

# 4450-4462 ROBERTSON ROAD

## MADISON, WI



100% LEASED, MULTI-TENANT LIGHT INDUSTRIAL BUILDING



# CONTACT & CONFIDENTIALITY

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The terms and conditions stated in the section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Real Estate at this time, kindly return this brochure to Broker at your earliest convenience.

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# EXECUTIVE SUMMARY





# THE OFFERING

Founders 3 is pleased to present the opportunity to acquire the fee simple interest in 4450-4462 Robertson Road (“Robertson Road” or the “Property”), a fully leased, multi-tenant light industrial asset in the heart of Madison, Wisconsin. Situated on 1.82 acres and totaling approximately 24,000 square feet (“SF”), the Property offers three (3) highly functional suites—each with direct access and dedicated loading infrastructure—designed to meet the demands of today’s industrial users.

Originally constructed in 1989 and renovated in 2014, Robertson Road has been professionally maintained and is 100% leased to a strong tenant roster including Breakthru Beverage Wisconsin, Greenix Holdings, and Alithic, with a weighted average lease term (“WALT”) of 2.53 years. The offering provides investors with stable in-place cash flow and a strategic location within one of Greater Madison’s most dynamic and sought-after industrial submarkets.

## PROPERTY OVERVIEW

ADDRESS	4450-4462 Robertson Road
CITY, STATE	Madison, WI
YEAR BUILT / RENOVATED	1989 / 2014
TOTAL BUILDING AREA	24,000 SF
OCCUPANCY	100.0%
WALT <i>As of 6/1/2025</i>	2.53 YRS
LAND AREA	1.82-AC
PARKING	40 Surface Spaces
PARKING RATIO	1.67/1,000 SF
ZONING	IL (Industrial - Limited)
TAX PARCEL #	0710-044-0901-9
2024 REAL ESTATE TAXES	\$29,174
PSF	\$1.22 PSF

# INVESTMENT HIGHLIGHTS



### STABALIZED ASSET WITH ESTABLISHED, DIVERSIFIED TENANCY

- Fully leased industrial property with a weighted average lease term (WALT) of over 2.5 years, supported by a reputable tenant roster featuring nationally recognized brands
- Tenant mix includes operators in beverage distribution, pest control, and climate technology—offering a balanced blend of essential services and innovation-focused industries
- The property benefits from a weighted average tenancy of nearly 15 years, anchored by Breakthru Beverage Wisconsin, which has occupied the space for over 32 years—demonstrating long-term tenant commitment and operational stability



### FUNCTIONAL FACILITY WITH STRATEGIC CAPITAL ENHANCEMENTS

- Exceptional loading infrastructure, including four (4) 10-foot dock-high doors with levelers and six (6) 12-foot drive-in doors, supporting a wide range of industrial and logistical uses
- With a low site coverage ratio of 30%, the property offers generous outdoor space suitable for parking, storage, or future expansion
- The asset has been proactively maintained with targeted improvements to meet evolving tenant demands



### STRONG MARKET PERFORMANCE

- The Madison industrial market remains undersupplied, with a low 3.5% vacancy rate, signaling continued tenant demand and leasing velocity
- Madison has posted a five-year average annual rent growth of 4.6%, positioning the submarket for ongoing rental rate appreciation
- The environment of strong demand, low vacancies, and relatively limited inventory expansion has been of major benefit to landlords in the area, who continue to gain leverage in lease negotiations





# PROPERTY OVERVIEW

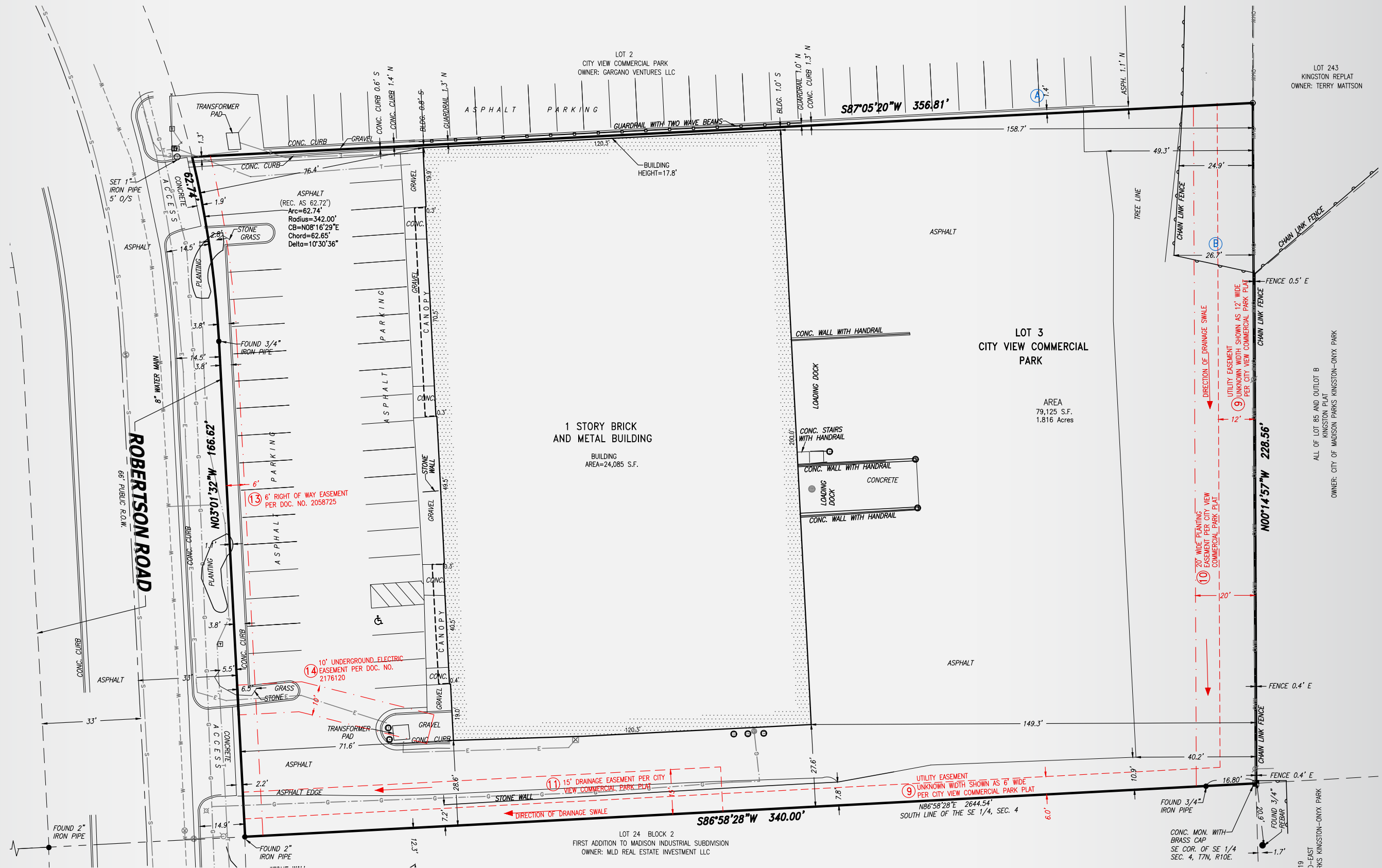




BUILDING SPECIFICATIONS	
ADDRESS	4450-4462 Robertson Road
CITY, STATE	Madison, WI
YEAR BUILT / RENOVATED	1989 / 2014
TOTAL OFFICE/SHOWROOM AREA	5,275 SF
TOTAL WAREHOUSE AREA	18,725 SF
TOTAL BUILDING AREA	24,000 SF
FOUNDATION	Concrete slab on grade
CONSTRUCTION	Steel with face brick accents
ROOF	Gable with membrane over steel
CLEAR HEIGHT	12' - 14'
LOADING	Four (4) 10' Dock High Doors w/ Levelers Six (6) 12' Drive-in-Doors
POWER	400-amp, single-phase, 240V
HVAC	Office/Showroom: Forced Warm Air & Central AC Warehouse: Unit Heat
LAND ACREAGE	1.82 AC
PARKING	40 Surface Spaces
PARKING RATIO	1.67 / 1,000 SF
ZONING	IL (Industrial - Limited)













# LOCATION OVERVIEW





15 MINUTES TO DOWNTOWN MADISON



Lake Mendota

Lake Monona



46,200 VPD

**GRAINGER**



**quarra**



**Airgas**



ROBERTSON ROAD







15 MINUTES TO DOWNTOWN MADISON

70 MINUTES TO DOWNTOWN MILWAUKEE



41,900 VPD



46,200 VPD



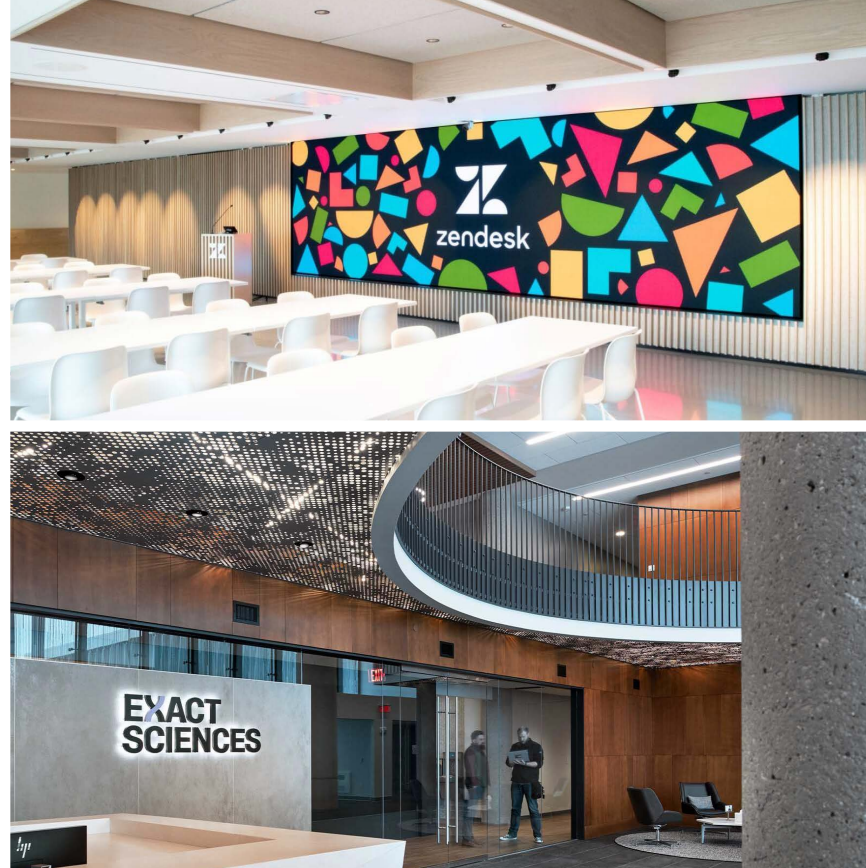
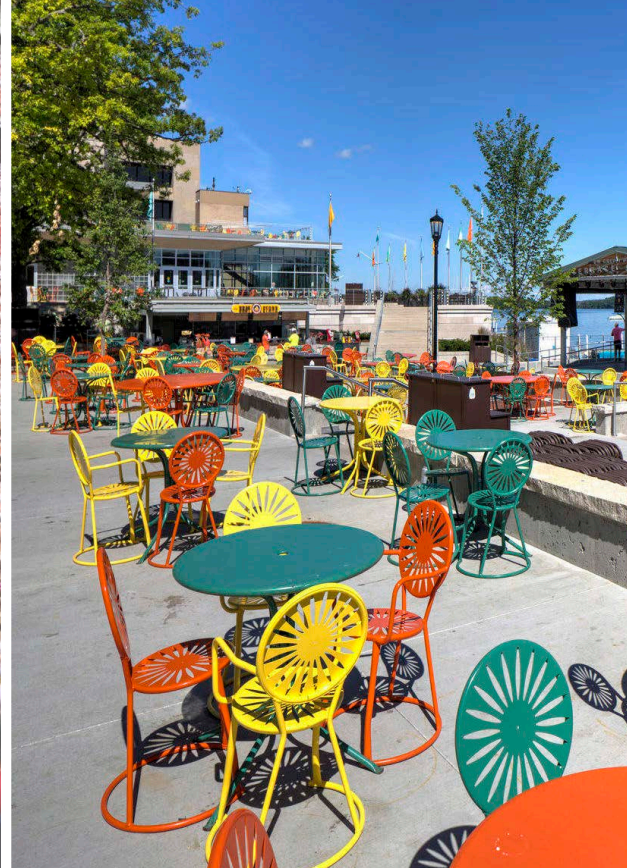
144 E SUMMIT AVENUE



ROBERTSON ROAD







## MADISON LOCATION OVERVIEW

Madison, Wisconsin's capital city, is a thriving and dynamic community that consistently ranks among the best places to live, work, and do business in the United States. Known for its vibrant culture, highly educated workforce, and robust economy, Madison offers the unique combination of small-city charm and big-city opportunity.

Located between Milwaukee and the Twin Cities and home to the University of Wisconsin–Madison, the city is a hub for innovation, education, and healthcare, with growing influence in the technology and life sciences sectors. Madison continues to attract major employers and new development, while maintaining a strong sense of community and high quality of life.

According to recent economic reports, the Greater Madison region continues to experience sustained job growth, with employers projecting continued hiring and expansion. Notable recent developments include:

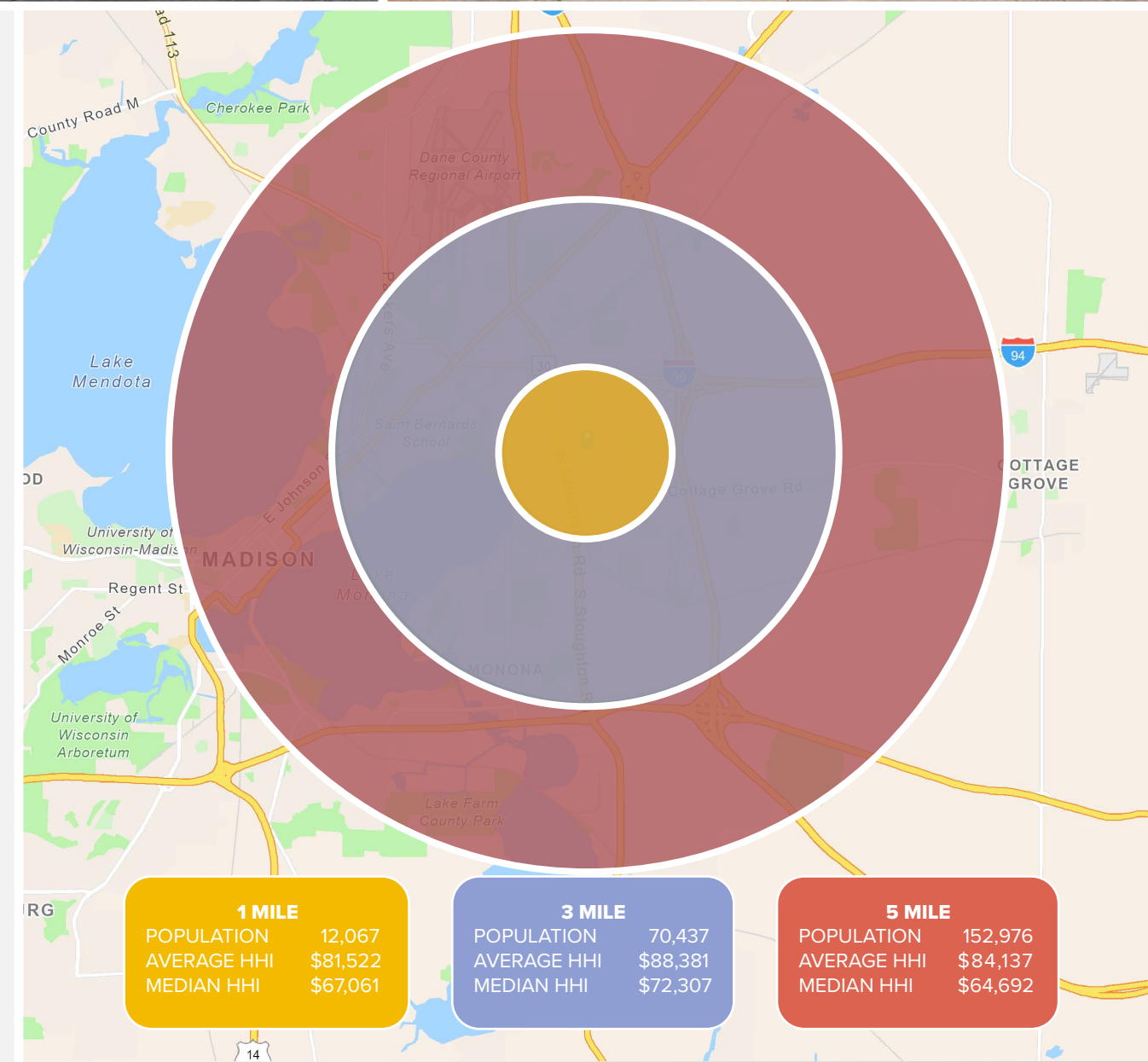
Exact Sciences, a leading molecular diagnostics company, continues its rapid expansion in Madison, including a multi-phase campus development at the former Oscar Mayer site, ultimately expected to bring thousands of jobs to the area.

Zendesk, a customer service software company, announced plans to expand its Madison operations, reinforcing the city's reputation as a growing tech hub.

University Research Park has seen continued investment and expansion from biotech and research firms, including Arrowhead Pharmaceuticals and Aldevron, both of which have scaled up their Madison presence.

Amazon recently completed a new 1M+ SF distribution facility in nearby Cottage Grove, further enhancing the region's strength in logistics and last-mile delivery infrastructure.

As one of the Midwest's most resilient and future-ready cities, Madison offers a strategic, business-friendly environment with access to talent, infrastructure, and innovation-making it an ideal location for continued industrial and commercial investment.





# MADISON INDUSTRIAL MARKET



80,053,183 SF

CURRENT  
INVENTORY



# 386,000 SF

## DEMAND ABSORBED PAST 12-MONTHS



761,000 SF

SUPPLY DELIVERED  
PAST 12-MONTHS



3.5%

## VACANCY RATE



\$8.00 PSF

AVERAGE  
MARKET RENT



1.6%

CURRENT ANNUAL  
RENT GROWTH

