

# Industrial/Office Campus for Sale



405 Walter Rd  
Mazomanie WI 53560



Presented By:

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## EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the Owner of 405 Walter Rd, Mazomanie, Wisconsin (“Property”). Please contact us if you have any questions.

## DESIGNATED AGENT

The designated agents for the Owner are:

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# Property Summary

405 Walter Rd, Mazomanie WI 53560



## Property Summary

Sale Price*	\$4,500,000.00*
Lot Size	27.6 acres
No. of Building	11
Total Building Size	184,723 sf
Office	22,785 sf
Equipment	140,954 sf
Storage	20,000 sf
Other	984 sf
No. of Parcels	4
Years Built	1967 - 2002
2023 Assessment	\$2,066,900.00
2023 Taxes	\$38,803.76
Shape	Irregular
Topography	Level
Zoning	I-1 Industrial & B-1 General Commercial
Electrical	400/AMP, 480 Volts 3 Phase
Water & Sewer	Municipal
Current Tenants lease runs through	
December 31, 2025. \$139,000 annually NET	
Commission	2.5%

\*price for the entire portfolio

# Potential Division of Property

405 Walter Rd, Mazomanie WI 53560



## Property Division

Lot 1, Buildings H, G & Lot I

Lot 2, Buildings E & F

Lot 3, Buildings C & D

Lot 4, Building A & Lot B

Prices to be determined  
based on interest

 Property Boundary

 Proposed Lot Line

# Property Description

405 Walter Rd, Mazomanie WI 53560



## General Site Information:

- Outstanding visibility and access to and from U.S. Highway 14
  - Centrally located between Madison, Spring Green, Sauk City/Prairie du Sac and Mount Horeb
  - Easy access to surrounding major Highways via U.S. Highway 14 leading to the Interstate System, US 18/151, and U.S. Highway 12.
  - Excess land along Highway 14 offering the opportunity for expansion or to sell off
  - Water, sewer, and electricity are supplied by the Village of Mazomanie
  - Natural gas to the site supplied by Madison Gas & Electric (MG&E)
  - Fiber to property through Charter & Lumen
  - Inspection Report available
- 
- The Village of Mazomanie open to placing the property in a TIF District

## Equipment & Storage Buildings:

- Nine buildings make up the campus yard
- Eight of the nine buildings are wood-framed pole buildings with metal clad exteriors. One building is a steel frame with metal clad exterior
- Radiant heat & heat blowers throughout
- All buildings have multiple access point, multiple drive-in doors with drive-thru options
- Clear and ceiling height ranges between 17' - 24'
- Approximately 155,324 sf are sprinklered (84%)
- Rail spur on the north side of the property, owned by Wisconsin & Southern Railroad
- Fully fenced yard
- Excess land for semi & trailer parking

## Office Building:

- 22,785 square foot office building
- Exposed lower level with walk outs to yard
- ADA compliant
- Large parking area
- Multiple conference rooms, private offices, cubicle area, and kitchen areas
- Outstanding views from U.S. Highway 14, easy

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# Repairs & Alterations

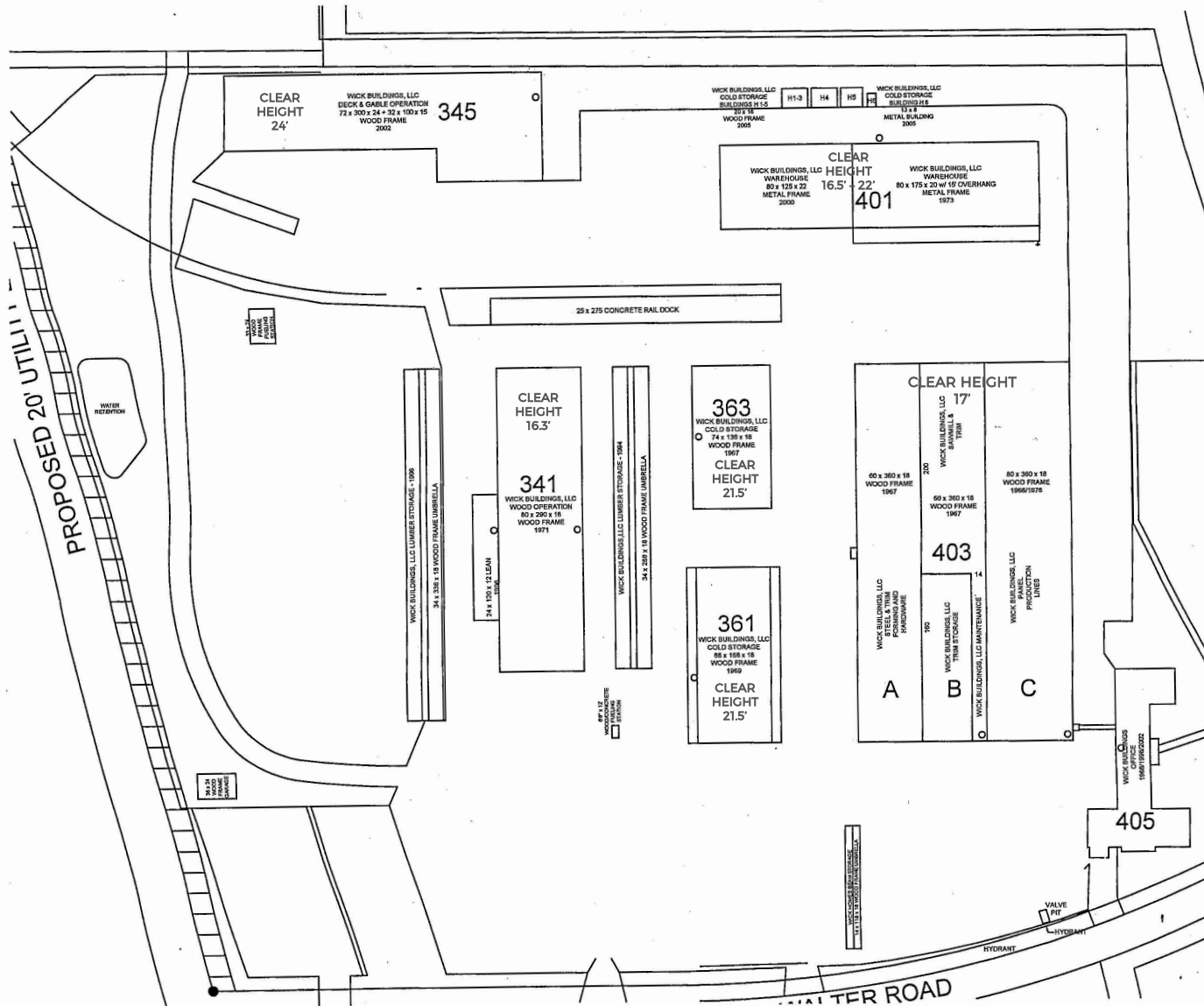
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<u>Year</u>	<u>Repairs</u>	<u>Alterations</u>	<u>Work Completed</u>
2010	\$22,515	\$0.00	
2011	\$30,349	\$39,374	Pave parking lot. Server room AC. Plant Electric.
2012	\$33,909	\$76,946	Yard concrete. Plant Lighting. Plant furnaces.
2013	\$26,535	\$22,366	Server room AC.
2014	\$46,974	\$111,190	Trans furnace. Server room relocation. Electric Upgrade. Office carpet.
2015	\$37,186	\$75,461	Yard blacktop. 403C remodel.
2016	\$43,177	\$0.00	
2017	\$32,123	\$4,777	Air condenser
2018	\$37,593	\$15,886	Office carpet
2019	\$16,770	\$28,120	LED conversion
2020	\$37,764	\$6,206	Highway 14 sign
2021	\$47,503	\$5,400	Furnaces
2022	\$48,436	\$660,517	AC updates. Plant bathrooms, Triple wide updates, Managed access door system. Sprinkler system update. Plant heaters.
2023	\$47,961	\$190,260	Parking lot restoration. Plant heaters.

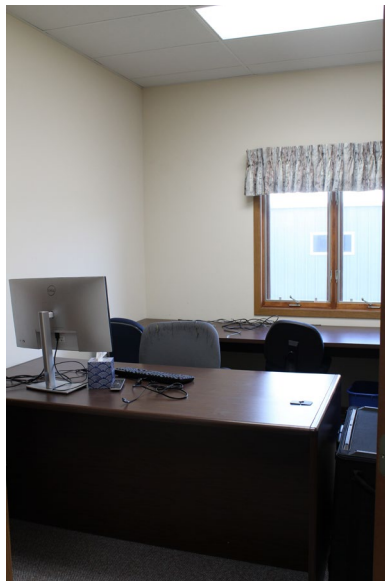
# Building Layout

405 Walter Rd, Mazomanie WI 53560



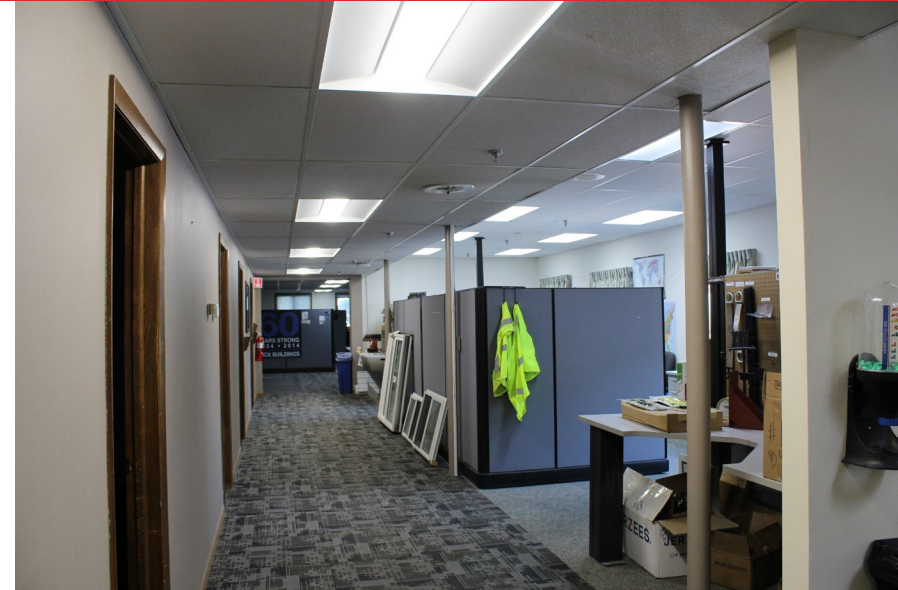
# Office Building Photos

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# Office Building Photos

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# Yard Area Photos

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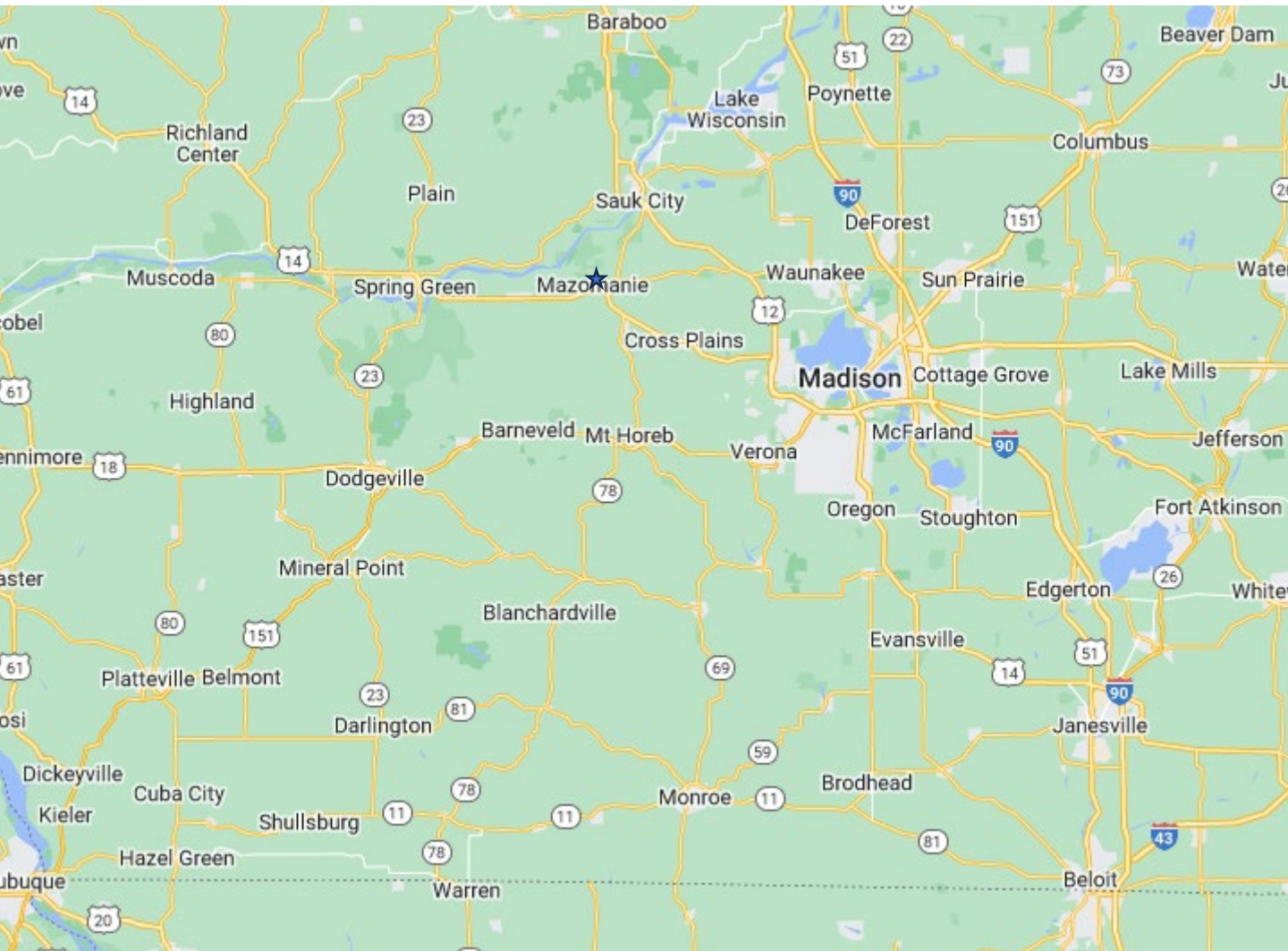
# Aerial Map

405 Walter Rd, Mazomanie WI 53560



# Location Map

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<u>Location</u>	<u>Distance</u>
Sauk City	9 miles
Spring Green	15 miles
Madison	29 miles
Richland Center	37 miles
Interstate System	37 miles
Janesville	65 miles
Dubuque IA	77 miles
Milwaukee	108 miles