



913 WATSON AVENUE  
MADISON, WI 53713

### FEATURES

Highly functional industrial building for sale or lease in Madison's Stewart Street Industrial park. The Property boasts rare yard space for outdoor storage or any future expansion. Located just blocks away from Fish Hatchery Road and the Beltline make it a great central location in the Madison area!

Building SF: **14,476 SF (2,370 SF Office / 12,106 SF Warehouse)**

Clear Height: **9.5' - 16.5'**

Dock Doors: **6 Total, 3 with Levelers**

Zoning: **IG - Industrial, General District**

Sewer: **Municipal / Water: Municipal**

A/C: **In Office Area**

Electric Service: **1200 amp, 480 volt, 3 Phase**

Lighting: **LED in Office**

Parking Spaces: **Paved Lot with +/- 45 Spaces**

Tax Key #: **060902203061**

Property Taxes: **\$12,194.98 (2023)**

Listing: **4766**



### INDUSTRIAL LEASE OR SALE

Total SF: **14,476**

Available SF: **14,476**

Total Acres **1.326**

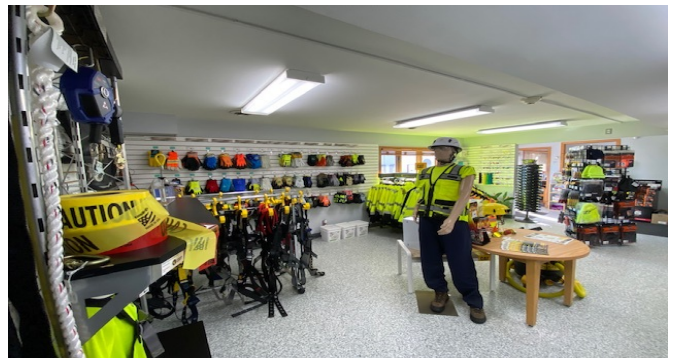
Sale Price: **\$1,095,000.00**

Lease Rate: **\$7.20 PSF NNN**

Jack Russell, Sales Agent  
262-695-8800  
jrussell@judsonrealestate.com

Matthew Judson, President  
262-695-8800  
matt.judson@judsonrealestate.com

Judson & Associates, S.C.  
2831 N. Grandview Blvd, Suite 222  
Pewaukee, WI 53072



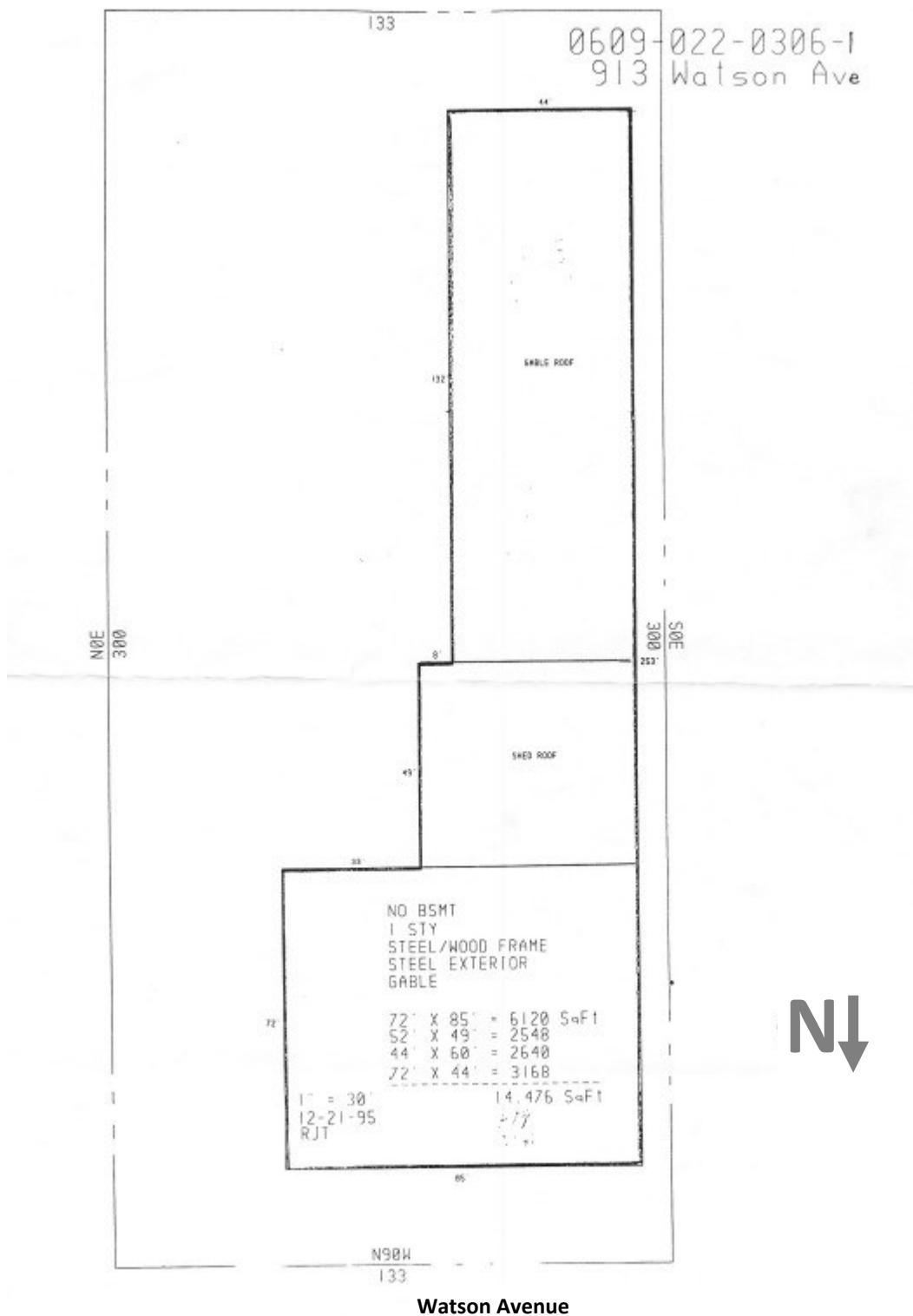
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# 913 Watson Ave, Madison

## Site Plan

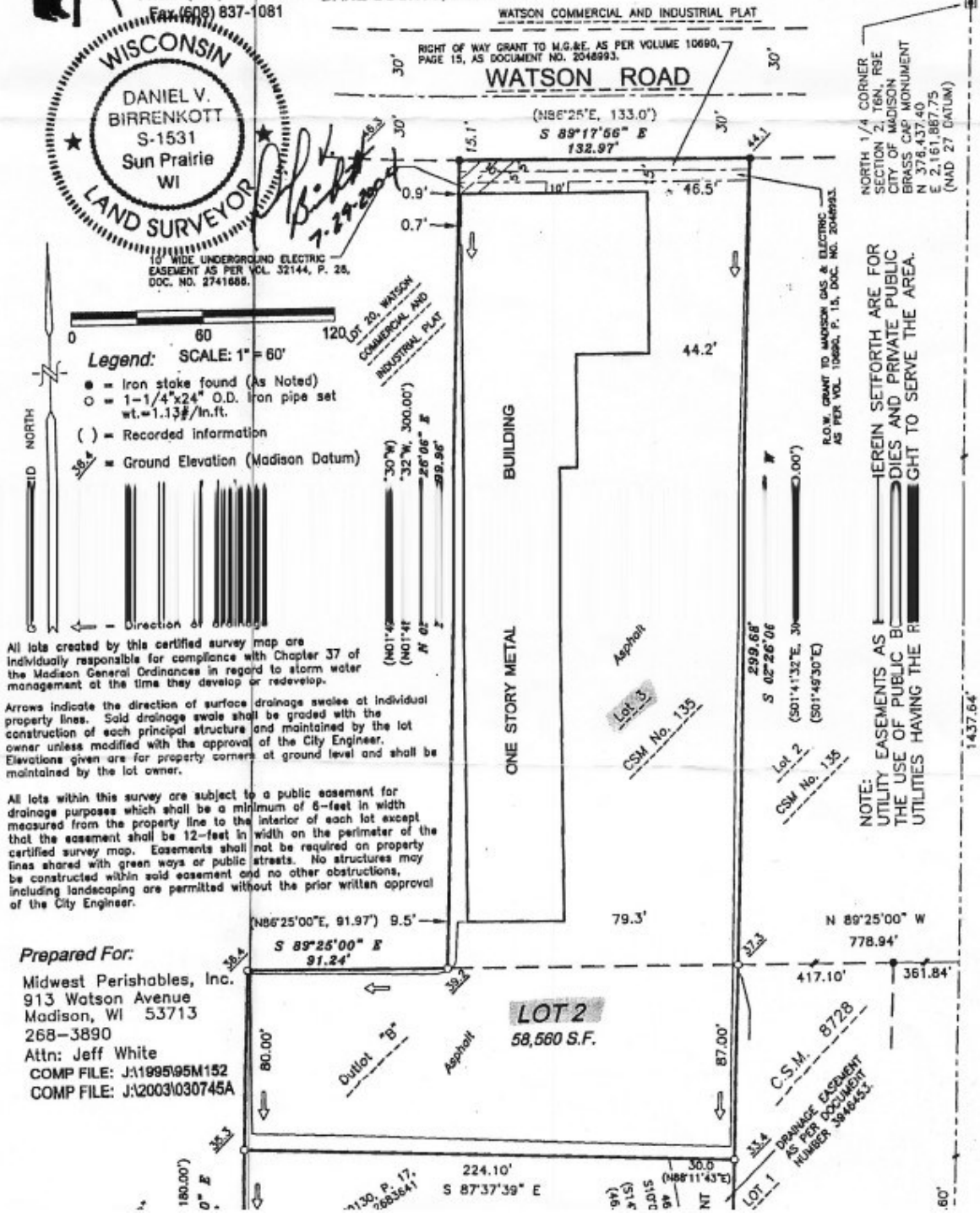


**CERTIFIED SURVEY MAP**

**BIRRENKOTT SURVEYING, INC.**  
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081



LOT 3, CERTIFIED SURVEY MAP NO. 135 AND PART OF OUTLOT B, WATSON COMMERCIAL AND INDUSTRIAL PLAT, ALL BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, T6N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Legend: SCALE: 1" = 60'

- = Iron stake found (As Noted)
- = 1-1/4"x24" O.D. Iron pipe set wt.=1.13#/in.ft.
- ( ) = Recorded information
- = Ground Elevation (Madison Datum)

All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop or redevelop.

Arrows indicate the direction of surface drainage swales at individual property lines. Solid drainage swales shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 8-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions, including landscaping are permitted without the prior written approval of the City Engineer.

Prepared For:  
Midwest Perishables, Inc.  
913 Watson Avenue  
Madison, WI 53713  
268-3890  
Attn: Jeff White  
COMP FILE: J:\1995\95M152  
COMP FILE: J:\2003\030745A

NORTH 1/4 CORNER SECTION 2, T6N, R9E CITY OF MADISON BRASS CAP MONUMENT N 378.437' 40" E 2,161,887.75" (NAD 27 DATUM)

NOTE: UTILITY EASEMENTS AS SHOWN HEREIN SET FORTH ARE FOR THE USE OF PUBLIC UTILITIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55),**

30 2. **ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.**

32 **TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:**

36 \_\_\_\_\_

37 **NONCONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38 \_\_\_\_\_

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We  
43 withdraw this consent in writing. List Home/Cell Numbers:

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information  
54 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  
55 agreement made concerning the transaction.

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

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Drafted by Attorney Richard J. Staff

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2831 N Grandview Blvd, Suite 222, Pewaukee WI 53072  
Phone: (262) 695-8800  
Fax: (262) 695-8801

**NAIOP**

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

WISCONSIN CHAPTER