

MADISON LOGISTICS PARK

OWNED AND DEVELOPED BY LIKEWISE PARTNERS & ACKERBERG

4410 DAENTL RD, DEFOREST WI 53532



CLASS A INDUSTRIAL BUILDINGS FOR LEASE

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



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PROPERTY SUMMARY

Madison Logistics Park
4410 Daentl Road | DeForest, WI 53532



Property Summary

Park Name:	Madison Logistics Park
Available SF in Park:	740,000 SF
Building 1 SF:	138,012 SF
Clear Height:	32'
Construction Start:	June 2024
Shell Completion	December 2024
Construction Type:	Precast Concrete
Office SF:	Build-to-Suit
Yard:	Potential for Additional Trailer Parking
Zoning:	M1

Property Overview

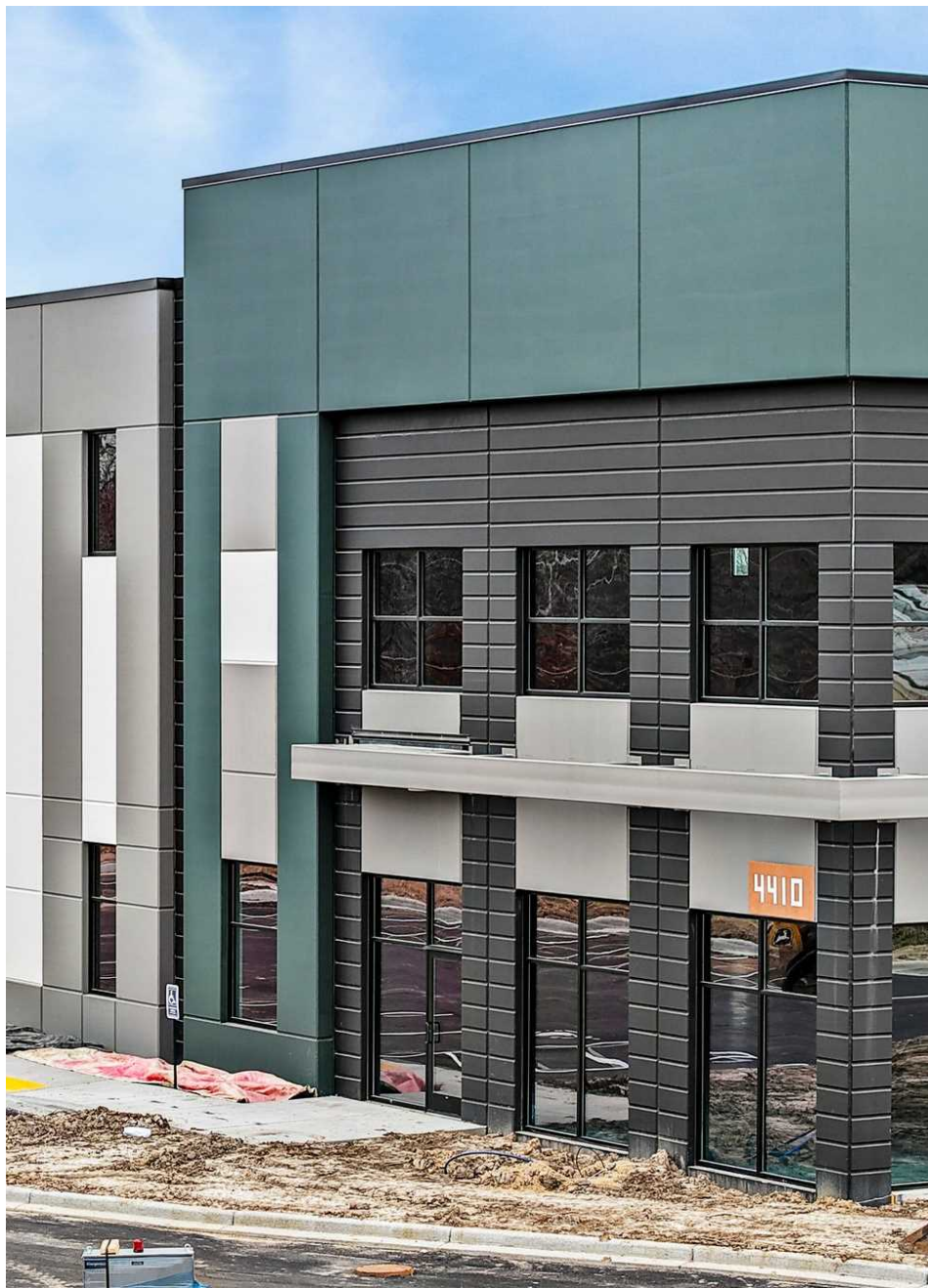
Multi Phase Class A Industrial Development with a variety of building sizes that can accommodate up to 740,000 SF. Likewise Partners to begin construction on this Phase 1 Building of 138,012 SF in June 2024. Shell completion is stated for November 2024, with full occupancy by December 2024. Future Daentl Road Improvements to be completed by 2025.

Location Overview

This well located logistics hub has premier Interstate 39/90/94 visibility with ease of access to the park via Daentl Rd and lighted intersection at Hwy 51 & CTY CV. Located just 5 miles north of Dane County Regional Airport and 10 miles to Downtown Madison. This site is well positioned for both local and regional distribution. Enjoy a Madison location but with the lower taxes and regulation by being in DeForest.

PROPERTY DESCRIPTION

Madison Logistics Park
4410 Daentl Road | DeForest, WI 53532

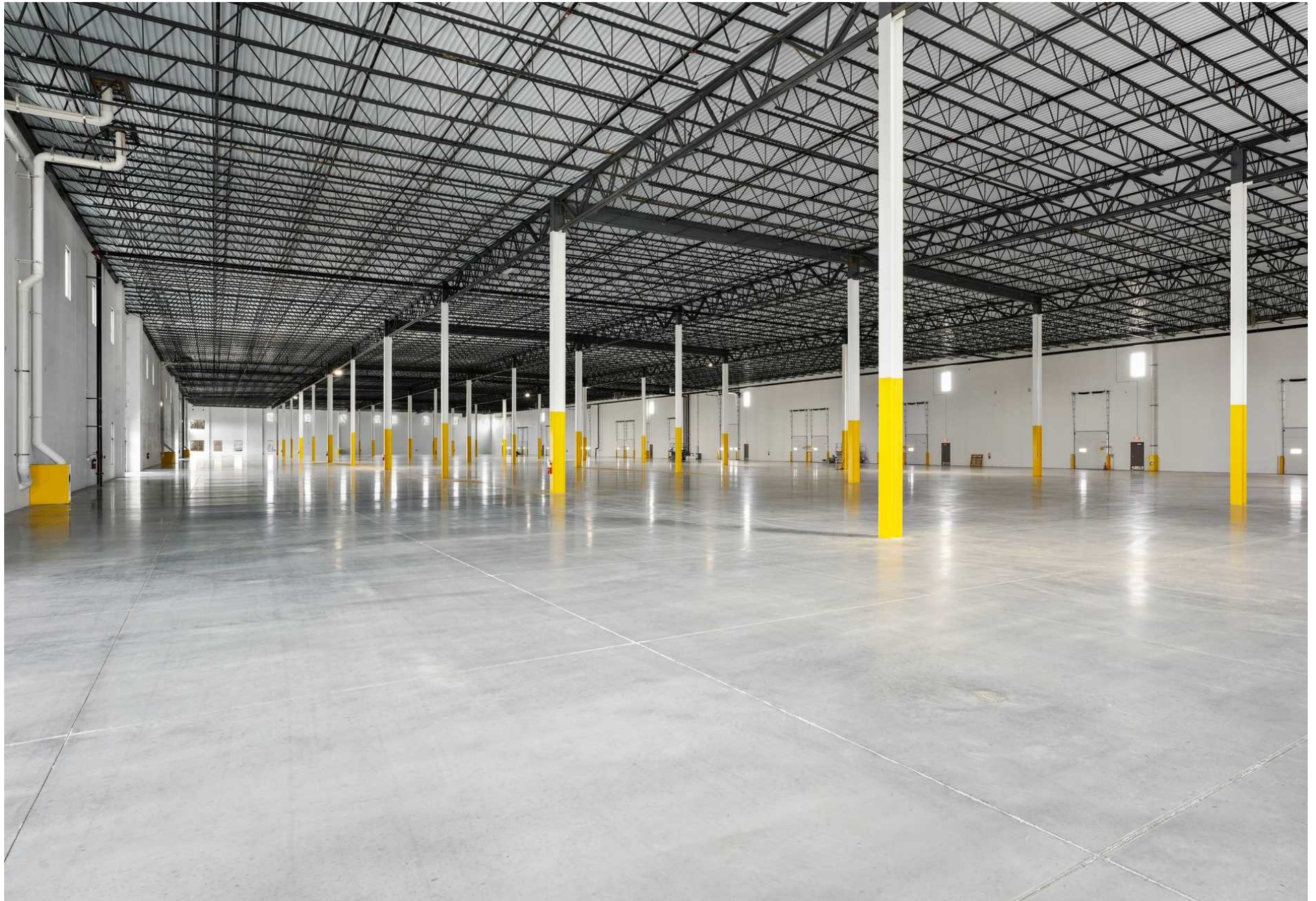


Property Highlights

- Construction to start in June 2024
- Steel Frame with 50' x 54' columns and a 60' speed bay
- Precast Concrete Walls
- Architectural metal and extensive glass
- Divisible to 22,680 SF
- 32' Clear Height
- ESFR Sprinkler System
- 7" concrete floor
- Gas-fired heat
- 14 (9' x 10' Docks) with Levelers with knock-outs for additional docks
- 4 - (14'x16') Drive-in Doors
- 3,000 Amps / 480 Volts Electrical
- High Bay LED Lighting
- 122 parking stalls
- Large truck court
- Potential for additional trailer parking
- Build-to-Suit office
- Site can accommodate additional buildings of up to 740,000 Sq. Ft.
- Unmatched freeway visibility and access
- DeForest pro-business environment
- Hands on customer focused ownership

PROPERTY PHOTOS

Madison Logistics Park
4410 Daentl Road | DeForest, WI 53532



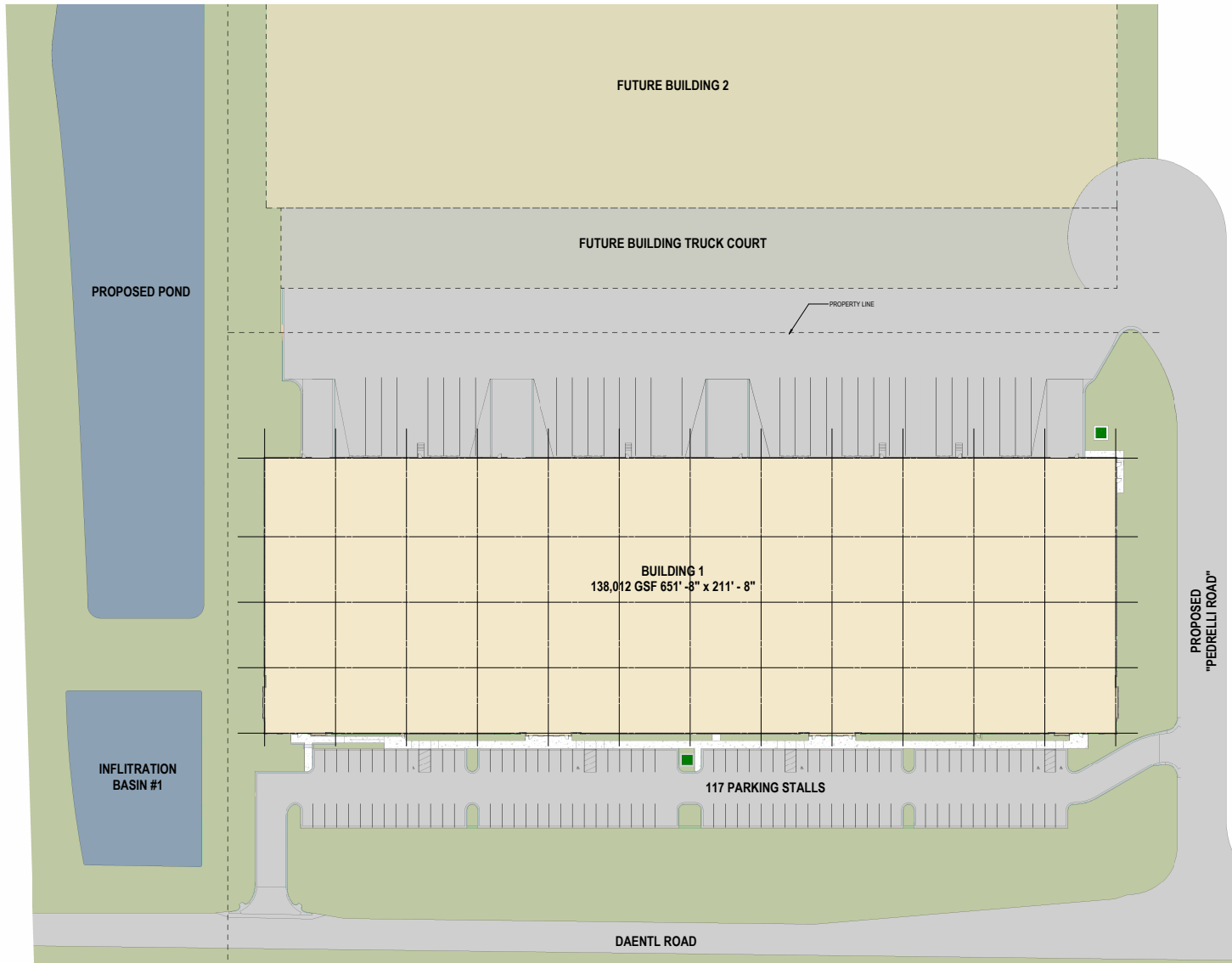
PROPERTY PHOTOS

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BUILDING 1 - 138,012 SF

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ARCHITECTURAL SITE PLAN
1" = 30'

SITE PLAN



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Likewise DeForest Building 1

222536-01
06/26/2024

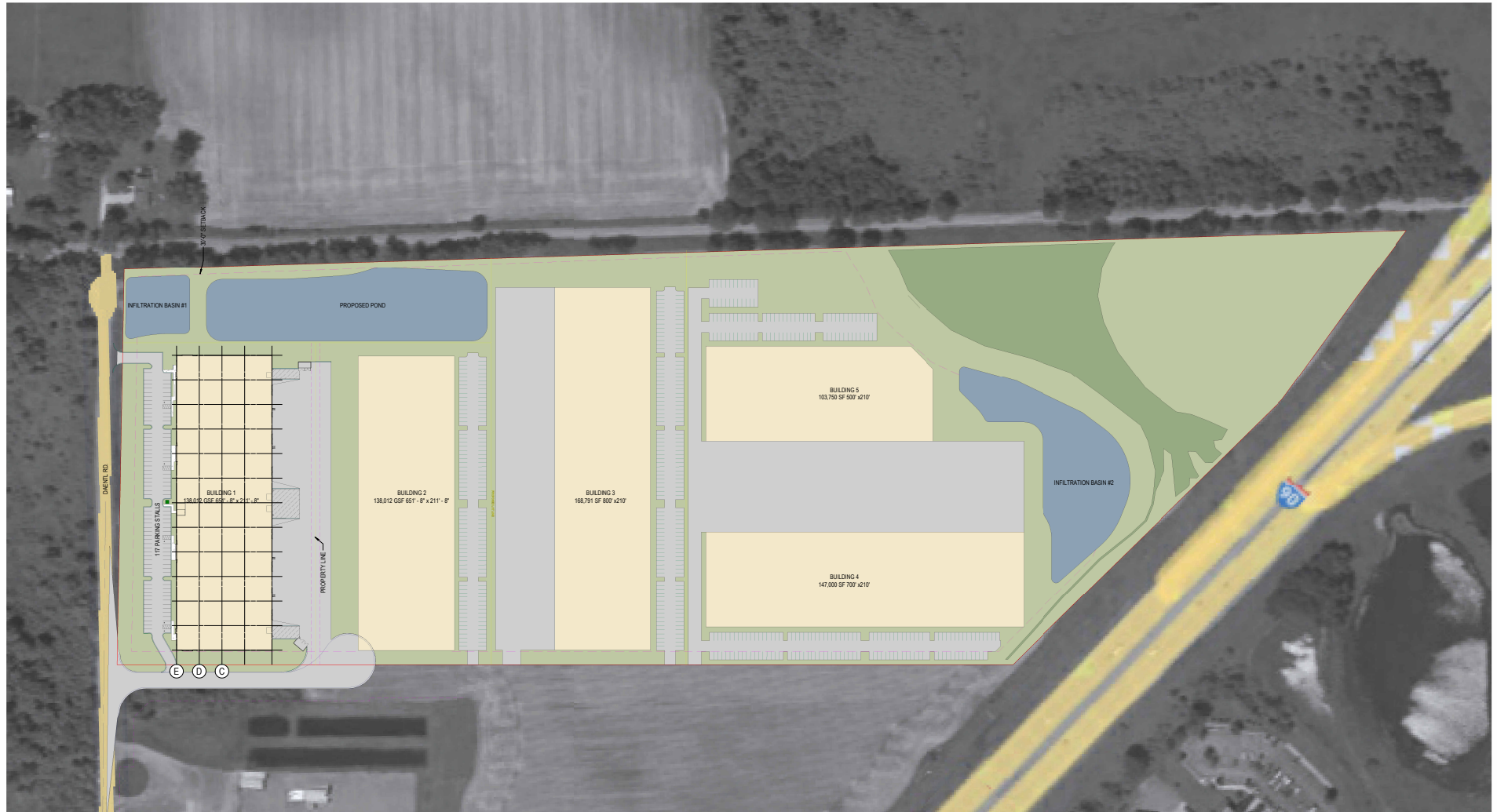


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SITE PLAN - CONCEPT 1

Madison Logistics Park
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1 OVERALL SITE
1" = 80'



0' 20' 40' 80' 160'
SCALE: 1" = 80'

OVERALL SITE PLAN



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Likewise DeForest BLDG 1

222536-01
01/17/24

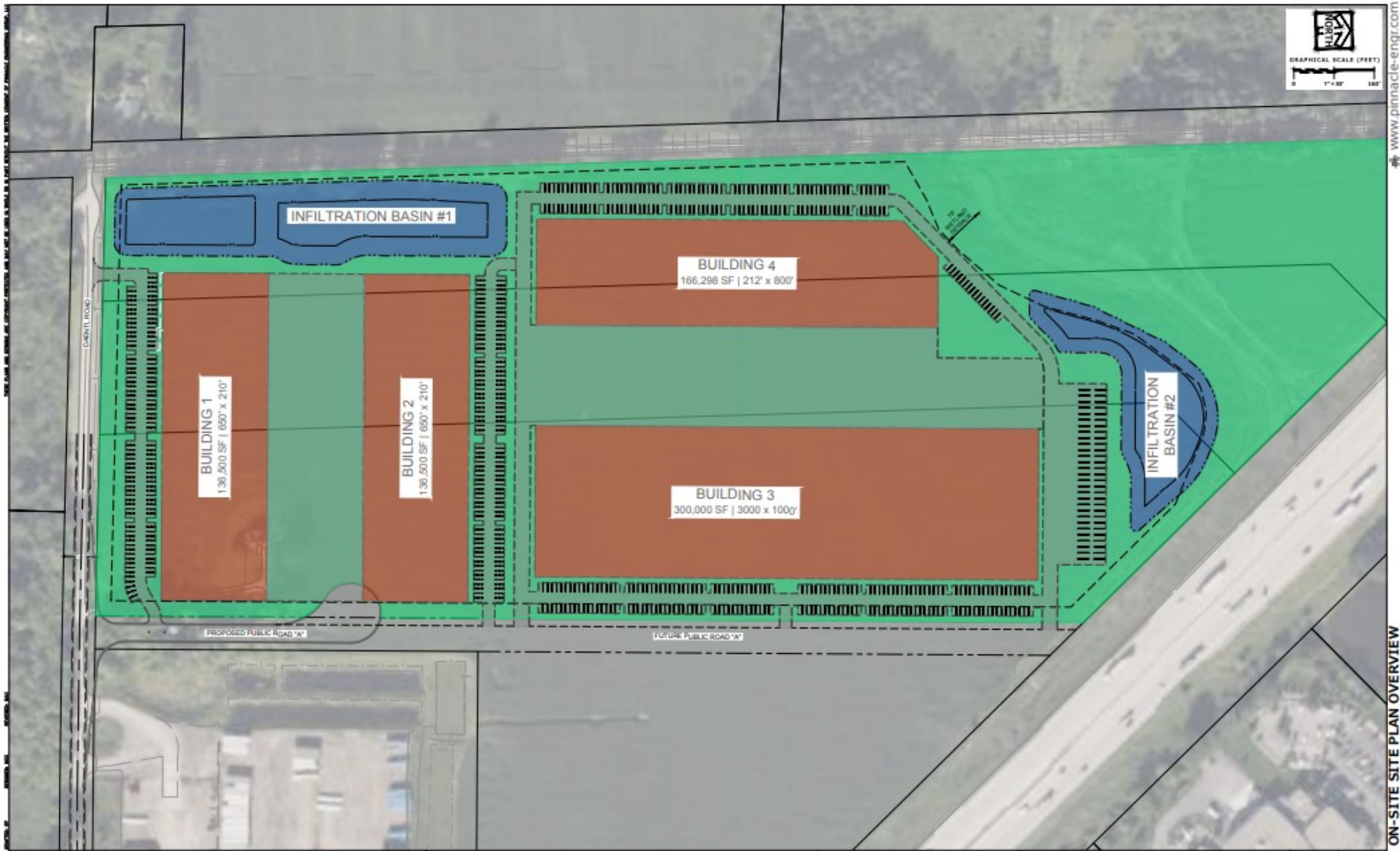


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SITE PLAN - CONCEPT 2

Madison Logistics Park
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www.pinnacle-engr.com

PHASE 1 ON-SITE SITE PLAN OVERVIEW

PLAN | DESIGN | DELIVER
PINNACLE ENGINEERING GROUP
ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

LIKewise DEFOREST
OVERALL SITE PLAN
 DEFOREST, WI

PHASE 1 ON-SITE
SITE PLAN OVERVIEW

REVISIONS	

NO.	DATE	BY	CHKD BY	DESCRIPTION

SHEET
 EX-1
 EX-1



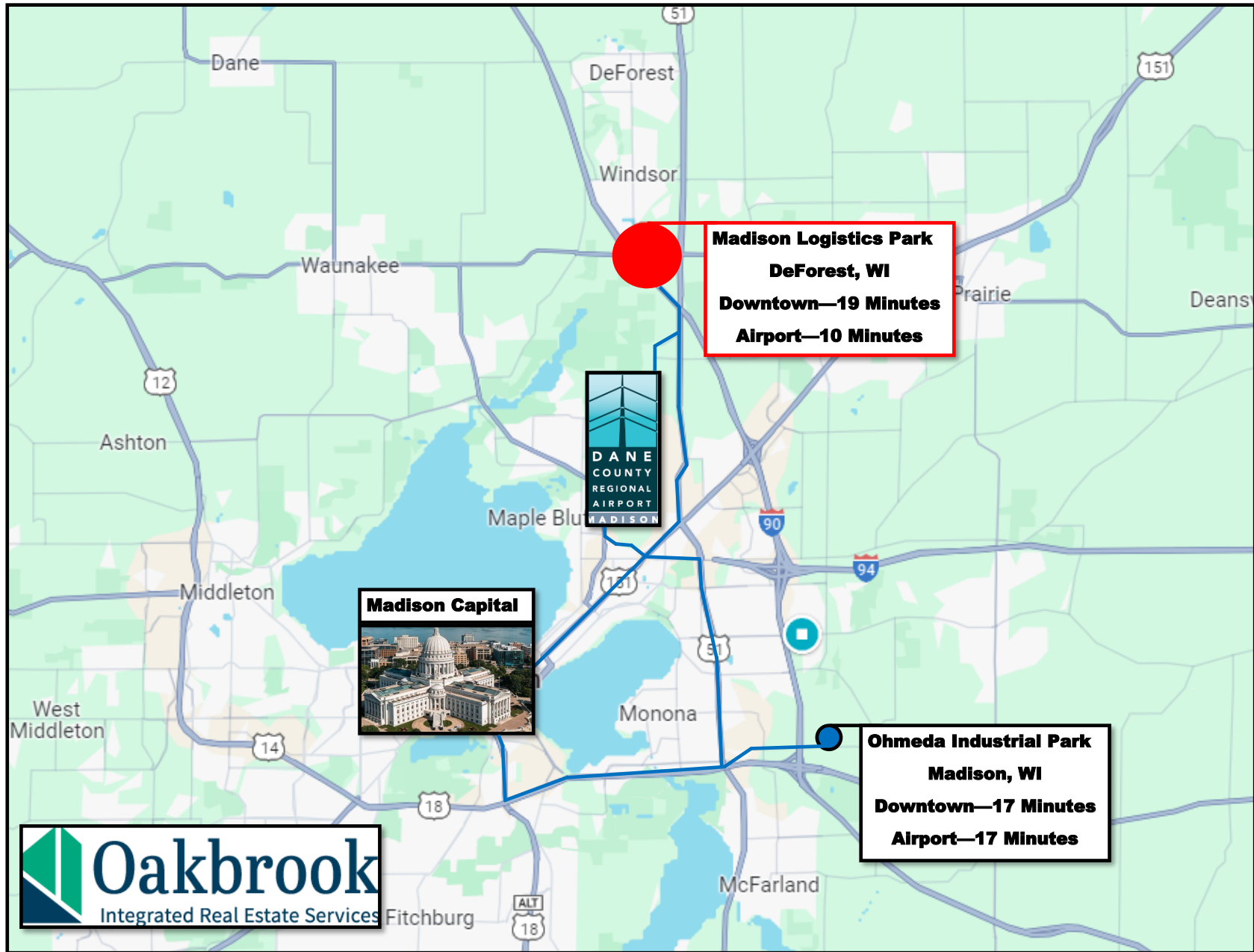
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LOCAL DRIVE TIME MAP

Madison Logistics Park
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LIKEWISE MADISON LOGISTICS PARK LOCAL DRIVE TIME COMPARISON

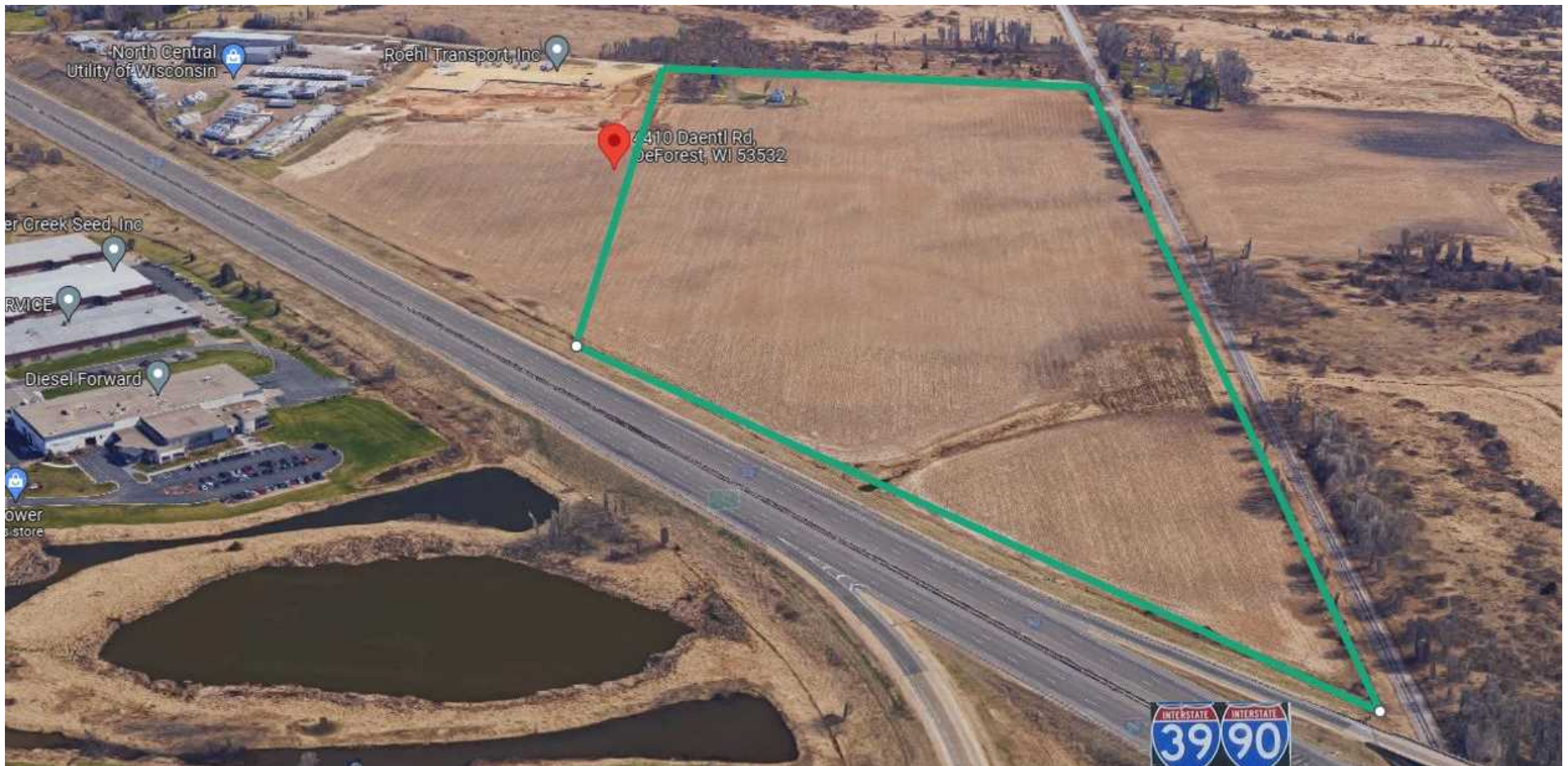


KEY DRIVE TIMES - MAP

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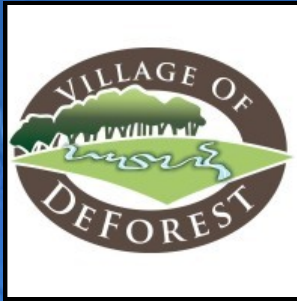
Drive Time to Key Areas with nearly 75,000 (East/West) VPD I39/90

- US HWY 51 - 1 Mile
- I39/90/94 - 2 Miles
- Dane County Regional Airport - 6 Miles
- Madison - 10 Miles
- Janesville - 44 Miles
- Milwaukee - 79 Miles
- Appleton - 104 Miles
- Chicago O'Hare - 137 Miles
- Minneapolis - 262 Miles



WELCOME TO DEFOREST

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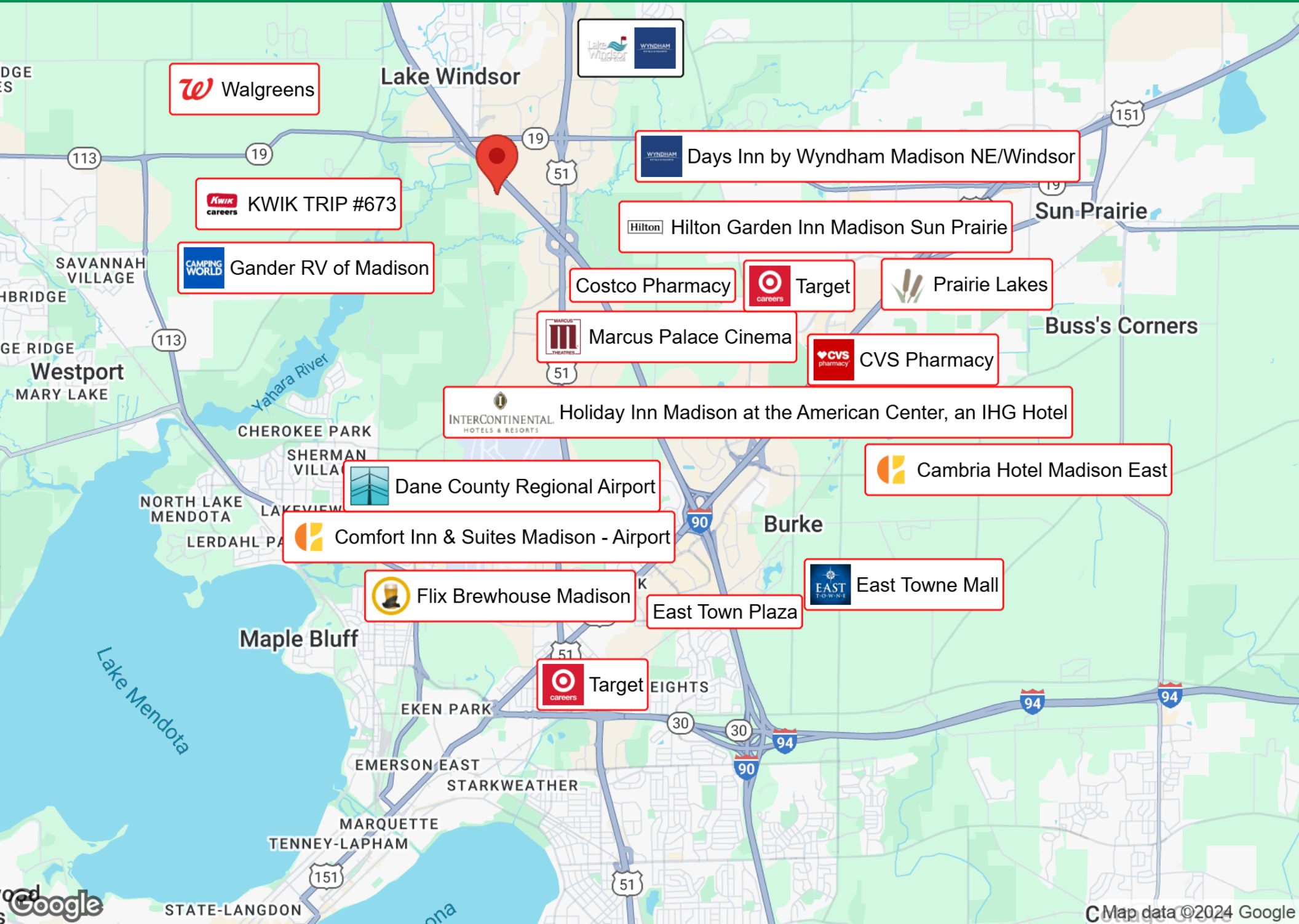
DeForest—Local Business/Economic Benefits:

- Serve as the designated point of contact for the business community, offering a single point of assistance to navigate approvals, address issues, and advocate for business needs.
- Maintain a strong partnership with the DeForest Area Chamber of Commerce, collaborating on confidential business retention visits.
- Uphold a commitment to high-quality infrastructure through proactive maintenance of networks that support local businesses.
- Provide specialized training for local businesses, including active shooter response and other safety protocols, through our Public Safety team.



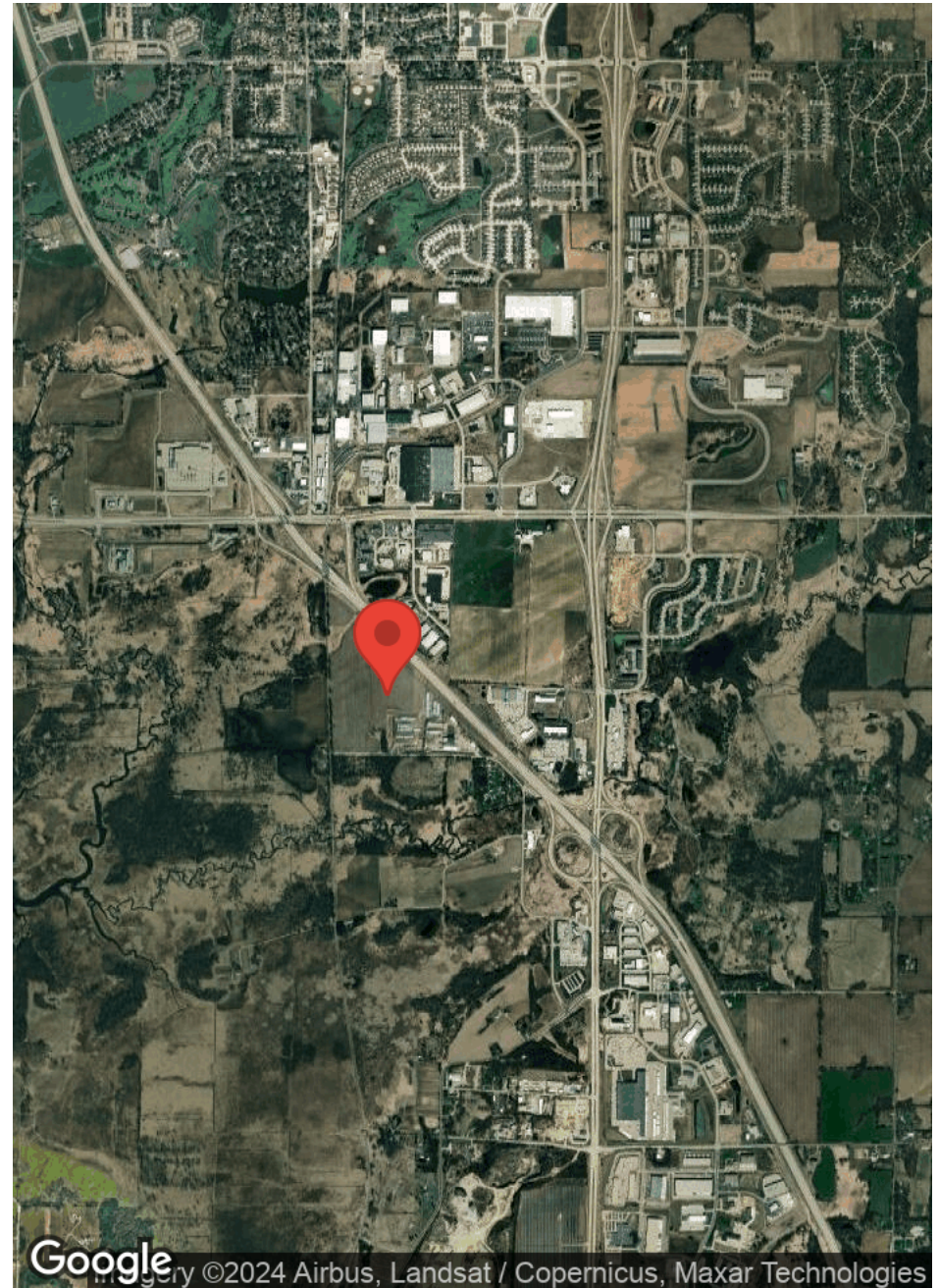
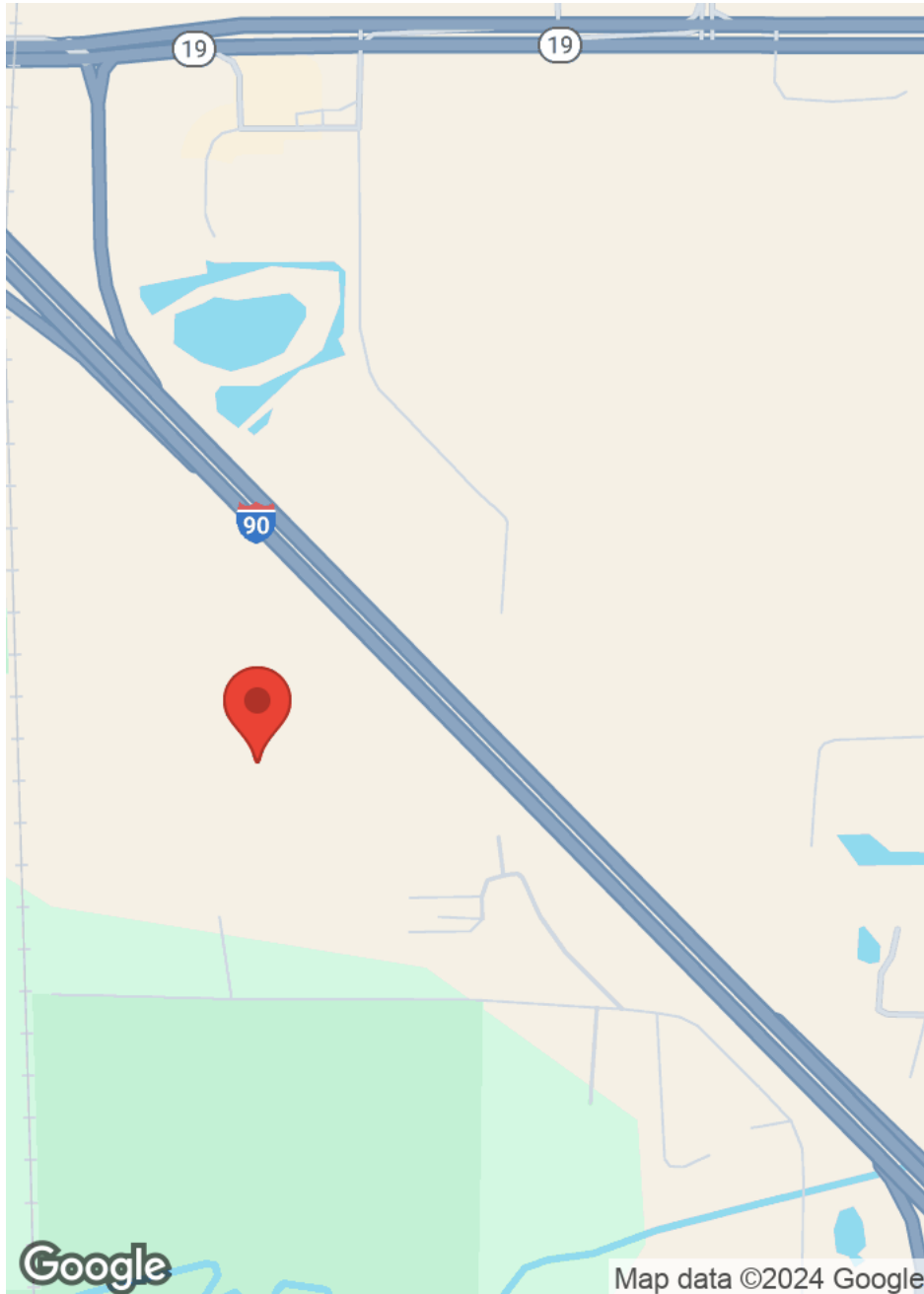
BUSINESS MAP

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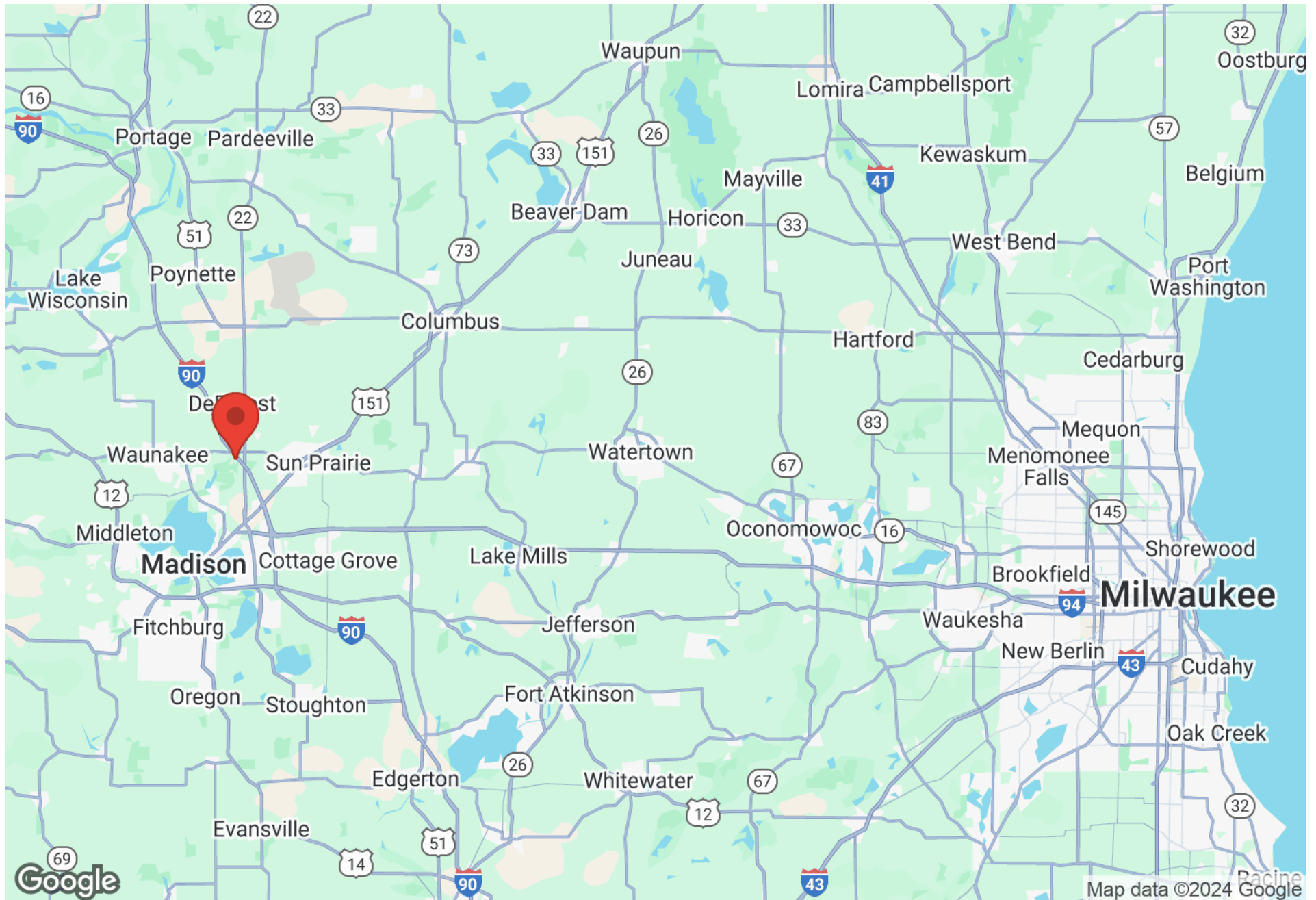
LOCATION MAPS

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REGIONAL MAP

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DISCLAIMER

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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 TOCUSTOMERS

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.