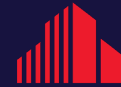


FOR LEASE

50,000 -
417,959 SF



**CUSHMAN &
WAKEFIELD**

BOERKE

8400
FAIRWAY

2330
EAGLE

WEST SIDE INDUSTRIAL

8400 FAIRWAY PLACE & 2330 EAGLE DRIVE | MIDDLETON, WI

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MILWAUKEE OFFICE

731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE

33 E Main Street | Suite 241
Madison, WI 53703

boerke.com

PROPERTY OVERVIEWS

8400 FAIRWAY PLACE



8400 FAIRWAY

50,000 - 267,995 SF AVAILABLE

Immediate Occupancy

267,995 SF Building

93,717 SF Second Floor

5 Docks with levelers/seals/trailer locks

32' - 35' Clear

Dedicated 1,200 Amp plus shared 1,600 Amp 480 Volt 3-Phase

Wet Sprinkler - Class 4

Built 1989 - 1991

2330 EAGLE DRIVE



2330 EAGLE

109,163 - 149,964 SF AVAILABLE

Available October 2027

149,964 SF Building

20,654 SF Second Floor

8 Docks, 1 Drive-In

32' - 35' Clear

1,600 Amp / 480 Volt 3-Phase

ESFR

Built 1995

LEASE INDIVIDUALLY OR TOGETHER | 50,000 - 417,959 SF AVAILABLE

FEATURES

- Desirable west side location with excellent workforce
- Could be subdivided for multi-tenant occupancy
- Zoned PPD-5
- Abundant parking

ECONOMICS

Estimated NNN's: \$2.18 / SF

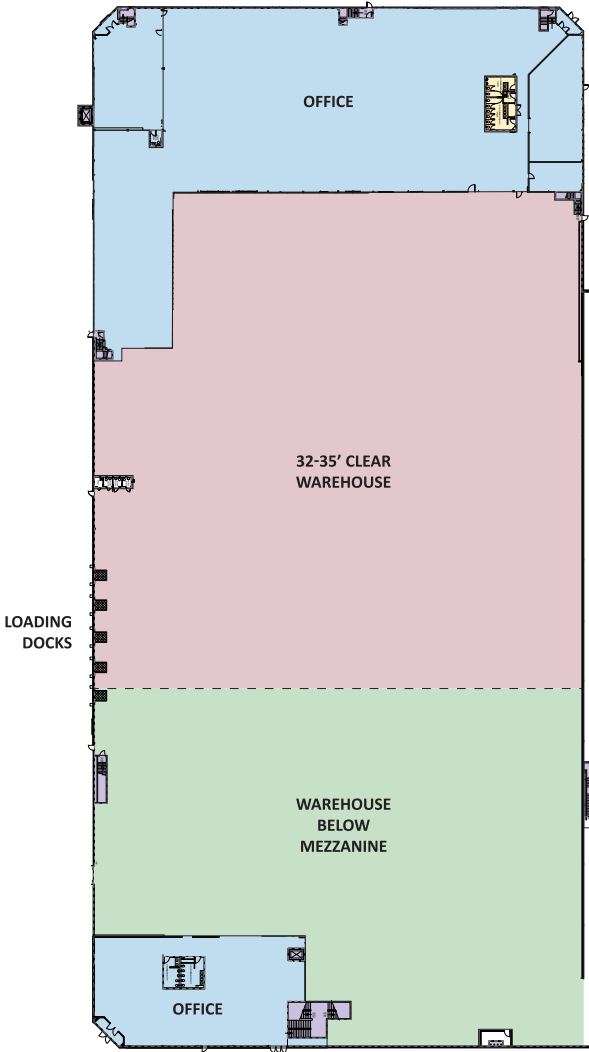
Lease Rate: Subject to Offer

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

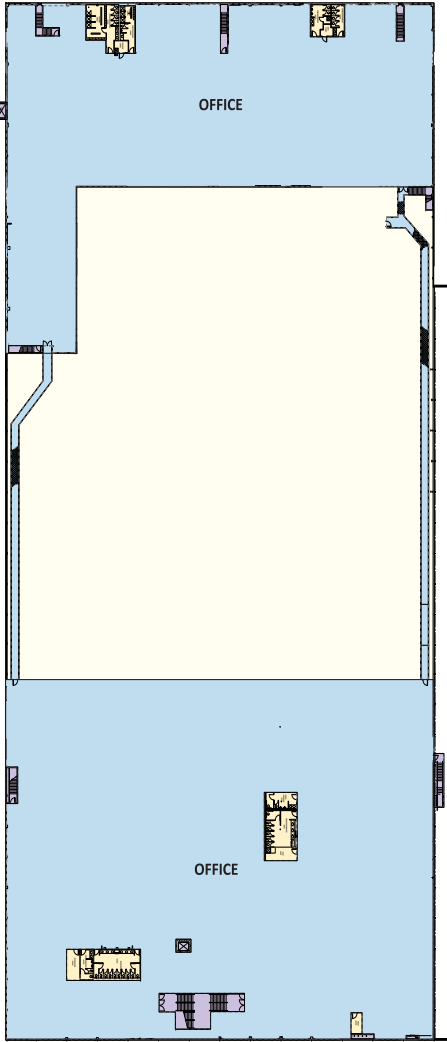
Cushman & Wakefield Boerke Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FLOOR PLANS - 8400 FAIRWAY

FIRST FLOOR - 174,276 SF

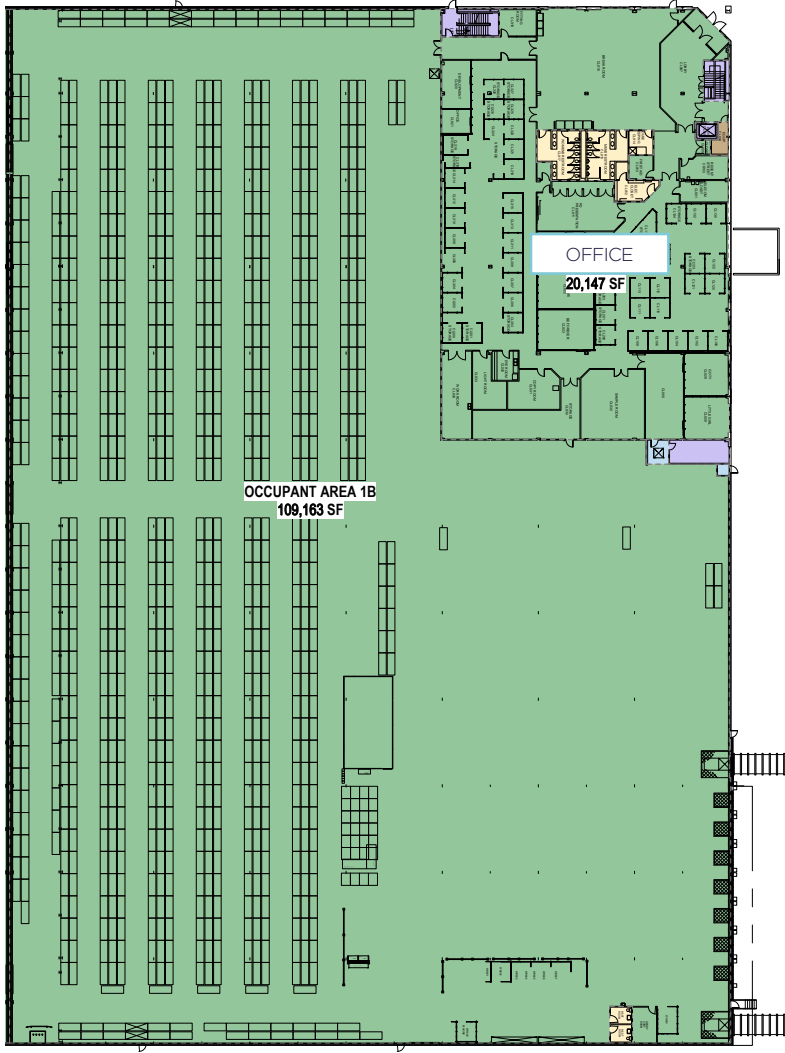


SECOND FLOOR - 93,717 SF

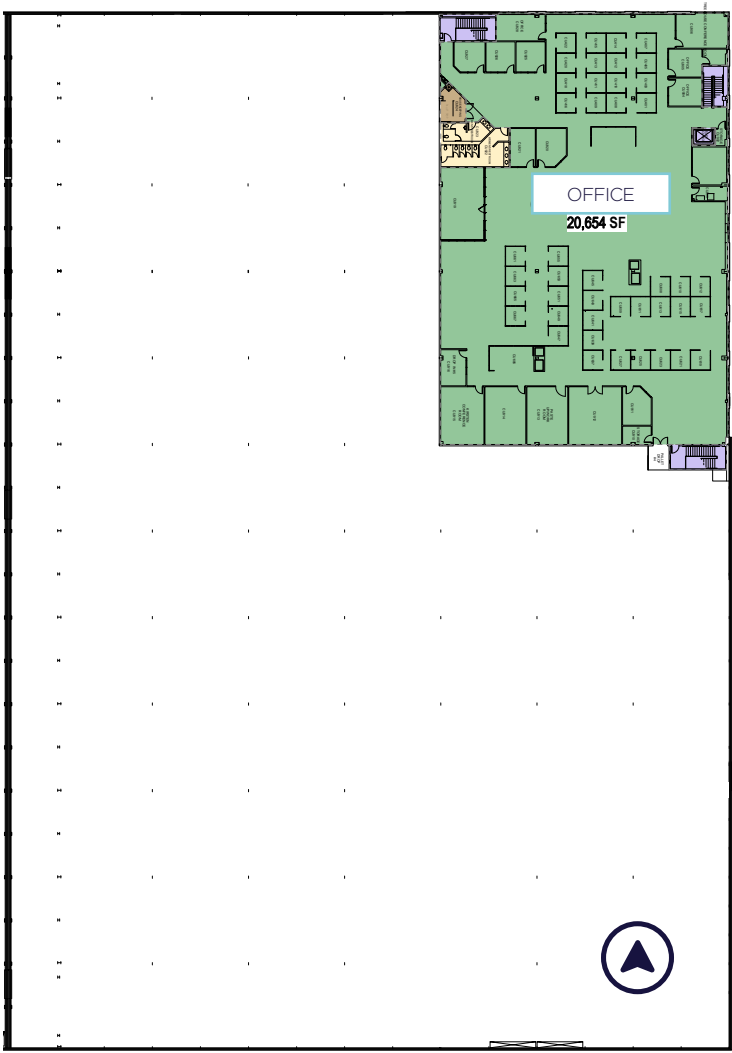


FLOOR PLANS - 2330 EAGLE

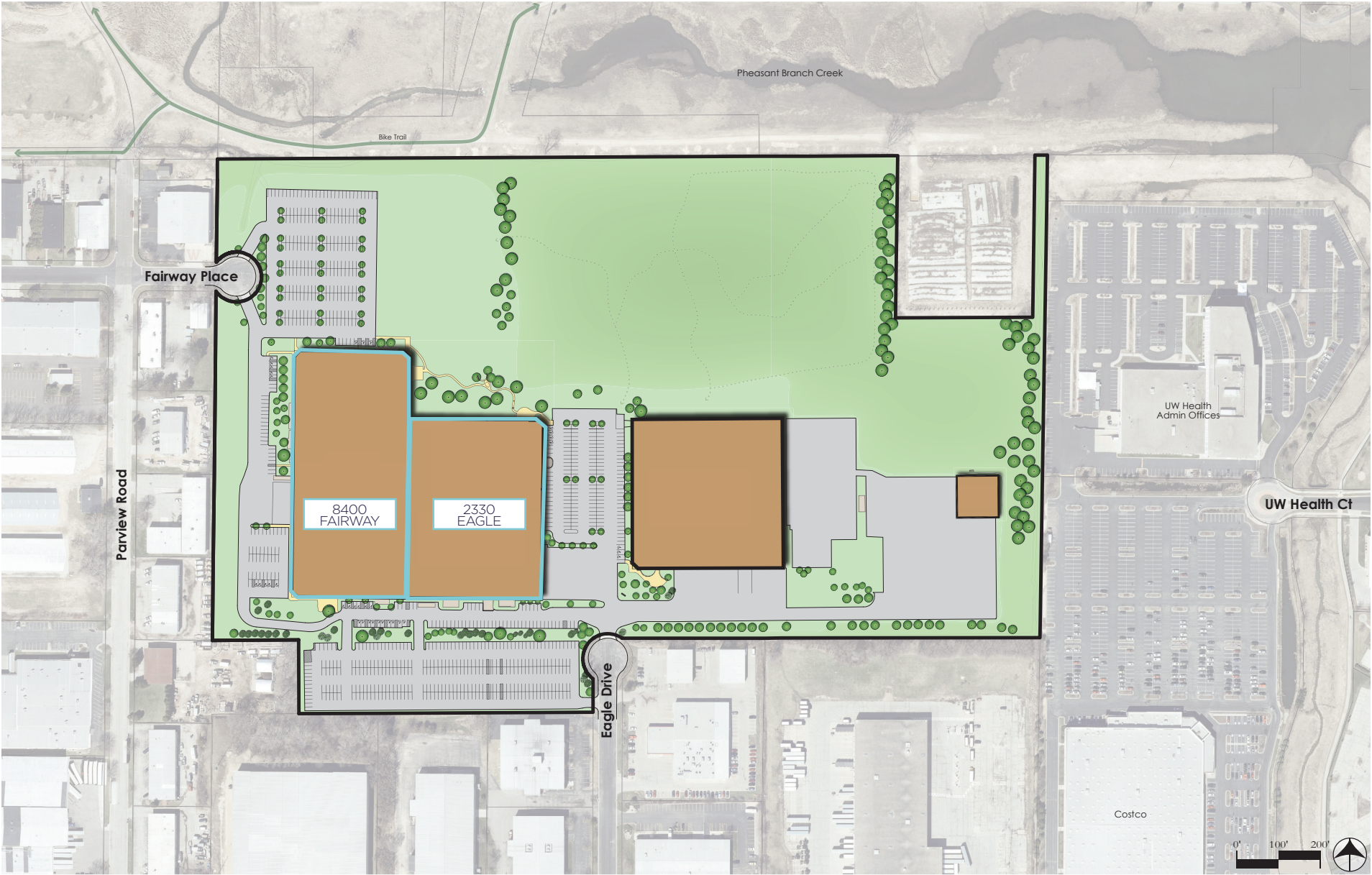
FIRST FLOOR - 129,310 SF

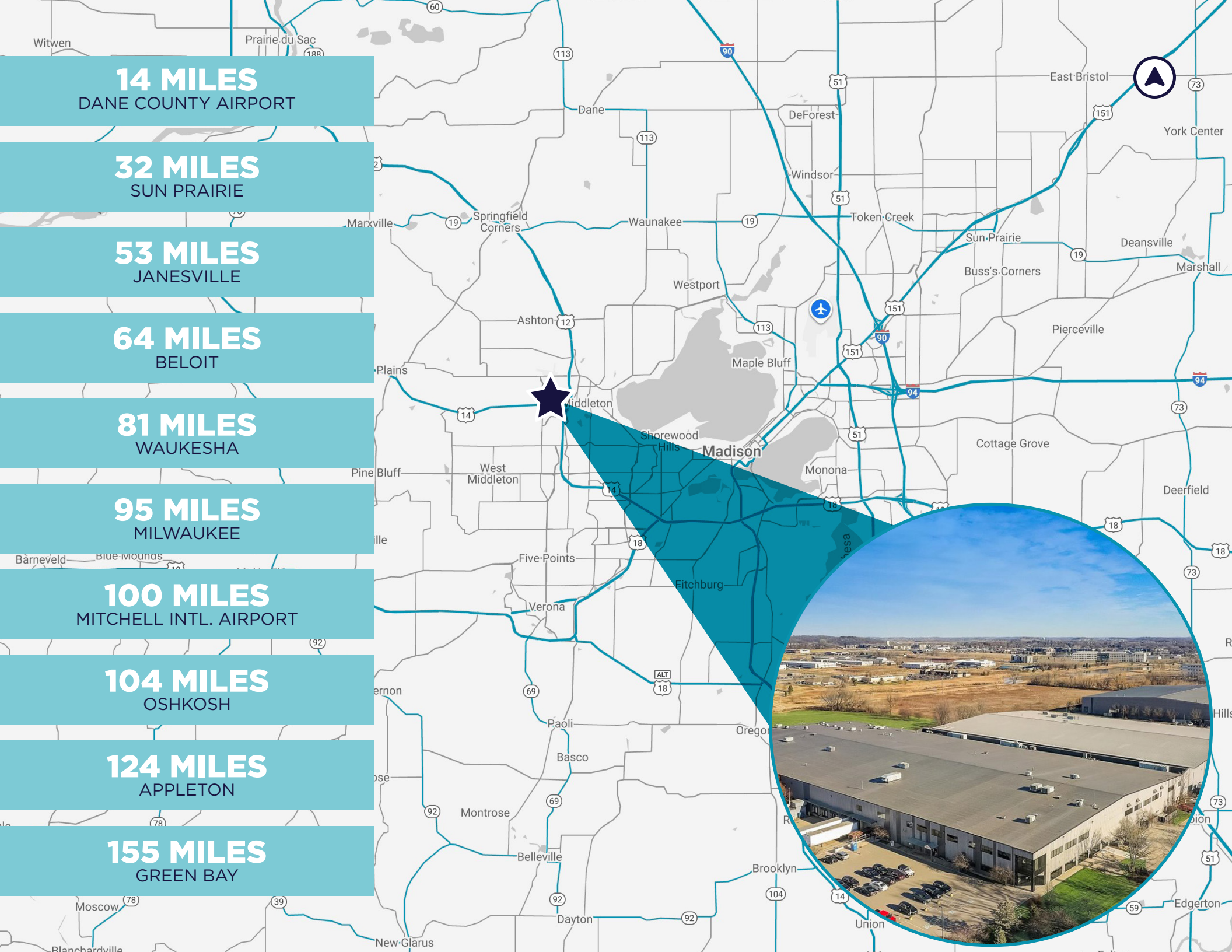


SECOND FLOOR - 20,654 SF



SITE PLAN





14 MILES
DANE COUNTY AIRPORT

32 MILES
SUN PRAIRIE

53 MILES
JANESVILLE

64 MILES
BELOIT

81 MILES
WAUKESHA

95 MILES
MILWAUKEE

100 MILES
MITCHELL INTL. AIRPORT

104 MILES
OSHKOSH

124 MILES
APPLETON

155 MILES
GREEN BAY

STATE OF WISCONSIN

DISCLOSURE 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 sub agent 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.