

Industrial For Sale – Three Buildings

143, 165, & 181 Quality Court, Fall River, WI



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improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Property Advisor has not verified, and will not verify, any of the information contained herein, nor has The Property Advisor conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.**



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INDUSTRIAL BUILDING FOR SALE



Building #1 – 143 Quality Court – 110,110 Sq.Ft. Warehouse

Building #2 – 165 Quality Court – 100,100 Sq.Ft. Warehouse

Building #3 – 181 Quality Court – 19,200 Sq.Ft. Flex (Shop and Office)

- Total Square Footage = 229,410 Sq.Ft.
- One Block to State HWY 16, 15 Miles to Sun Prairie, and 25 Miles to Madison
- South Central WI location with easy access to the Madison and Fox Valley Markets
- All buildings on their own tax parcel numbers but located next to each other

Building #1 & #2 as a Package Price = \$8,093,085.00 (will not separate)

Building #3 Price = \$1,152,000



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BUILDING DETAILS



Building #1 - 143 Quality Ct

Construction: Steel Frame/Metal Panel

Year Built: 1993, 1997, 2000

Clear Height: 16', 23', 27'

Zoning: I-1 Industrial

Lot Size: 5.67 Acres

Square Feet: 110,110 (940 Office)

Loading: 14 truck dock w/ levelers

1-12'x10' Drive In

HVAC: Gas Modine Heaters

Ceiling mounted unit heaters
in warehouse

Lighting: LED & Florescent

Power: 3 Phase Multiple Panels

400Amp, 225Amp, 225Amp

Sewer/Water: Municipal

Sprinkler: Fully sprinkled wet system

Column Spacing: 24' & 48'

Building #2 - 165 Quality Ct

Construction: Steel Frame/Metal Panel

Year Built: 1998

Clear Height: 25', 33' 39'

Zoning: I-1 Industrial

Lot Size: 4.23 Acres

Square Feet: 100,100

Loading: 13 truck dock w/levelers

1-12'x14' Drive In

1-12'x10' Drive In

HVAC: Gas Modine Heaters

Lighting: LED & Florescent

Power: 3 Phase Multiple Panels

400Amp, 225Amp, 225Amp

Sewer/Water: Municipal

Sprinkler: Fully sprinklered wet system

Column Spacing: 24' & 48'



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BUILDING DETAILS



Building #3 - 1Flex (Shop and Office)

Square Feet: 12,000 Sq. Ft Shop
7,035 Sq. Ft. Office
19,035 Total Sq. Ft.

Year Built: 1995, 2000

Clear Height: 16' Clear Height in Shop

Loading: Shop 80' x 150' Drive Through Bays
14 Overhead Drive-in Doors

HVAC: Full HVAC in Office

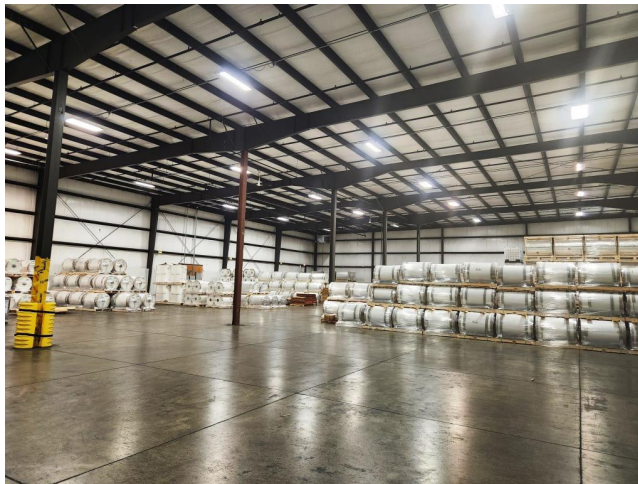
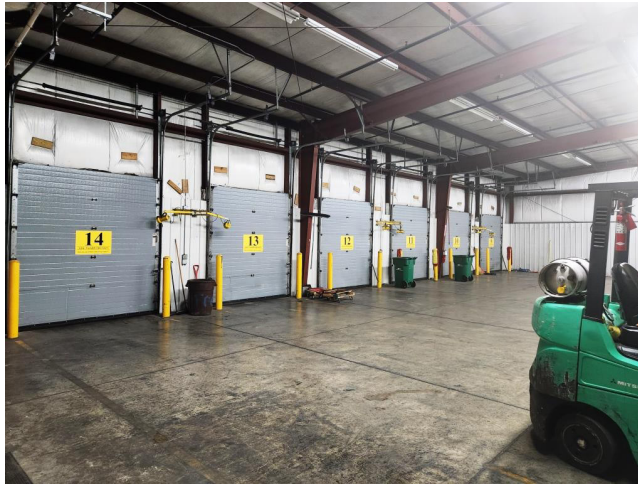
Gas Ceiling Mounted Heaters in Shop

Construction: Metal Frame

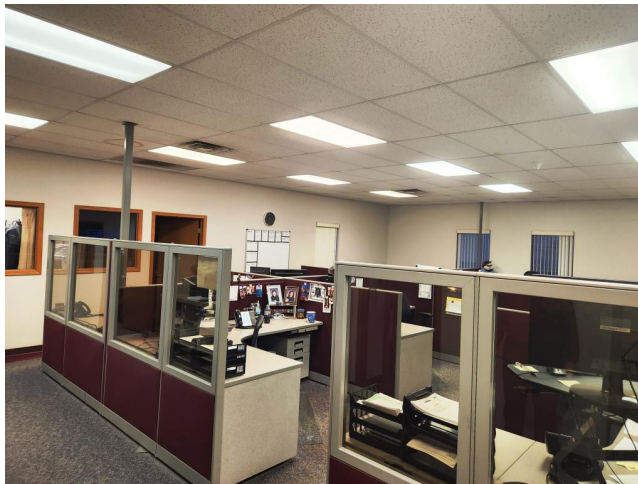
Lighting: LED & Florescent
Floor Drains

One Wash Bay

BUILDING #1 & #2 PHOTOS



BUILDING #3 PHOTOS

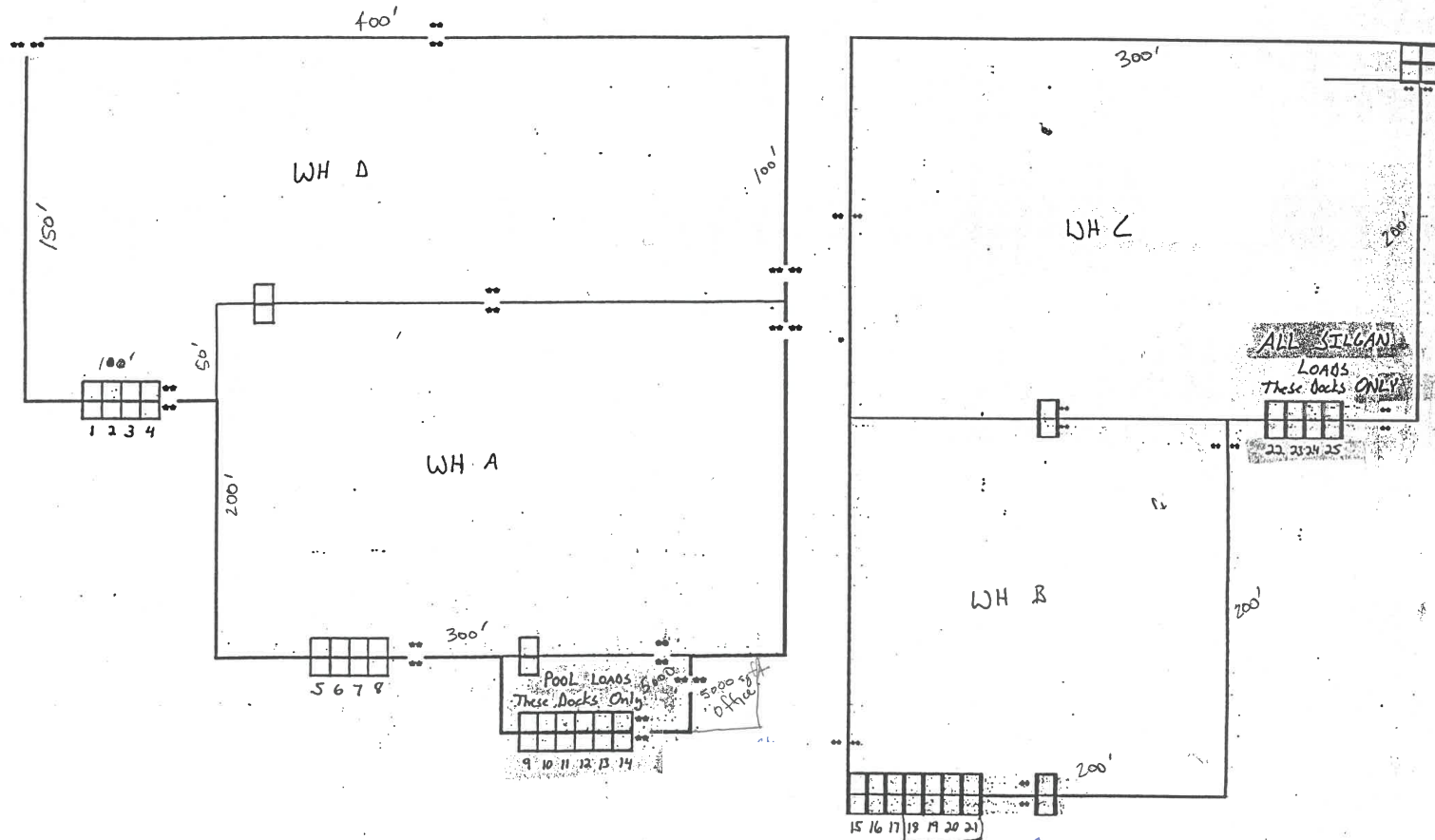


SITE PLAN



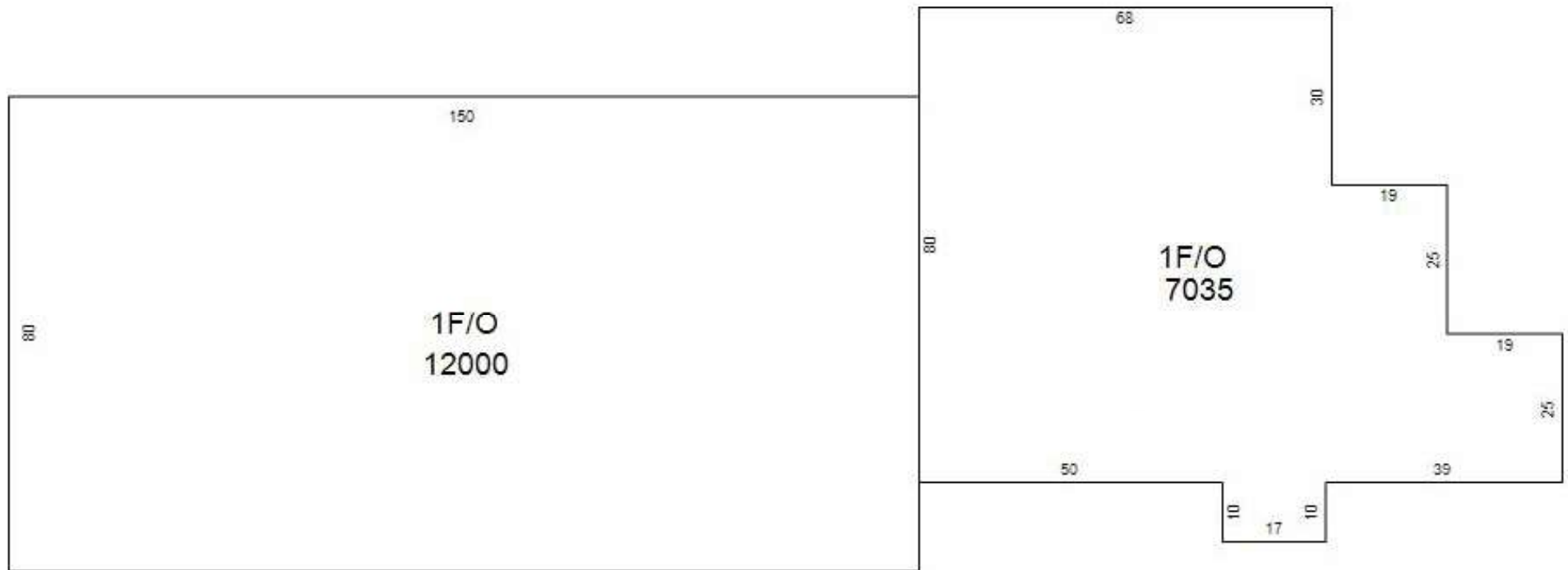
WAREHOUSE FLOOR PLANS

Building #1 & #2

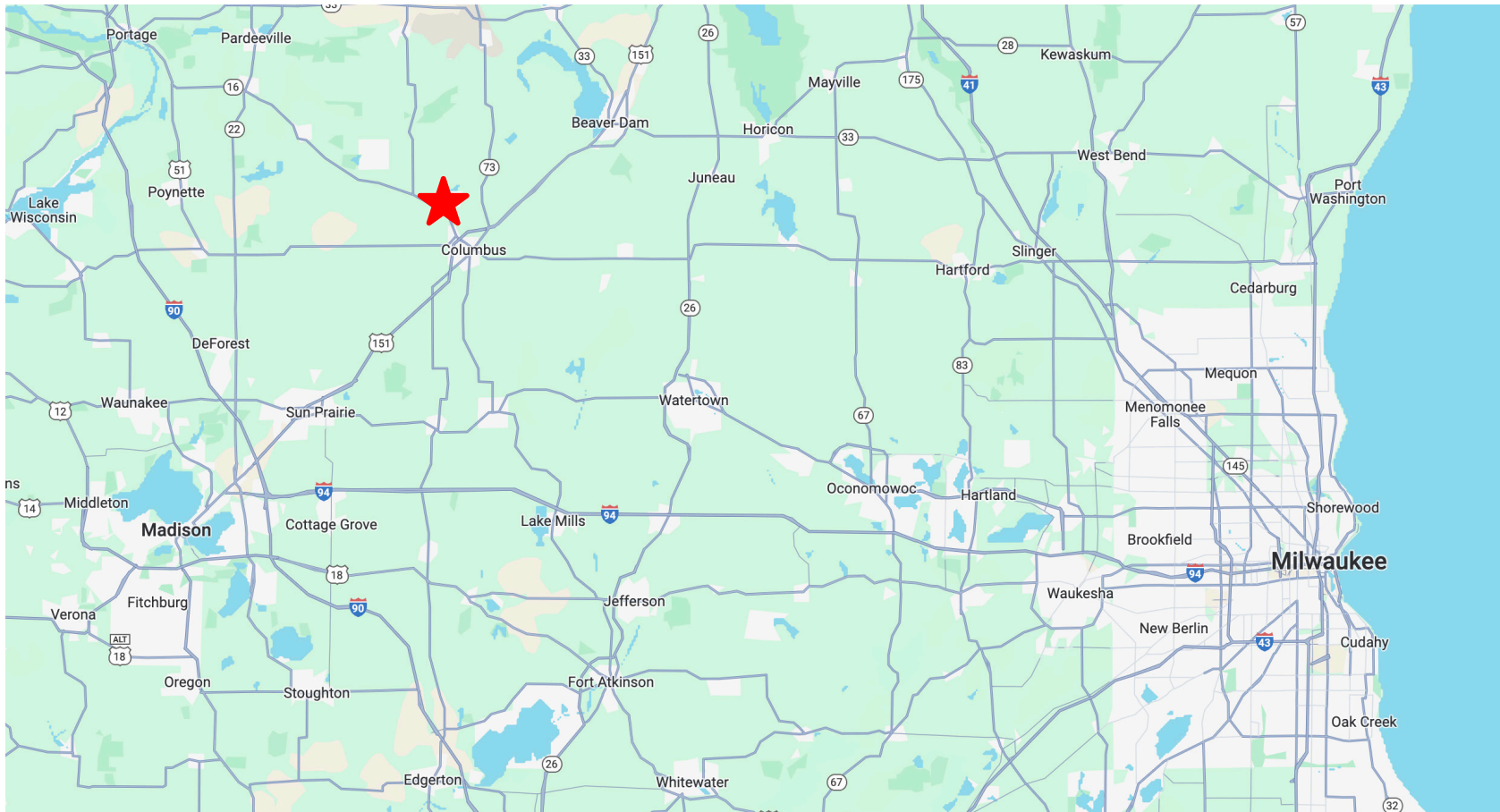


FLOOR PLAN – FOOT PRINT

Building #3



LOCATION



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Disclosure to Non-Resident 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.
- (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 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).
- 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 or provide that information to the Firm or its Agents by other means. 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 Facts" 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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