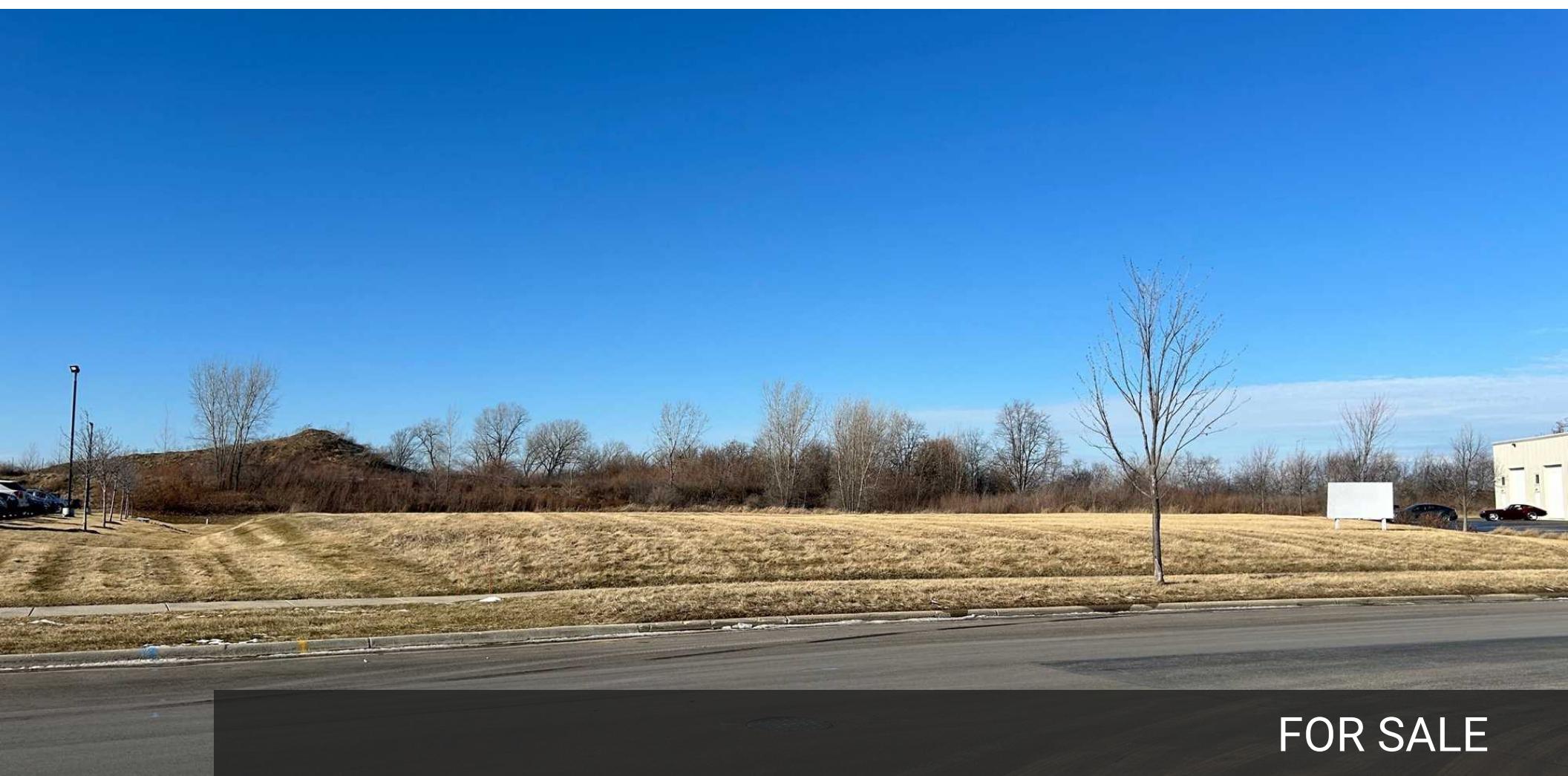


INDUSTRIAL LAND FOR SALE

2859 COMMERCE PARK DRIVE

FITCHBURG, WI 53719



PRESENTED BY:

CHRIS CAULUM, SIOR

Vice President of Commercial Brokerage

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OAKBROOK CORPORATION

2 Science Court, Suite 200

Madison, WI 53711



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

Fitchburg Industrial Site

2859 Commerce Park Drive | Fitchburg, WI 53719



Property Summary

Price:	\$997,500
Lot Size:	2.69 Acres
Access:	McKee Road
Permitted Uses:	Warehouse, Trucking, Manufacturing, Shop, etc.
Drainage:	Regional Detention
Utilities:	Sewer, Water, Gas, Elec
Zoning:	General Industrial
APN:	0609-071-9680-2
TIF District	Yes (Est. in 2024)
Max Building Size	Approx. 45,000 sq. ft.

Property Overview

This 2.694-acre parcel offers a shovel-ready development opportunity in the Fitchburg Commerce Park. This is one of the last vacant industrial parcels within a 5-minute drive of the central Beltline in the submarket.

The site is large enough to fit a 40-45,000 square foot building with loading docks, drive-in doors, office space and employee parking. It offers a fairly flat topography, all utilities available, sidewalk in place already, and access to off-site stormwater detention.

Location Overview

This Fitchburg land site is in a prime central location within Dane County, making it easy to distribute within the Madison area or a more regional customer / employee base. Easy access via McKee Road to US Highway 18/151, the West Beltline Highway, US Highway 14, and Interstate 39/90/94.

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PROPERTY PHOTOS

Fitchburg Industrial Site

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PROPERTY PHOTOS

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AERIAL MAP

Fitchburg Industrial Site

2859 Commerce Park Drive | Fitchburg, WI 53719



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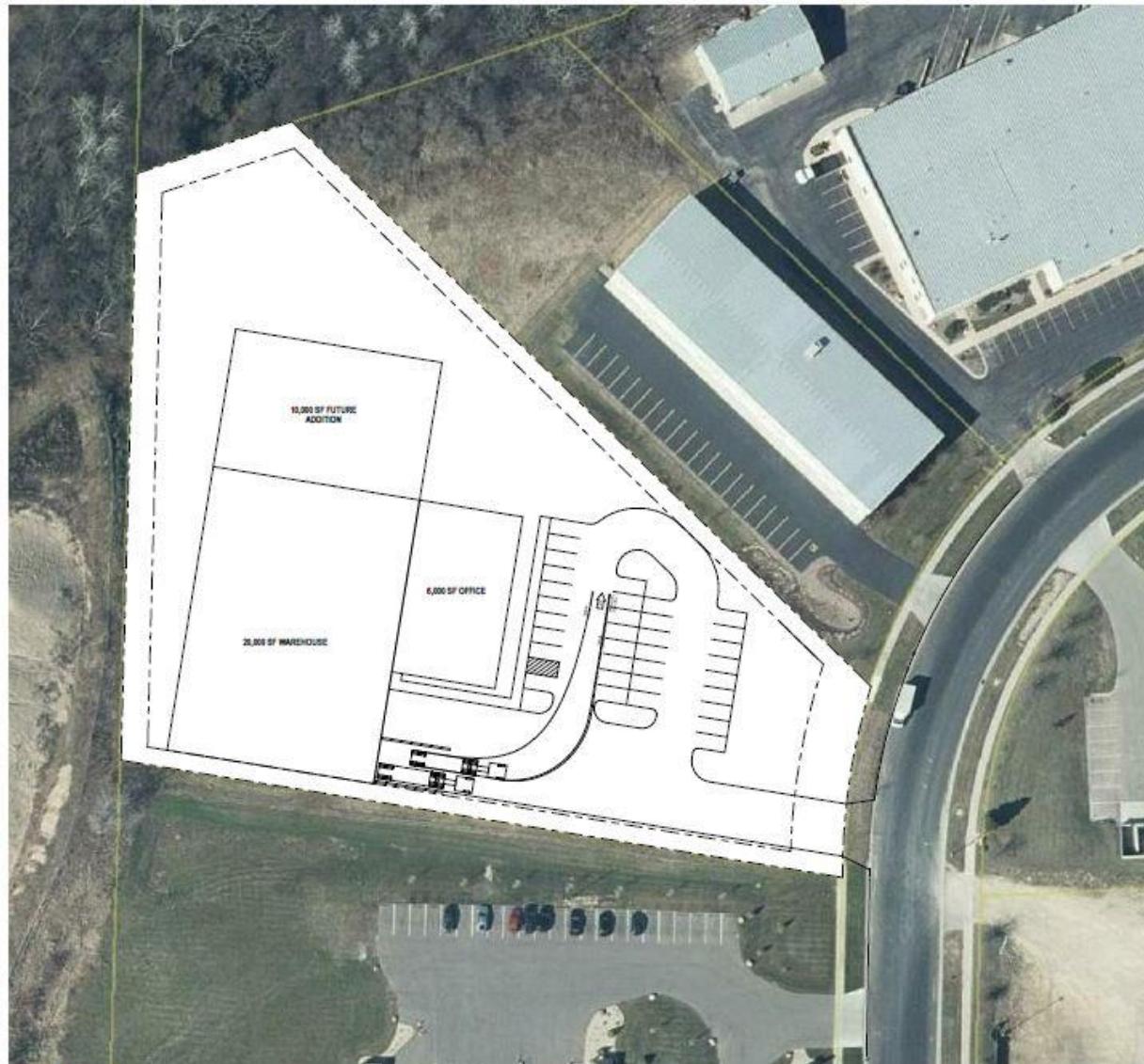
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SITE PLAN

Fitchburg Industrial Site

2859 Commerce Park Drive | Fitchburg, WI 53719



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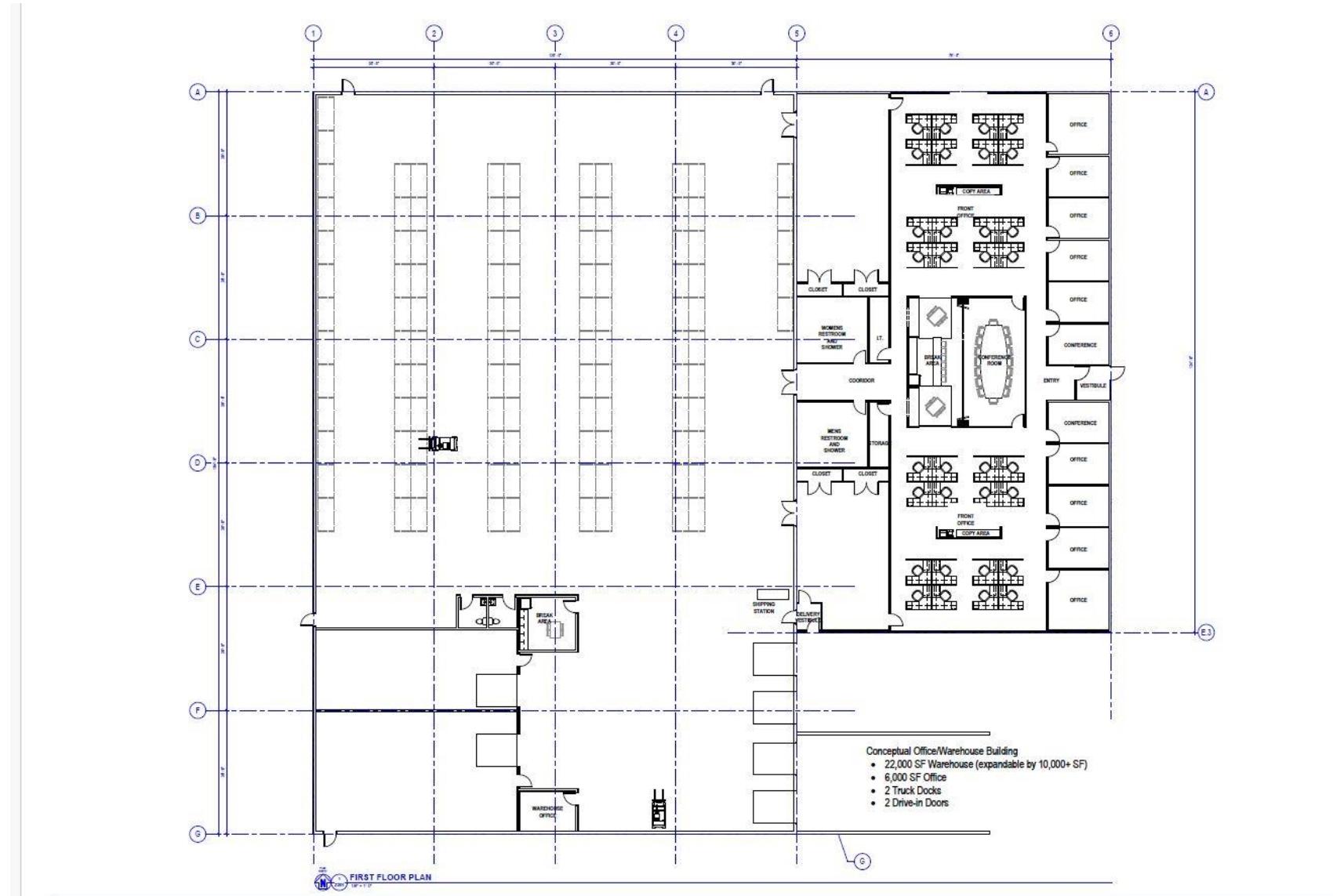
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FLOOR PLAN

Fitchburg Industrial Site

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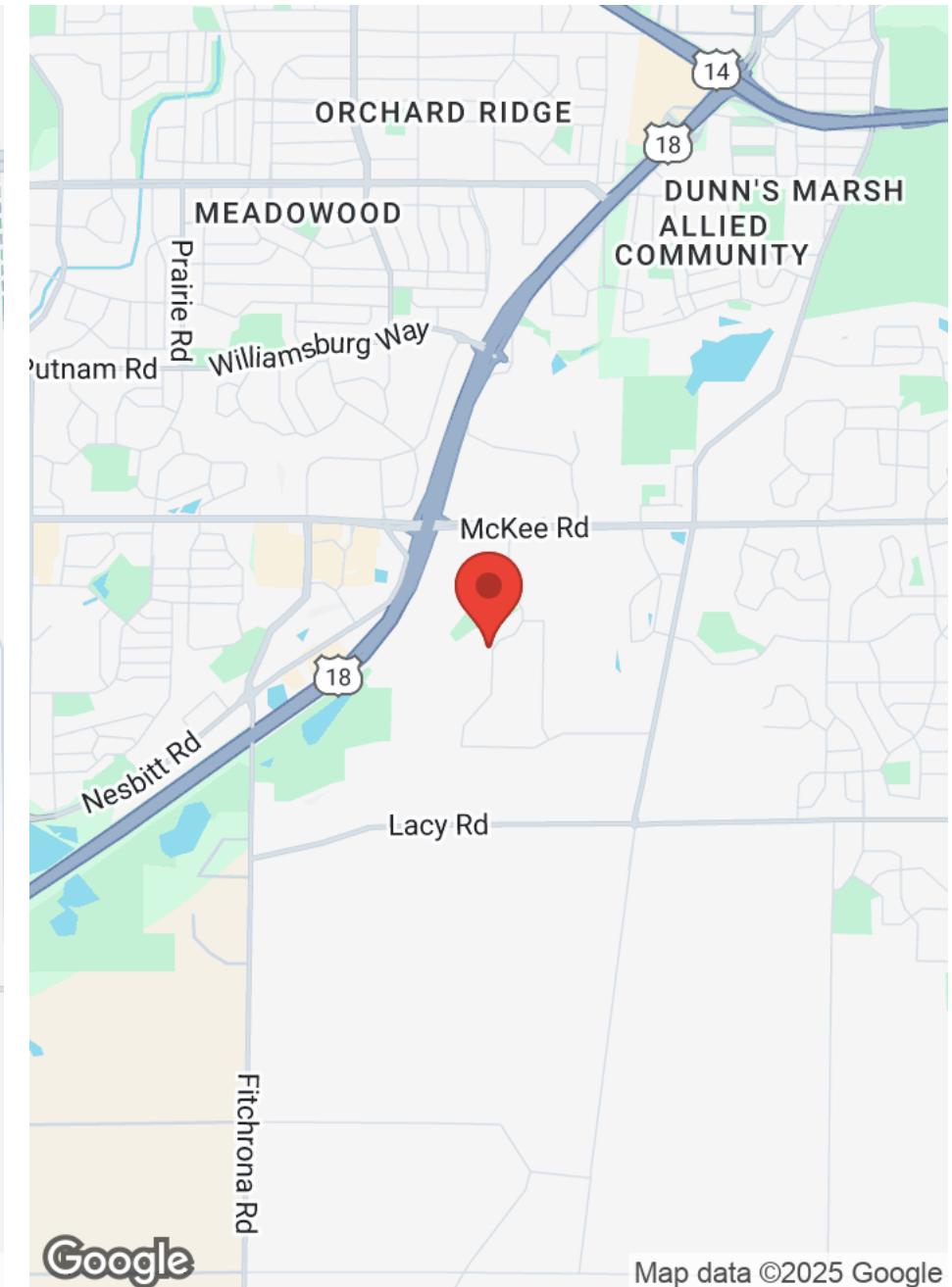
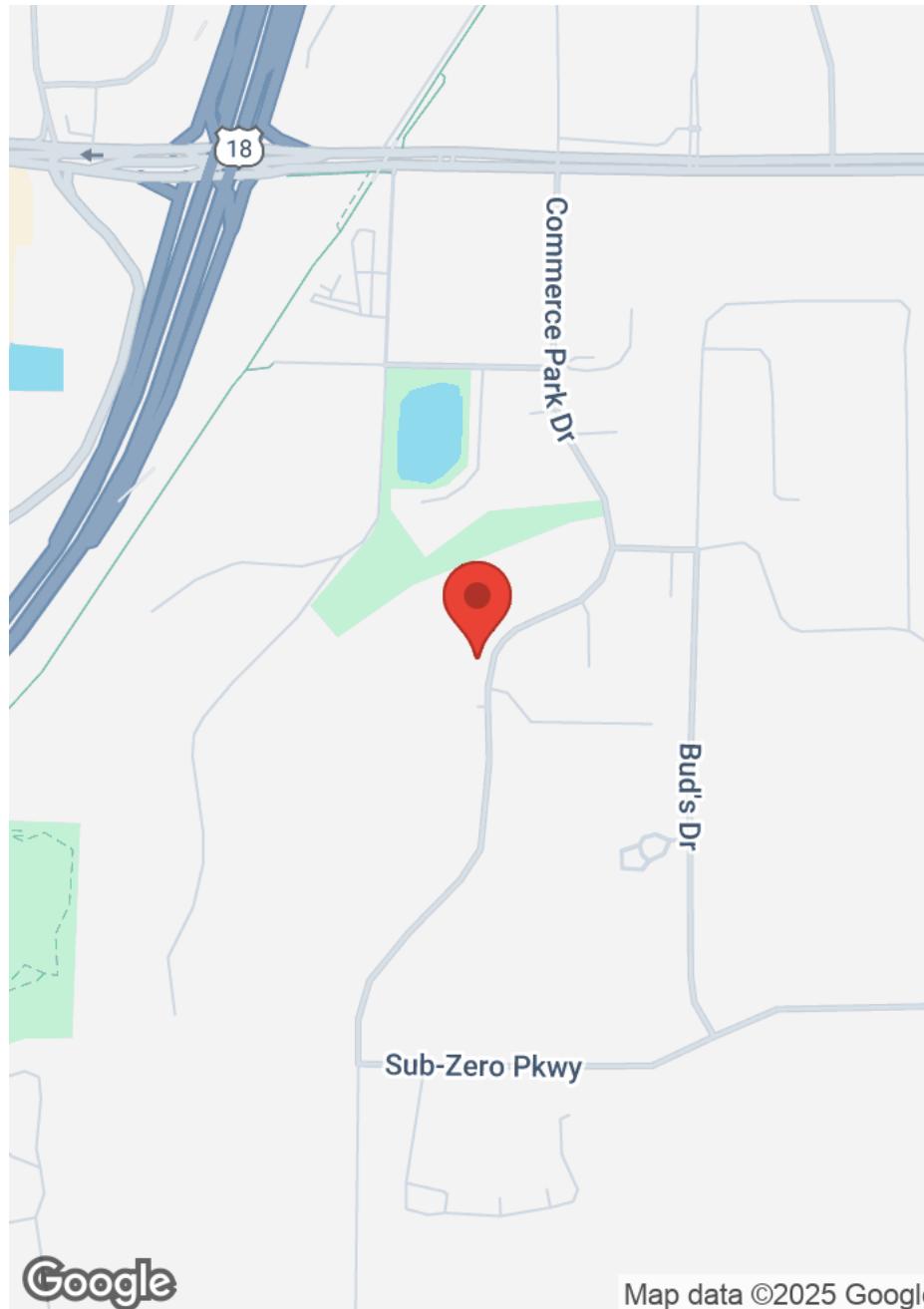
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LOCATION MAPS

Fitchburg Industrial Site

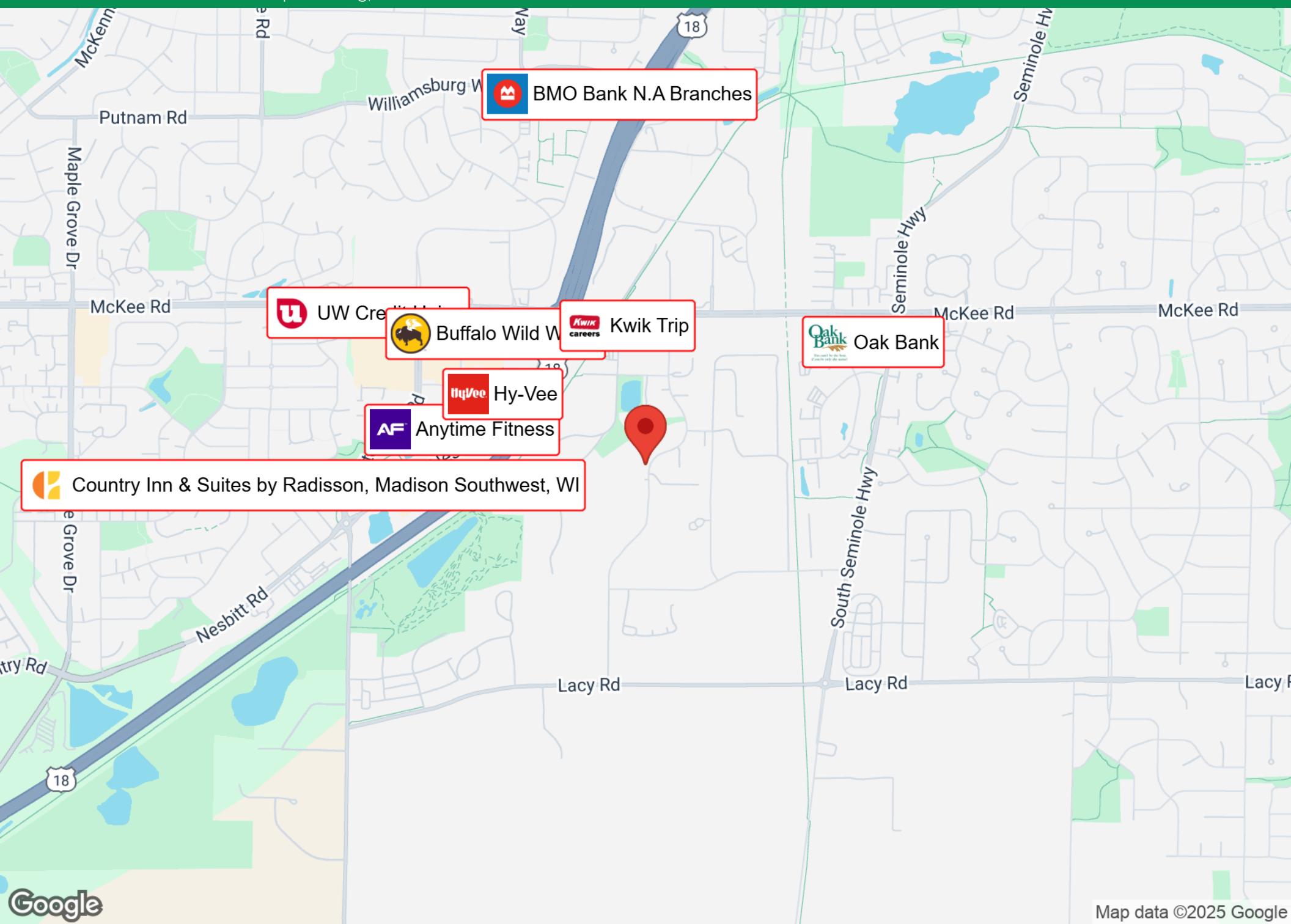
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LOCAL MAP

Fitchburg Industrial Site

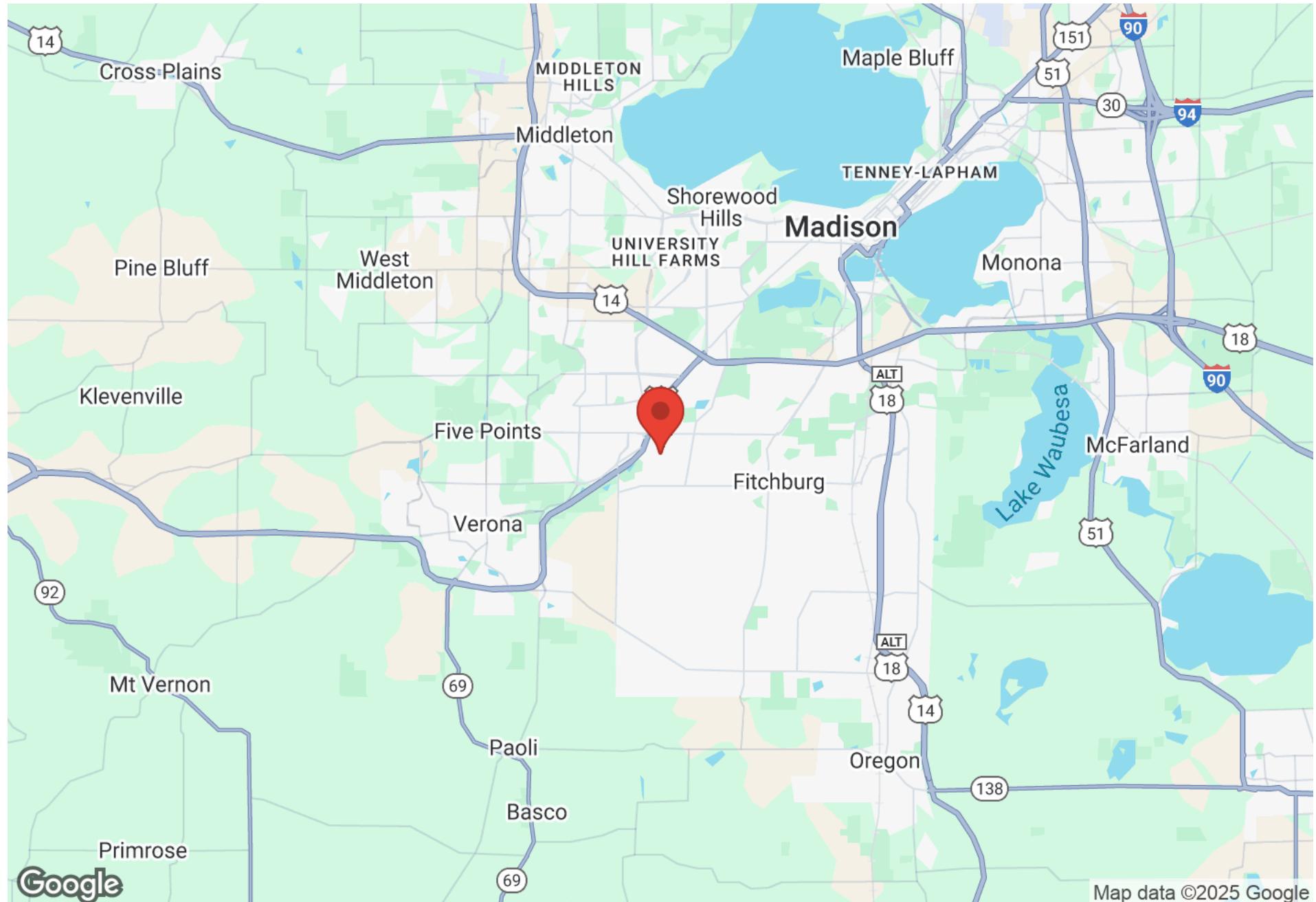
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REGIONAL MAP

Fitchburg Industrial Site

2859 Commerce Park Drive | Fitchburg, WI 53719



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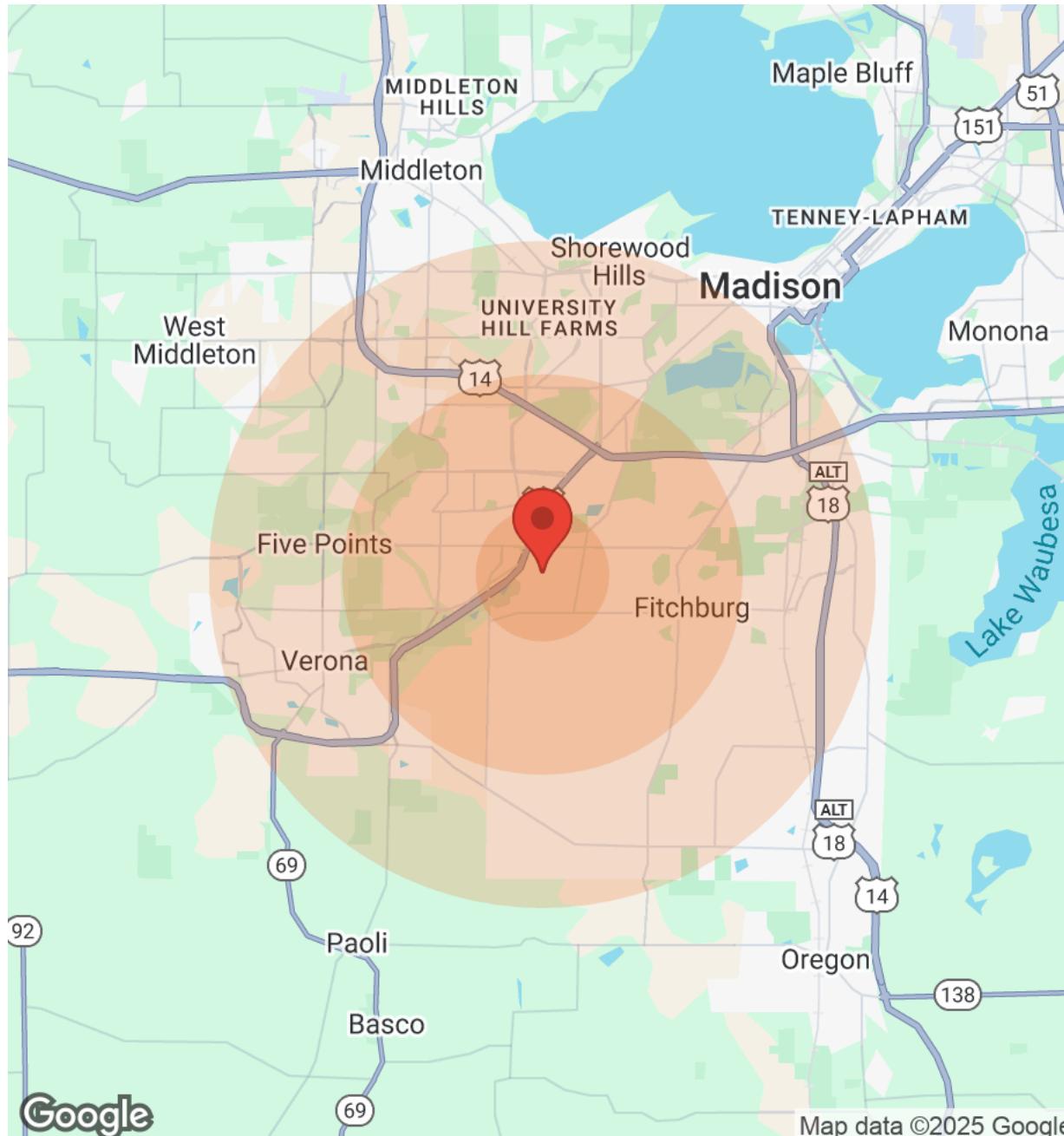
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DEMOCRAPHICS

Fitchburg Industrial Site

2859 Commerce Park Drive | Fitchburg, WI 53719



	1 Mile	3 Miles	5 Miles
Male	3,482	32,676	70,843
Female	3,721	34,391	74,692
Total Population	7,203	67,067	145,535

	1 Mile	3 Miles	5 Miles
Ages 0-14	1,564	13,672	26,054
Ages 15-24	1,041	8,964	17,688
Ages 25-54	2,965	26,984	60,818
Ages 55-64	856	8,100	18,282
Ages 65+	777	9,347	22,693

	1 Mile	3 Miles	5 Miles
White	5,087	51,306	116,769
Black	702	6,543	9,914
Am In/AK Nat	N/A	59	92
Hawaiian	N/A	N/A	2
Hispanic	1,531	8,338	13,466
Multi-Racial	2,214	12,114	19,462

	1 Mile	3 Miles	5 Miles
Median	\$53,232	\$72,523	\$70,583
< \$15,000	181	1,528	5,287
\$15,000-\$24,999	429	2,076	4,974
\$25,000-\$34,999	292	2,379	5,437
\$35,000-\$49,999	260	3,541	8,840
\$50,000-\$74,999	520	5,734	12,500
\$75,000-\$99,999	402	4,151	8,847
\$100,000-\$149,999	341	4,767	9,817
\$150,000-\$199,999	174	1,562	3,818
> \$200,000	256	1,514	3,534

	1 Mile	3 Miles	5 Miles
Total Units	3,067	29,358	67,209
Occupied	2,868	27,669	63,327
Owner Occupied	1,418	16,815	35,608
Renter Occupied	1,450	10,854	27,719
Vacant	199	1,689	3,882

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DISCLOSURE TO CUSTOMER

Fitchburg Industrial Site

2859 Commerce Park Drive | Fitchburg, WI 53719

State of Wisconsin - Disclose to Non-Residential Customers

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

DISCLOSURE TO CUSTOMERS

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

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

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

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

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

DEFINITION OF MATERIAL ADVERSE FACTS

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

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

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