



502 N. Eau Claire Avenue • Madison, Wisconsin 53705-2898
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FOR SALE
6371-6399 Nesbitt Road
Town of Verona, WI
LISTED EXCLUSIVELY WITH OPITZ REALTY, INC.

TYPE OF PROPERTY: Office/Warehouse. Potential for redevelopment.
SIZE AVAILABLE: Approximately 10.237 Acres
SALE PRICE: \$10.00 per square foot of land to be verified by survey.
ZONING: Heavy Commercial, C-2 Commercial District,
Dane County. Potential redevelopment
change of use.
TAX PARCEL NUMBERS: 0608-124-9450-1
0608-124-8310-2
0608-124-9570-6
UTILITIES: Municipal sewer, private well.
FLOOD ZONE: Zone X.
FRONTAGES: 1300 feet on U.S. Highway 18/151.
1100 feet on Nesbitt Road (3 curb cuts).

EXISTING BUILDINGS

Main Building/Showroom & Office: 8,299 square feet.
Main Building/Warehouse: 8,448 square feet.

THE OTHER BUILDINGS ARE IN ROUGH SHAPE

Tile Shed 2,000 square feet.
Block Plant: 17,500 square feet.
Fleming Building: 2,100 square feet.
Truck Garage/Shop: 8,227 square feet.
Bird House/Patio Plant: 4,410 square feet.
Storage Shed: 3,600 square feet.
Fuel Storage: 378 square feet.

APPROXIMATE TOTAL BUILDING S.F. 54,962 Square Feet.

CURRENT LEASES

Annual Income

Adams Sign Company (3 sign structures) \$17,500.00
Verizon Cell Tower 12,667.68
US Cellular Tower 19,740.84

All leases have the ability to be terminated on/or before May 31, 2030 if desired.

TRAFFIC COUNTS:
(Source – Wisconsin DOT)

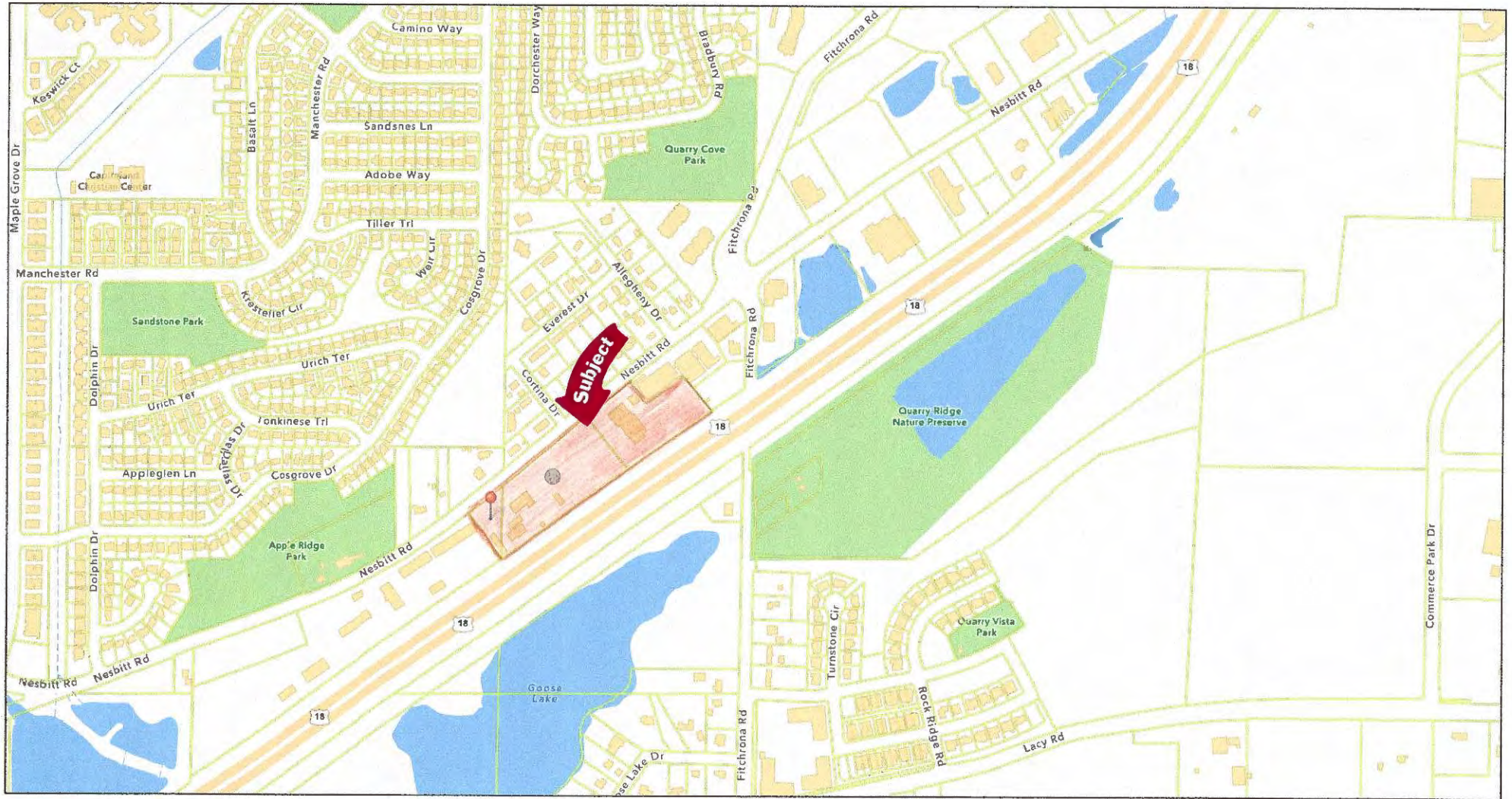
Nesbitt road – 4,600 vehicles per day.
U.S. Highway 18/151 – 44,500 vehicles per day.

NEARBY CONNECTORS:

Fitchburg Road – 5,800 vehicles per day.
Maple Grove Road – 7,600 vehicles per day.
McKee Road – 20,000 vehicles per day.

NOTE: Figures and statements, while gathered from sources believed to be reliable, are not guaranteed.

ArcGIS Web Map

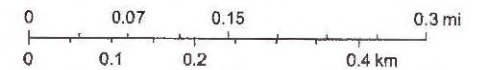


9/19/2025, 9:30:30 AM

- Building Footprint
- Parcels

6371-6399 Nesbitt Road, Town of Verona Wisconsin

1:8,317



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

OPITZ REALTY, INC.
502 N. Eau Claire Avenue
Madison WI 53705

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.