

Investment Opportunity

For Sale

Fully Leased Class A
Flex Building



**4300 Duraform Lane
Windsor, WI 53598**

For More Information



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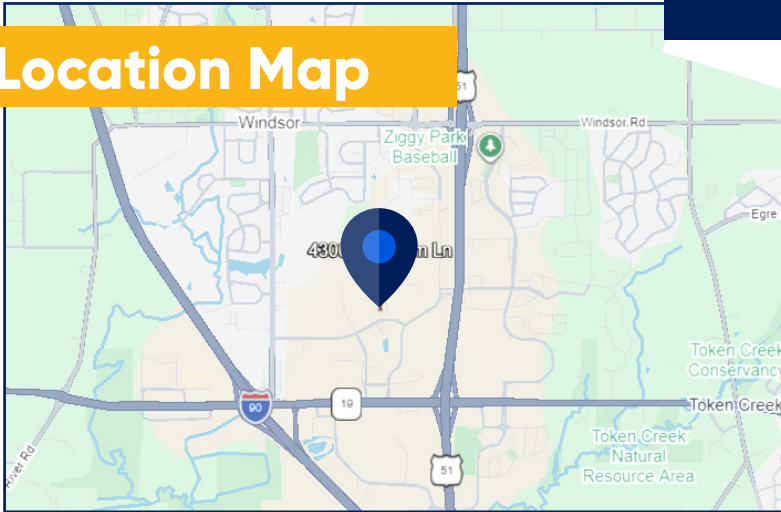
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613 Williamson Street, Suite 210, Madison, WI 53703

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Location Map



Aerial Overview



Exterior



Summary

Asking Price: \$2,300,000

Building Size: 16,781 SF

Cap Rate: 6.5%

Current NOI: \$148,000

Prive/SF: \$137

Notes:

- Excellent access off Interstate 39/90/94 and US Highway 51
- Solid/new construction on concrete pad
- Total site consists of over 2 acres
- Shared outdoor patio with grill area
- Internet providers include: TDS, Century Link and ATT
- Warehouse clear height exceeds 24'
- Showers, gym and basketball court

Building Highlights

Site Size: 2.21 acres / 96,268 SF

Parking: 44 Stalls (expandable)

Submarket: Windsor/Deforest, WI

HVAC: Roof Mounted Units

Roof:

- Fully adhered EPDM roof over ridged insulation on slopped structure over office area.
- Standing seam metal roof over warehouse and basketball court

Construction: Structural Steel with Masonry and Concrete

Office Building Height: 14'

Warehouse Height: >24'

Year Built: 2014 (Renovated: 2021)

Loading:

- 1 x Drive-In
- 1 x Oversized overhead door

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Additional Information

Property Overview

The building was built in two phases. Phase one: the East building, consists of office space, a warehouse, and a sport court + weight room/gym. Phase 2: the West building, consists of class A office space. The buildings are contiguous and connected via a glass breezeway. The office suites in the West & East wings of the building are fully leased by The Rees Group and Grosso University. The warehouse area and sport court/gym areas are fully leased by Complete Mobile Dentistry.



Additional Information for Buyers

Seller is the majority owner of Complete Mobile Dentistry. Complete Mobile Dentistry currently leases the warehouse and the basketball court / gym area within the Building. If the buyer is interested in owner-occupying the warehouse and/or the gym, Seller is willing to terminate the lease with Complete Mobile Dentistry at closing. The total amount of contiguous space that could be made available to an owner occupant is: 6,120 RSF.



Investment Highlights

Pricing Information

4300 Duraform Lane Pricing Information	
Sale Price	\$2,300,000
NOI	\$148,375
Cap Rate	6.5%
Building Size	16,781
Price / SF	\$137.06

Income & Expenses

Income:				
Tenants	Square Feet	Base Rent Pre Op Ex	Net Rent	Lease Expiration Date:
The Rees Group	5,316	\$44,176	\$ 8.31	4/30/2030
Grosso University	5,345	\$45,379	\$ 8.49	4/30/2029
Complete Mobile Dentistry Warehouse	3,400	\$32,300	\$ 9.50	4/30/2031
Complete Mobile Dentistry Gym	2,720	\$26,520	\$ 9.75	4/30/2031
Total Net Income		\$ 148,375		

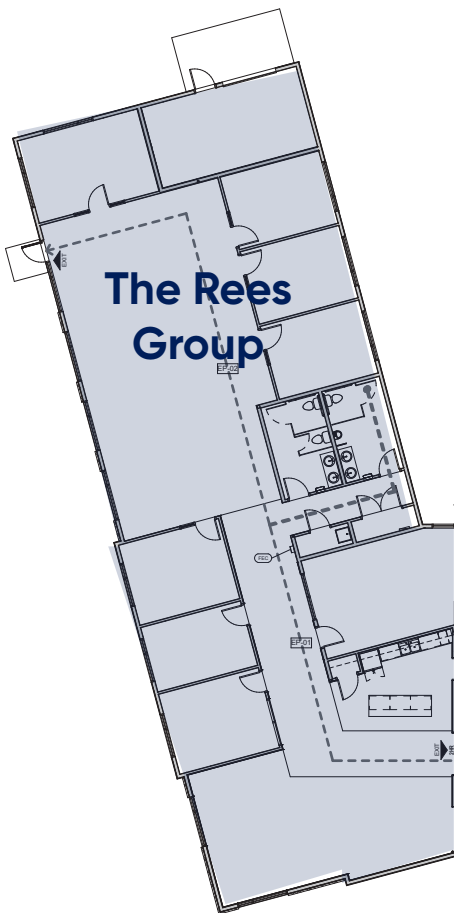
Expenses:	
Taxes:	\$43,800
Insurance:	\$17,175
CAM:	\$59,650
Total Expenses:	\$120,625

Property Aerial



Full Building Floor plan

West Building

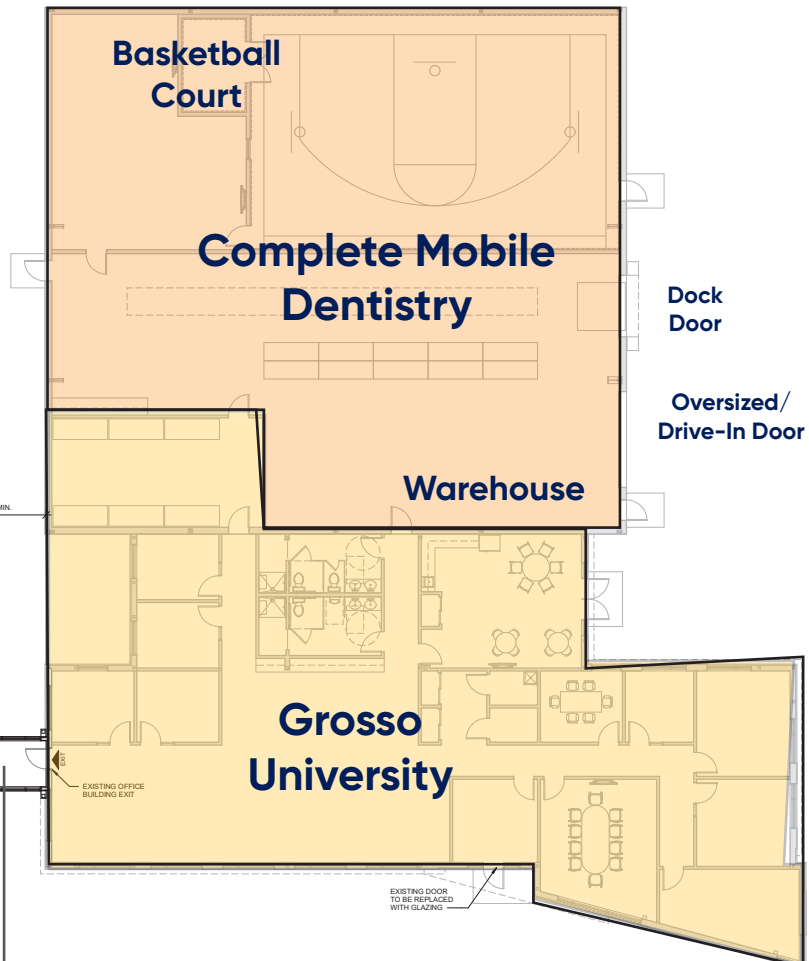


The Rees Group

Outdoor Picnic Area

Enclosed Breezeway Connecting East and West Building

East Building



Basketball Court

Complete Mobile Dentistry

Warehouse

Grosso University

Dock Door

Oversized/ Drive-In Door

EXISTING DOOR TO BE REPLACED WITH GLAZING

Pictures

