

INDUSTRIAL FOR SALE & LEASE

FOR SALE OR LEASE

814 POST ROAD, MADISON



FOR SALE & LEASE

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

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ccaalum@oakbrookcorp.com

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

Warehouse with Showroom
814 Post Road | Madison, WI 53713



Property Summary

Building SF:	13,900
Lot Size:	0.75 acres
Asking Price:	\$1,225,000
Lease Rate:	\$7.75 per SF
Operating Expenses:	Approx. \$2.25 per SF
Showroom/Office:	1,000 SF
Year Built:	2001
Power:	600-amp, 3-phase
Clear Height:	14' - 17'
Dock Doors:	Two
Grade Door:	One (double doors)
Sprinkler System:	Yes

Property Overview

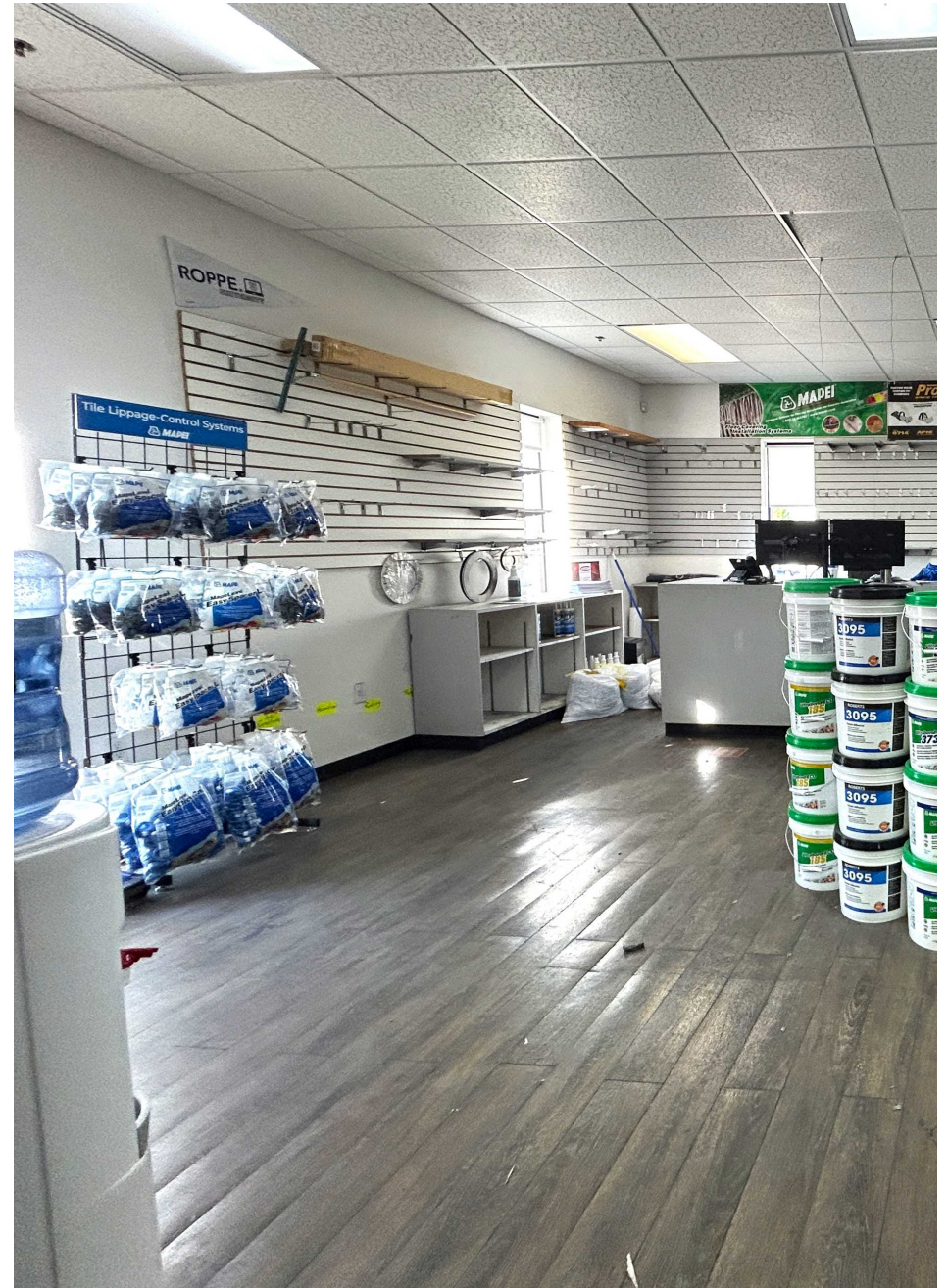
Present build-out includes a small showroom with two restrooms. Two truck-height docks with seals. There is also a ramp leading to a set of double doors, which could be converted to a larger drive-in garage door if needed.

Location Overview

In the heart of the Central / South Madison industrial park near Stewart Street and Syene Road. Easy access to the Beltline and US Highway 14. Quick access to Downtown, East, West, and Interstates 39/90/94.

PROPERTY PHOTOS

Warehouse with Showroom
814 Post Road | Madison, WI 53713

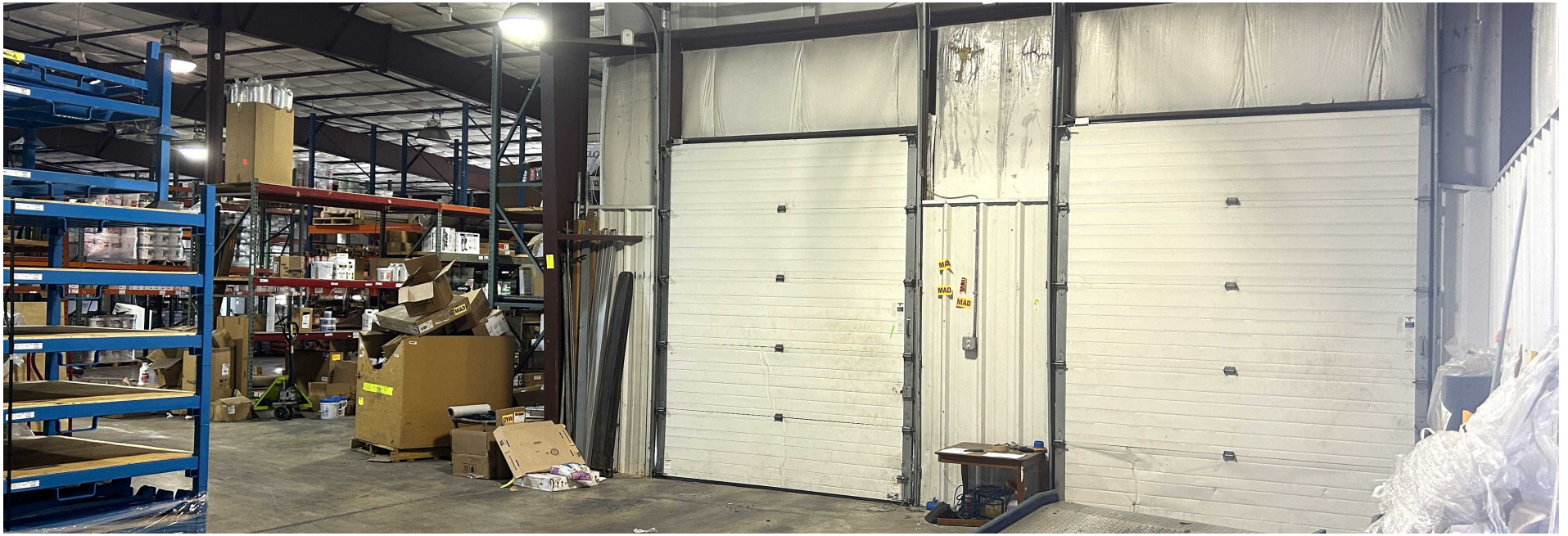


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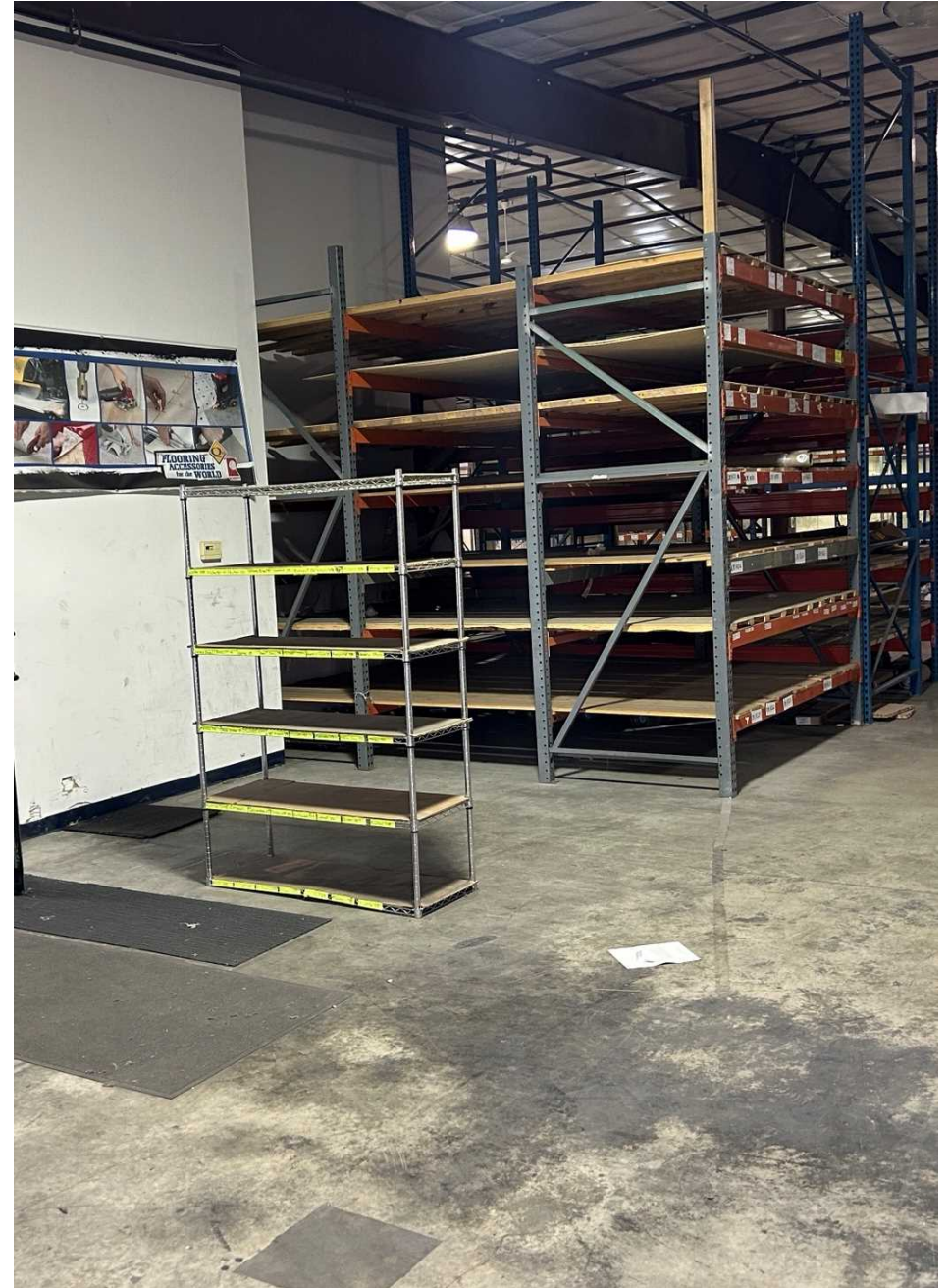
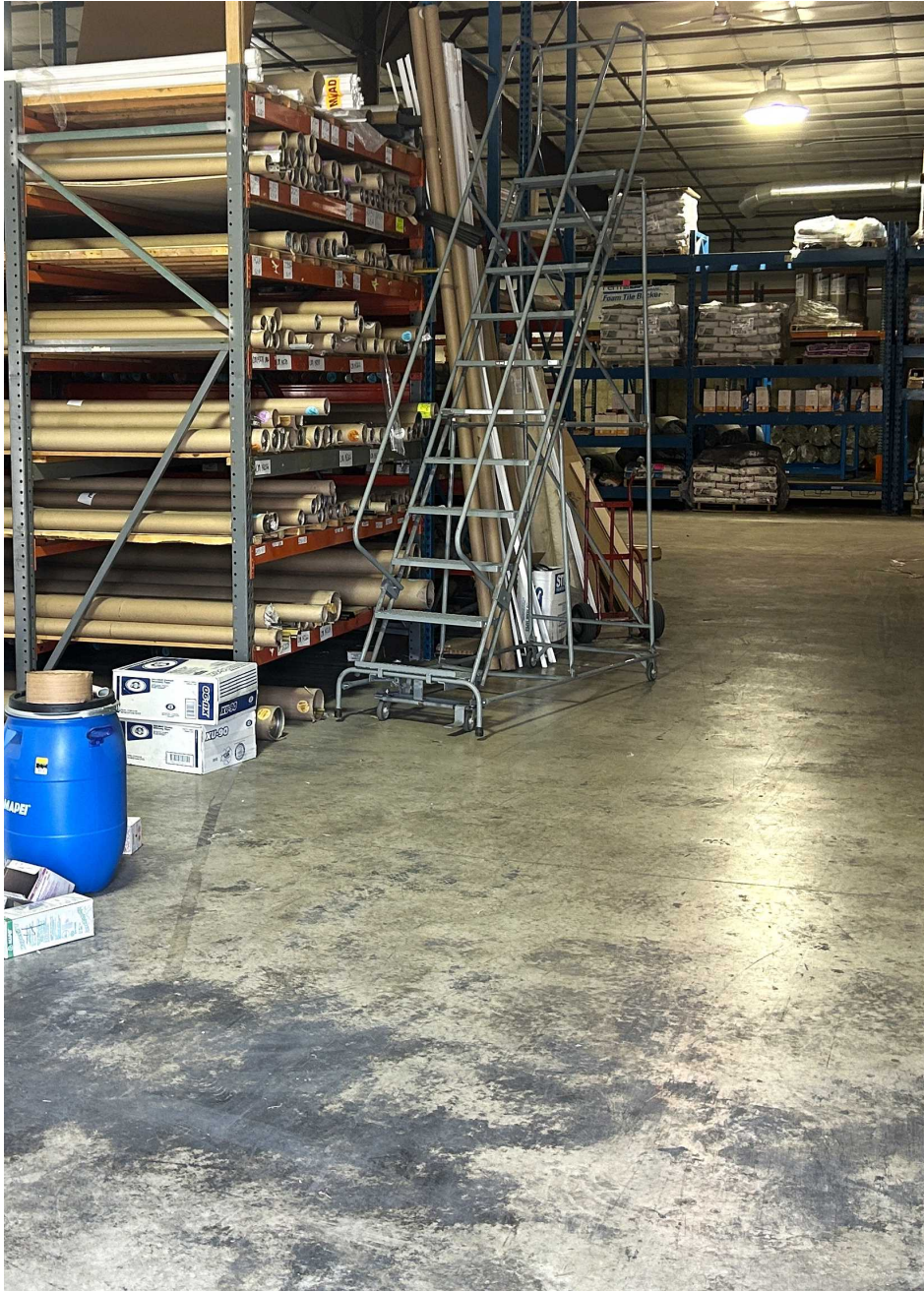


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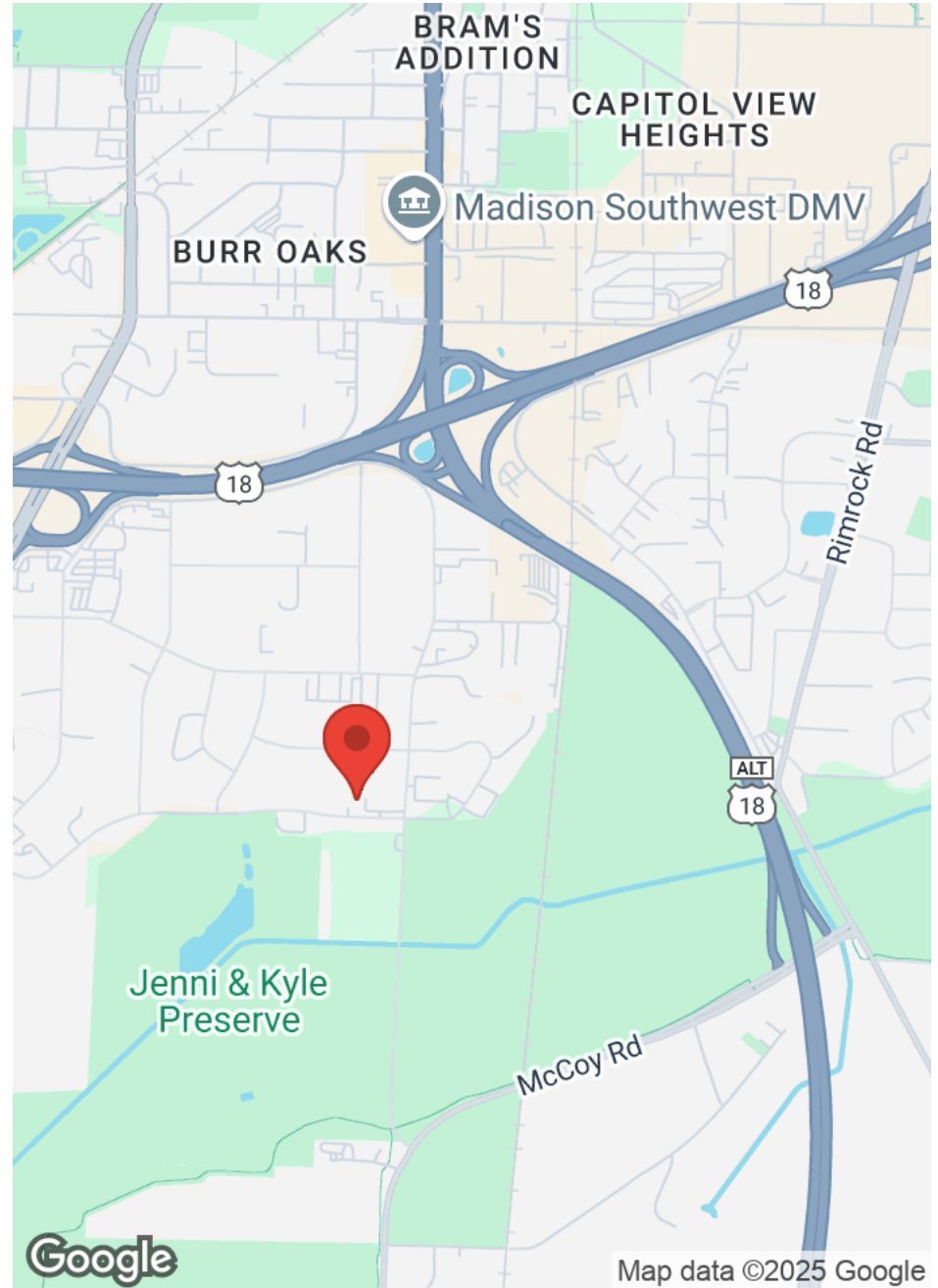
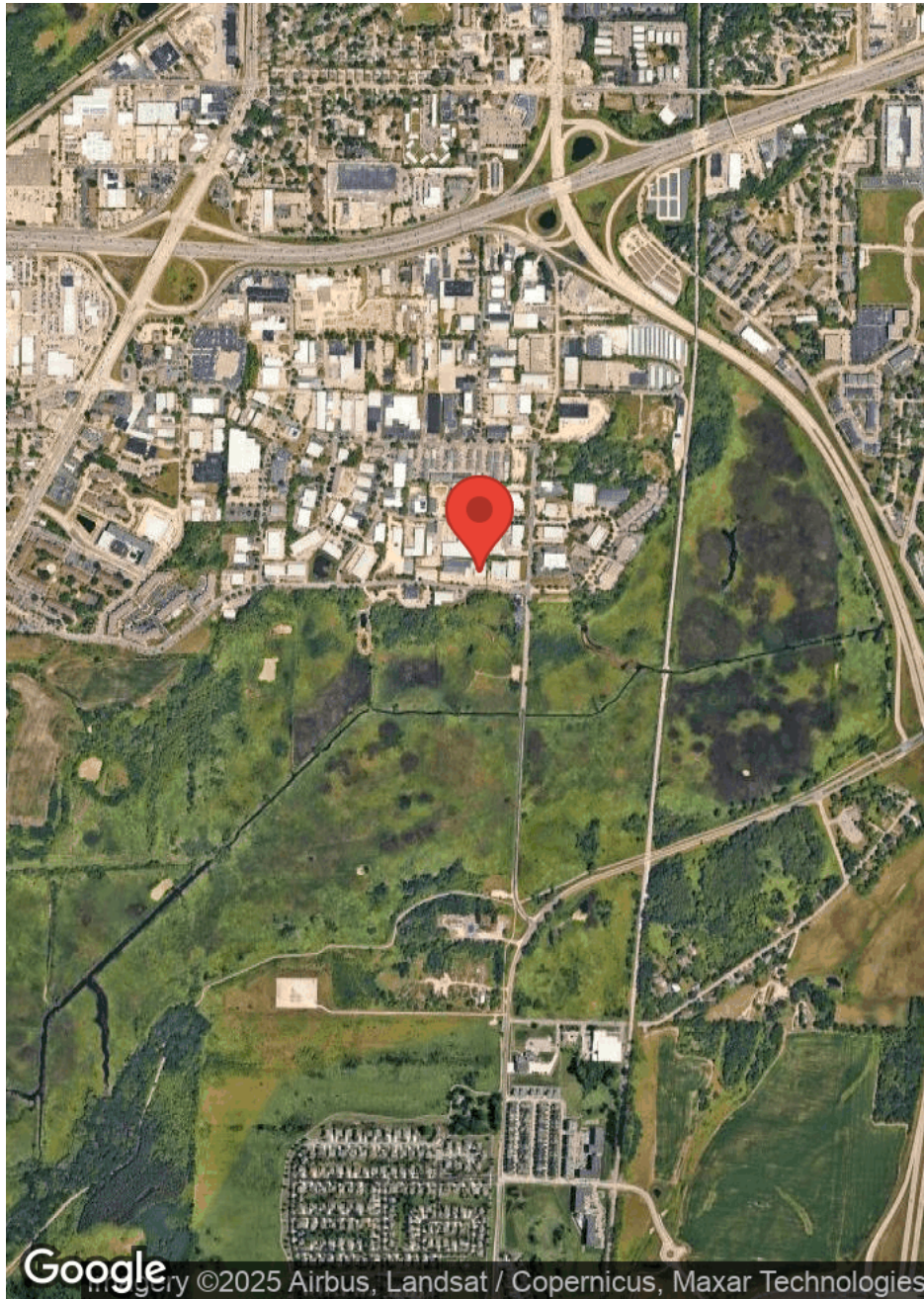


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LOCATION MAPS

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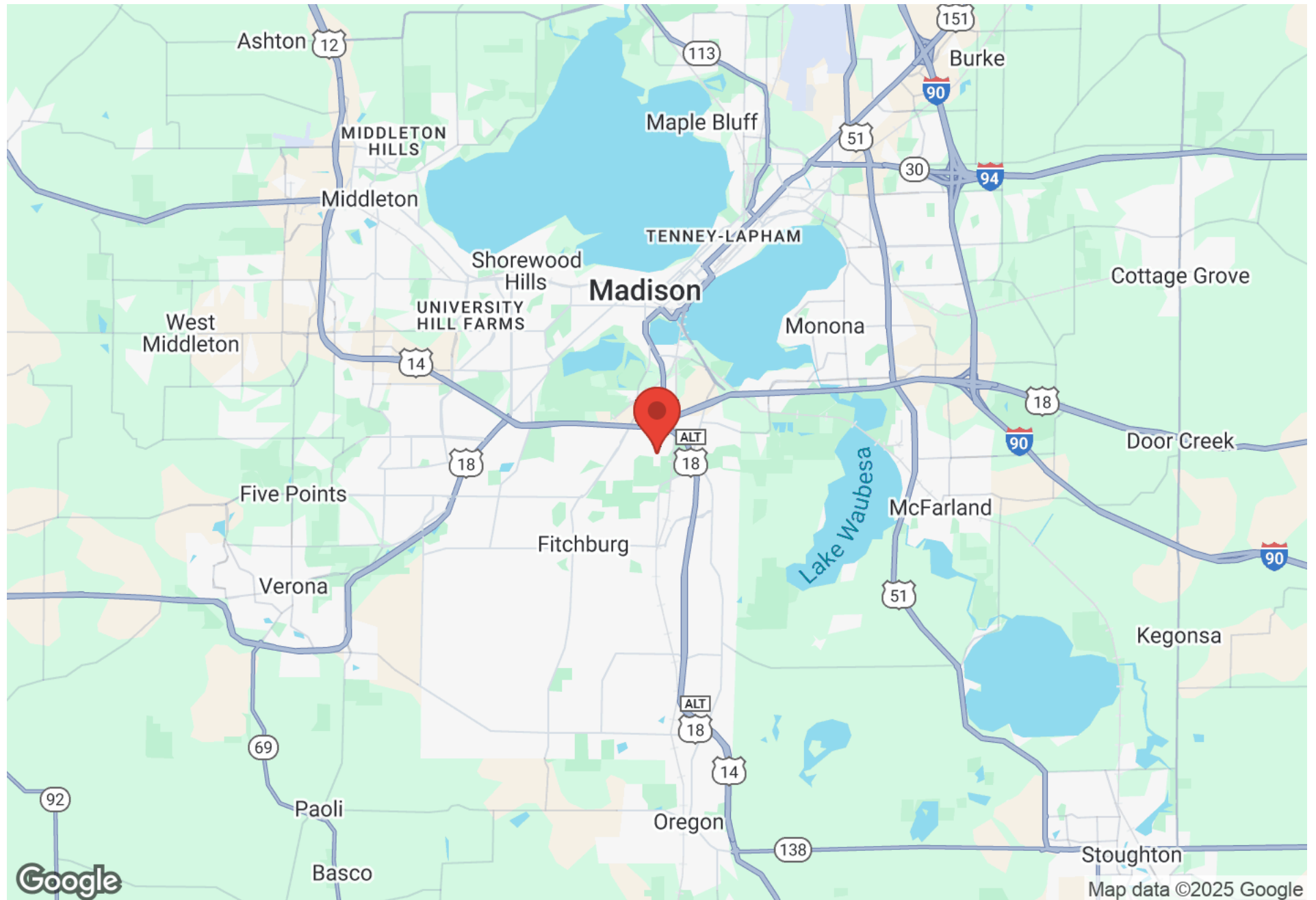


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REGIONAL MAP

Warehouse with Showroom
814 Post Road | Madison, WI 53713



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SALE COMPARABLES

Warehouse with Showroom
814 Post Road | Madison, WI 53713



Sale Price	\$1,225,000
Spaces	1
Rentable SF	13,900
Price/SF	\$88.13
Lot Size	32,660
Year Built	2001

Warehouse with Showroom

814 Post Road, Madison, WI 53713

Notes

Present build-out includes a small showroom with two restrooms. Two truck-height docks with seals. There is also a ramp leading to a set of double doors, which could be converted to a larger drive-in garage door.



Sale Price	\$1,320,000
Rentable SF	14,636
Price/SF	\$90.19
Acres	1.160
Cap Rate	8.67%
Year Built	1989
Sale Date	12/4/2024

Major Tenants

Johnson Controls

929 Watson Ave

929 Watson Avenue, Madison, WI 53713

Notes

Leased to York / Johnson Controls for \$7.82 NNN.

SALE COMPARABLES

Warehouse with Showroom
814 Post Road | Madison, WI 53713

2



Sale Price	\$1,500,000
Rentable SF	15,750
Price/SF	\$95.24
Acres	1.440
Year Built	1979
Sale Date	8/30/2023

Femrite

1206 Femrite Drive, Monona, WI 53716

Notes

15,750 SF industrial building near the Beltline Highway and Stoughton Road with additional "bonus" mezzanine storage of approximately 3,000 SF.

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Sale Price	\$952,000
Rentable SF	10,560
Price/SF	\$90.15
Acres	1.260
Year Built	1990
Sale Date	6/1/2025

Commerce Ct

4903 Commerce Court, McFarland, WI 53558

Notes

10,560 sq. ft. industrial/office building; 1.26 acre lot; Small mezzanine for storage; Loading dock with leveler; Drive-in door; Large classrooms that can be converted to warehouse space; 20' ceiling height in warehouse.

SALE COMPARABLES

Warehouse with Showroom
814 Post Road | Madison, WI 53713

4



Sale Price	\$1,350,000
Rentable SF	15,580
Price/SF	\$86.65
Acres	3.40
Year Built	2000
Sale Date	8/10/2023

Progress Way

320 Progress Way, Sun Prairie, WI 53590

Notes

Also has 2,400 SF of mezzanine space. Fully sprinklered.

5



Sale Price	\$2,100,000
Rentable SF	21,000
Price/SF	\$100.00
Acres	1.650
Year Built	2004
Sale Date	11/8/2024

Triangle St

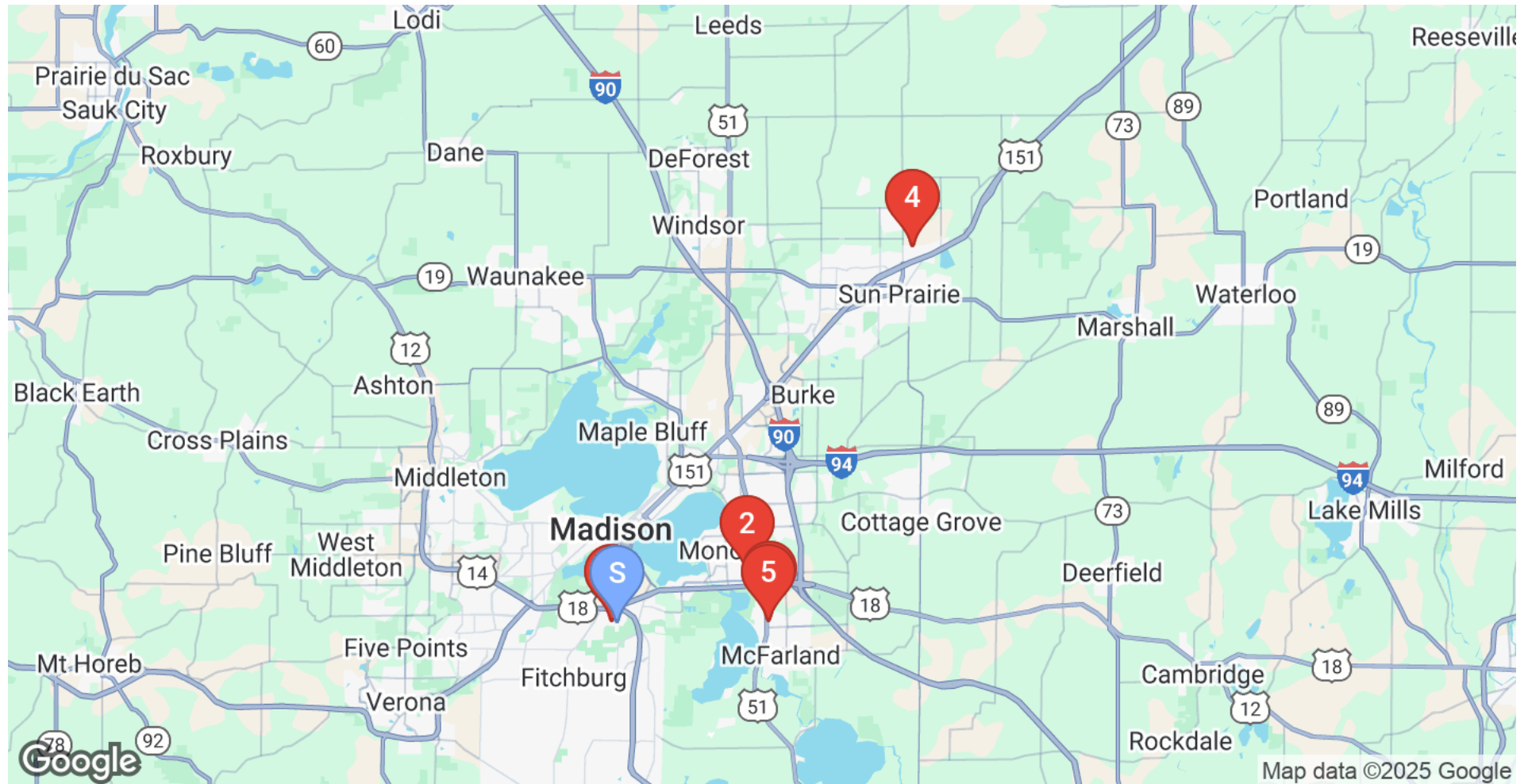
4904 Triangle Street, McFarland, WI 53558

Notes

21,000 SF office/warehouse off US Highway 51 in McFarland. Sold as a vacant building. Two docks, two drive-in doors. 18' eave height.

SALE COMPARABLES

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- S** Warehouse with Showroom
814 Post Road
Madison, WI, 53713
\$1,225,000
- 1** 929 Watson Ave
929 Watson Avenue
Madison, WI, 53713
\$1,320,000
- 2** Femrite
1206 Femrite Drive
Monona, WI, 53716
\$1,500,000
- 3** Commerce Ct
4903 Commerce Court
McFarland, WI, 53558
\$952,000
- 4** Progress Way
320 Progress Way
Sun Prairie, WI, 53590
\$1,350,000
- 5** Triangle St
4904 Triangle Street
McFarland, WI, 53558
\$2,100,000

DISCLOSURE TO CUSTOMER

Warehouse with Showroom
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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.