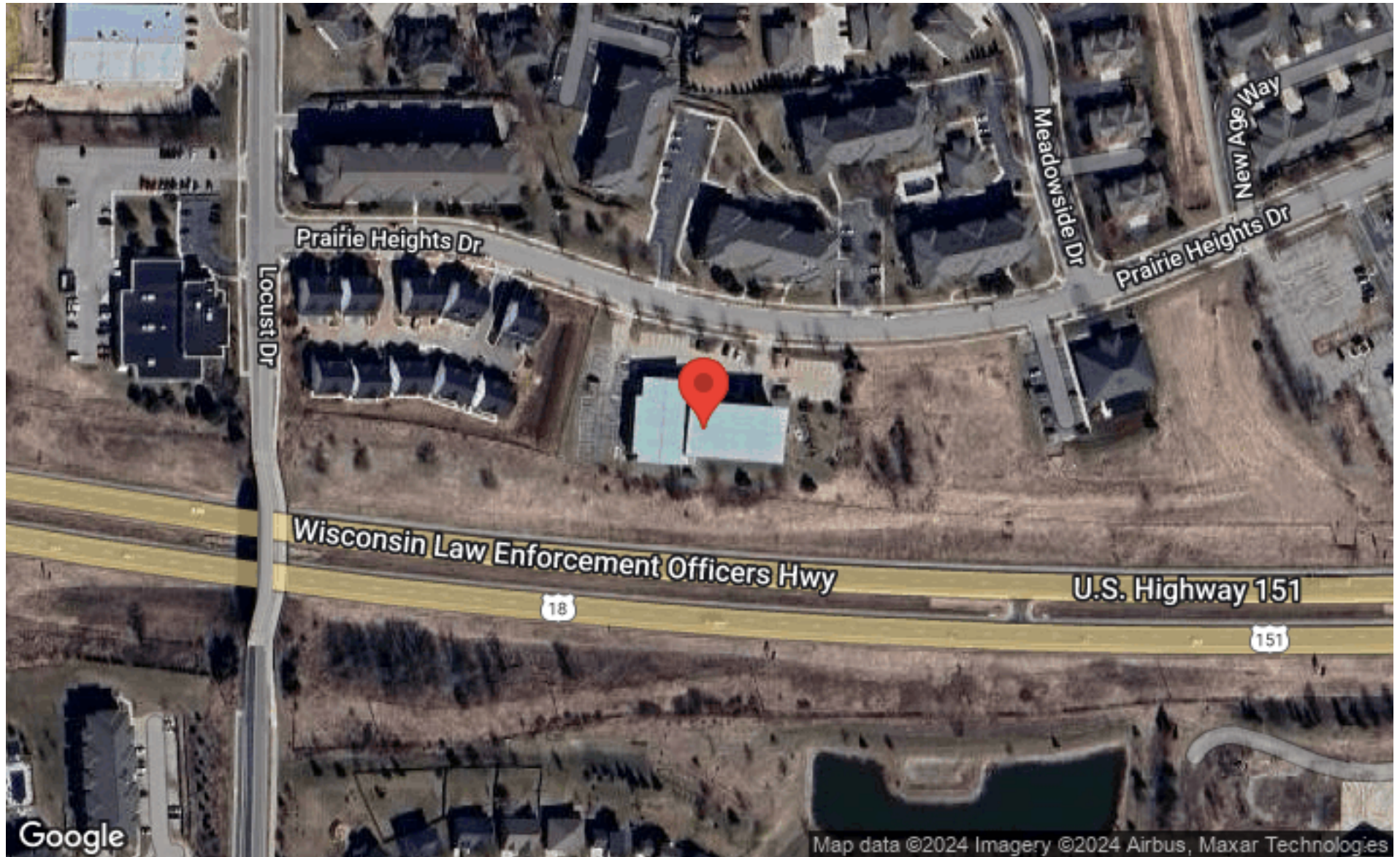


BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@oakbrookcorp.com

AERIAL MAP

201 & 301 PRAIRIE HEIGHTS DRIVE



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



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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@oakbrookcorp.com

DISCLAIMER

201 & 301 PRAIRIE HEIGHTS DRIVE

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:

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaalum@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.