

Tradesmen
Commerce
Park

5603 Tradesmen Dr.
Madison, WI 53718



OWNED AND
DEVELOPED BY

Likewise
Partners



Representative photo of building once complete

CLASS A
INDUSTRIAL BUILDING
FOR LEASE

LIKELIKE TRADESMEN II

154,000 SF Available

Divisible to 30,800 SF

CBRE

Tradesmen Commerce Park

Building Plan

LIKEWISE TRADESMEN II

Status

Proposed

Available Space

30,800 - 154,000 SF

Divisible to

30,800 SF

Base Rent

Negotiable

Operating Expenses

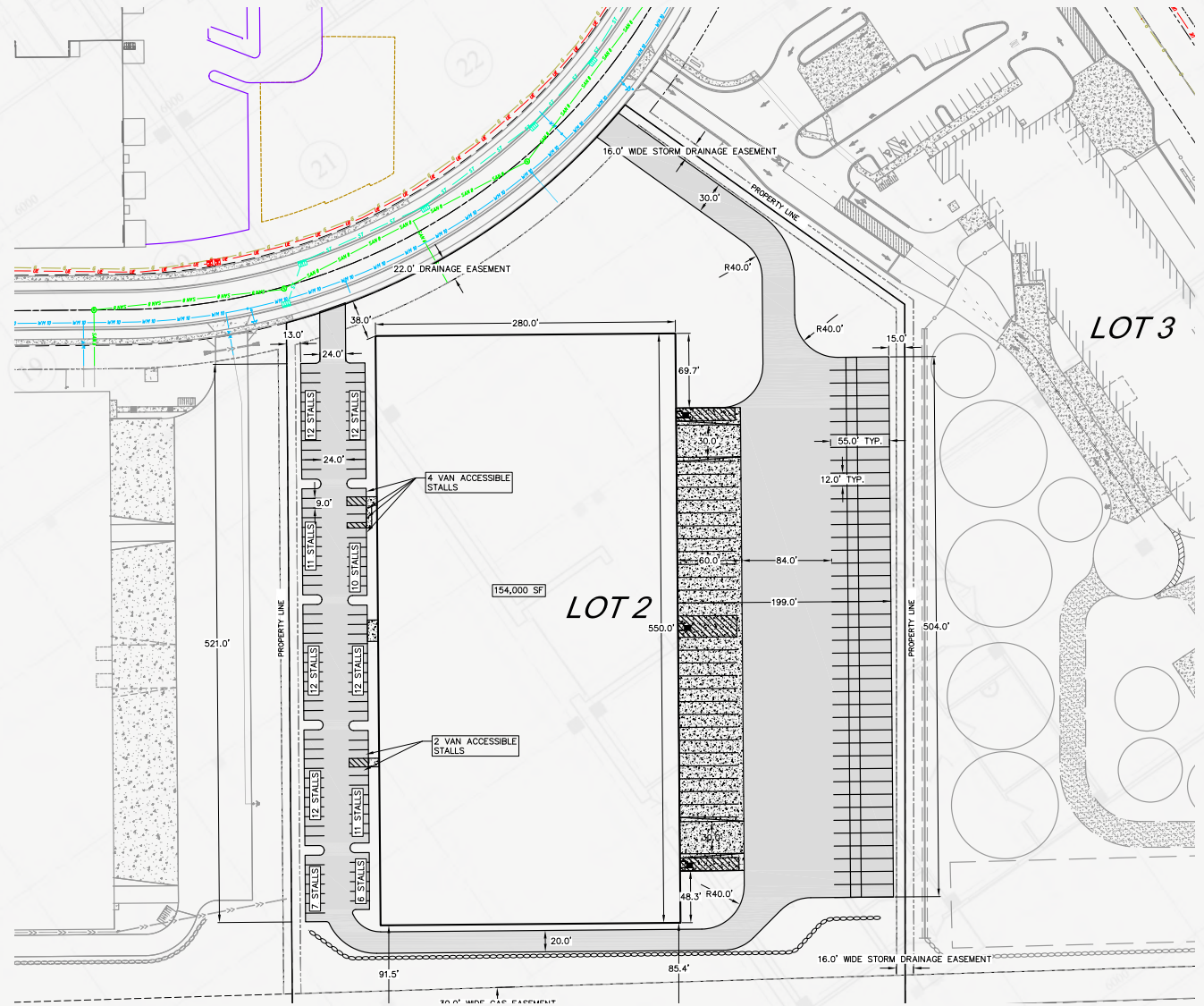
By Tenant

Real Estate Taxes

By Tenant

Utilities

By Tenant



Property Highlights

Likewise Tradesmen II

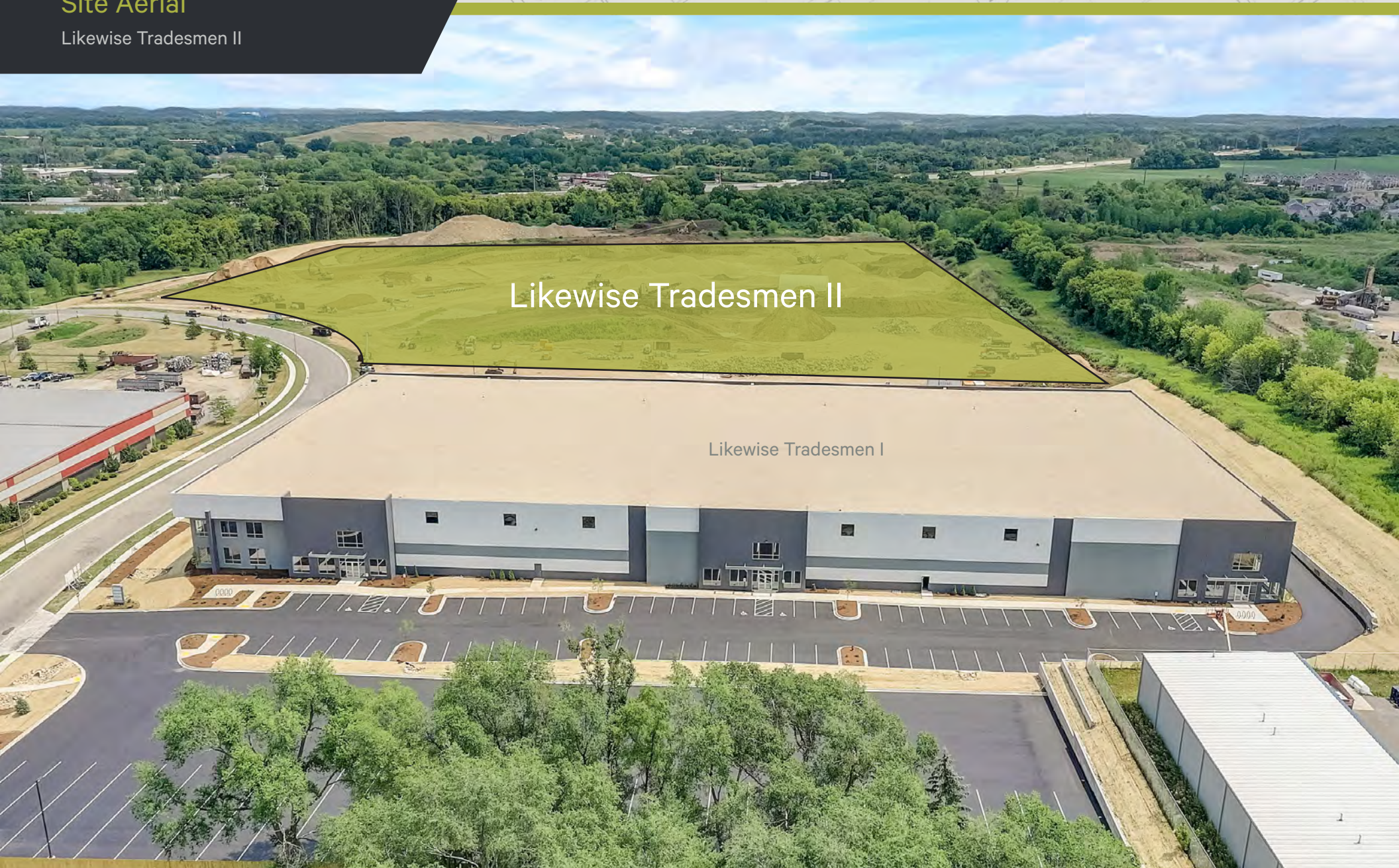
Available Space	30,800 – 154,000 SF
Parcel Size	9.77 Acres
Construction Type	Precast concrete panels with architectural metal and glass storefront, and clerestory windows
Floor Thickness	7" Unreinforced concrete
Roof Type	Ballasted EPDM
Year Built	2024 (Proposed)
Clear Height	32'
Zoning	IL (Industrial Limited)
Column Spacing	55'x55', with 60' speed bay
Loading Docks	14 dock high with knock outs for additional docks. The docks have seals and 35K lb mechanical levelers.
Drive-In Doors	Two (2) 12'x14' doors currently, more can be added
Fire Protection	ESFR Sprinkler System
HVAC	Gas-fired unit heaters and radiant heat at docks
Electric Service	3-phase, 3000 Amps, 277-480 volts
Lighting	High-Bay LED fixtures
Office/Showroom	TBD / Build-to-Suit
Parking	106 parking stalls 68 trailer parking stalls
Truck Court	125' x 360', trailer parking and/or outdoor storage West trailer lot could also be used for outside storage.

Representative photos of building once complete



Site Aerial

Likewise Tradesmen II



Likewise Tradesmen II

Likewise Tradesmen I



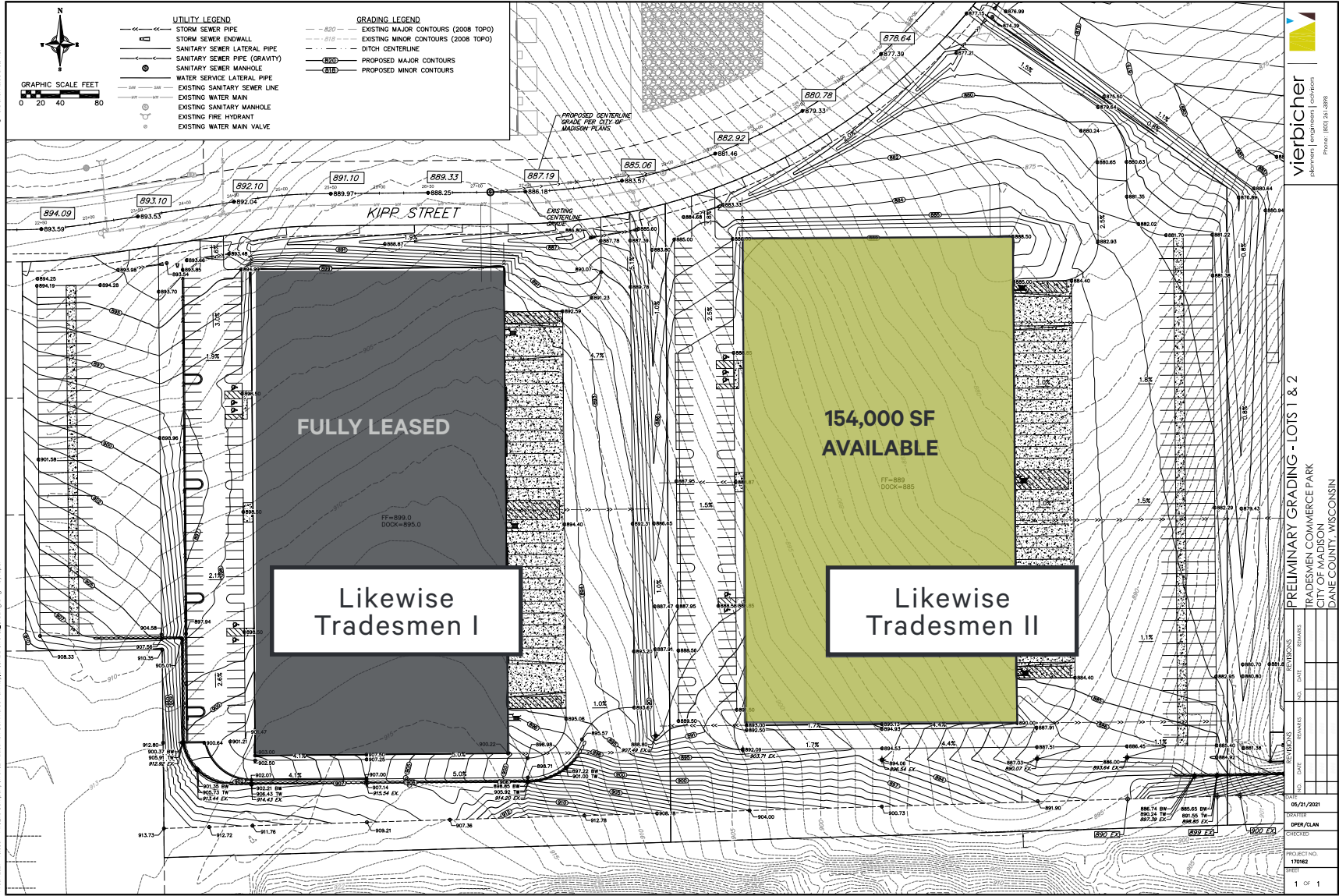
Building Photos

Likewise Tradesmen II

24 Representative photos of building once complete



Site Plan



PRELIMINARY GRADING - LOTS 1 & 2
TRADESMEN COMMERCE PARK
CITY OF MADISON
DANE COUNTY, WISCONSIN

NO.	DATE	REVISION	BY	DATE	REVISION



12-18

Tradesmen Commerce Park

Site Map

12-18

12-18

12-18

39-90

39-90

39-90

S Beltline Hwy

Millpond Rd

Even Acres Rd

Savannah Rd

Kipp St

Voges Rd

Marsh Rd

Tradesmen Dr

Tormey Ln

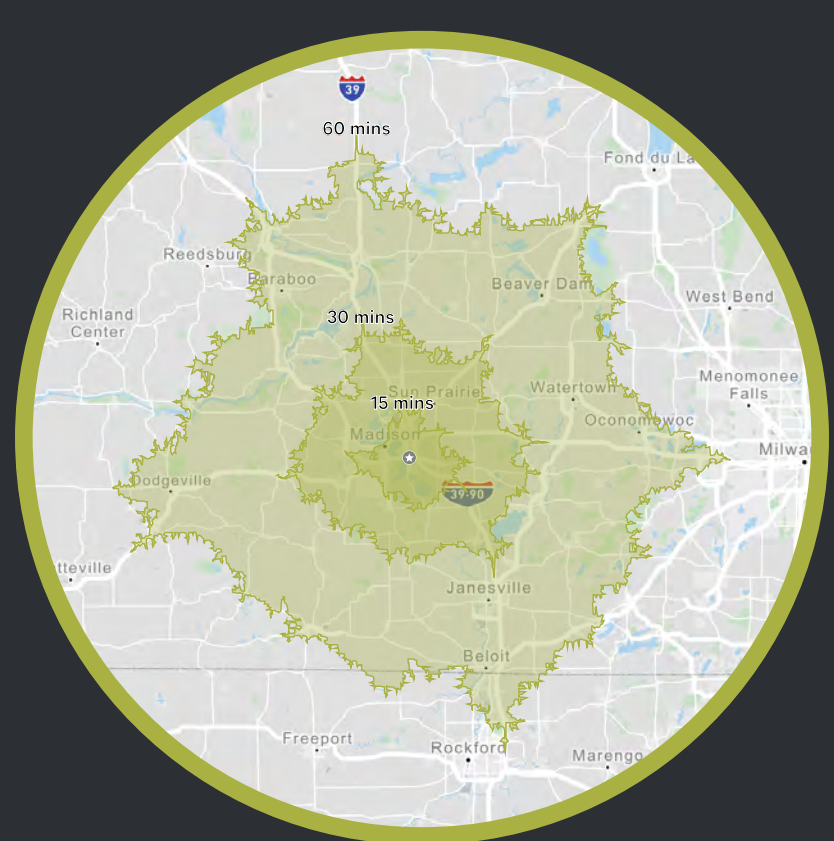
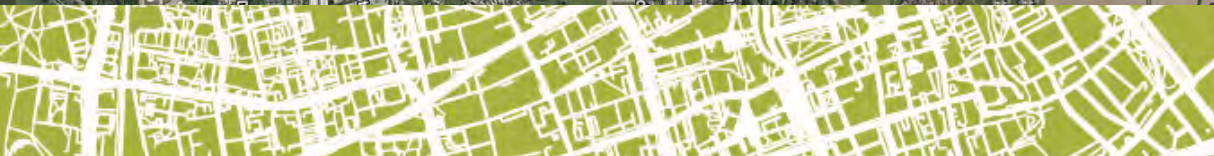
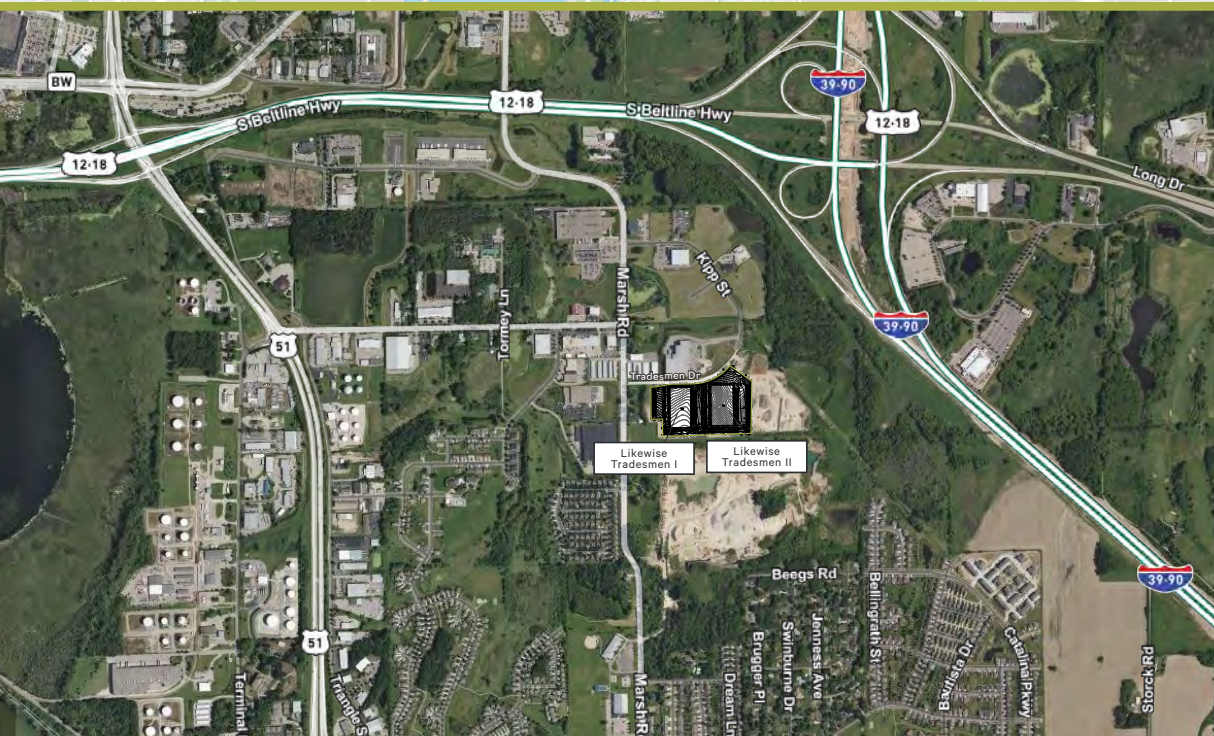
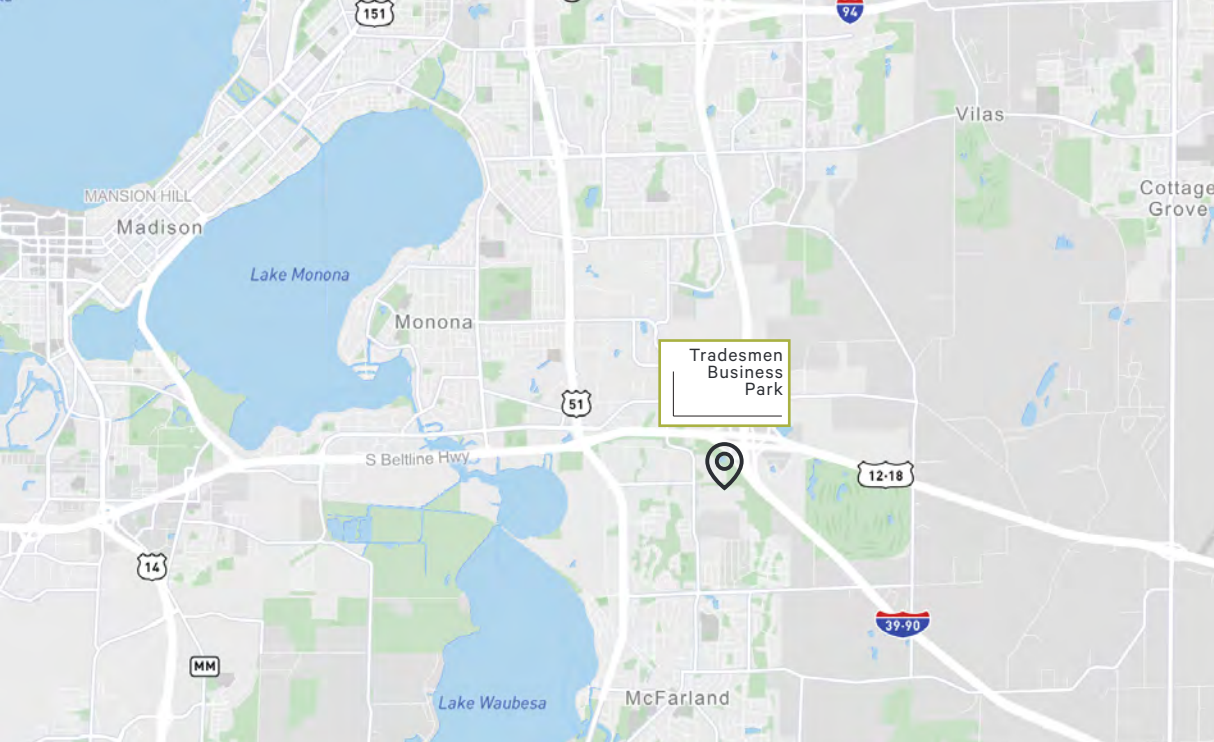
Likewise
Tradesmen I

Likewise
Tradesmen II

Hey Jud

Honeyyp





Travel Times

Beltline/Hwy 12 at Hwy 51

1 Mile

Interstate 90/39

2 Miles

Capitol/Downtown Madison

7 Miles

Milwaukee

72 Miles

Chicago/O'Hare

123 Miles

Tradesmen Commerce Park

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Madison, WI 53718

Owned and Developed By

Likewise
Partners



ACKENBERG

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Representative photo of building once complete

CBRE

State of Wisconsin Broker Disclosure To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- 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).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).

2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.