

# Industrial/Office Building for Sale



301 Broadway Dr  
Sun Prairie WI 53590



Presented By:

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## EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the Owner of 301 Broadway Dr, Sun Prairie WI (“Property”). Please contact us if you have any questions.

## DESIGNATED AGENT

The designated agents for the Owner are:

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# Property Summary

301 Broadway Dr, Sun Prairie 53590



## Property Summary

Sale Price	\$5,000,000
Lot Size	12.67 acres
Total Building Size	290,627 sf
Retail	45,367 sf
Office	30,144 sf
Warehouse	131,440 sf
Mezzanine	15,060 sf
Basement	68,616 sf
Years Built	1960 - 1976
Parcel No.	0811-063-8200-8
2024 Assessment	\$4,370,400
2023 Taxes	\$77,580
Shape	Irregular
Topography	Level
Zoning	Urban Industrial
Electrical	1,600/AMP 480 Volts/ 277
Water & Sewer	Municipal

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# Property Description

301 Broadway Dr, Sun Prairie WI 53590



## Property Description

- Multi-tenant Warehouse Flex Building
- Outstanding visibility from US Highway 151
- Ceiling heights 10'-25'
- 321 surface parking spaces, entire parking lot needs to be replaced
- 31 loading docks, three with levelers
- Three drive-ins: 10' x 16'
- Wet sprinklered throughout
- Floor drains located in warehouse
- Current tenant occupies approximately 91,560 sf. Lease term through December 31, 2027, with an option through December 31, 2031.
- Seller leaseback available through 2026
- Building owner in charge of maintaining the 4 hydrants onsite
- Southwestern 1/3 of the buildings roof needs replacement
- Eleven fire suppression zones, several not in working order

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# Expenses

301 Broadway Dr, Sun Prairie WI 53590



## Expenses as of September 30, 2024

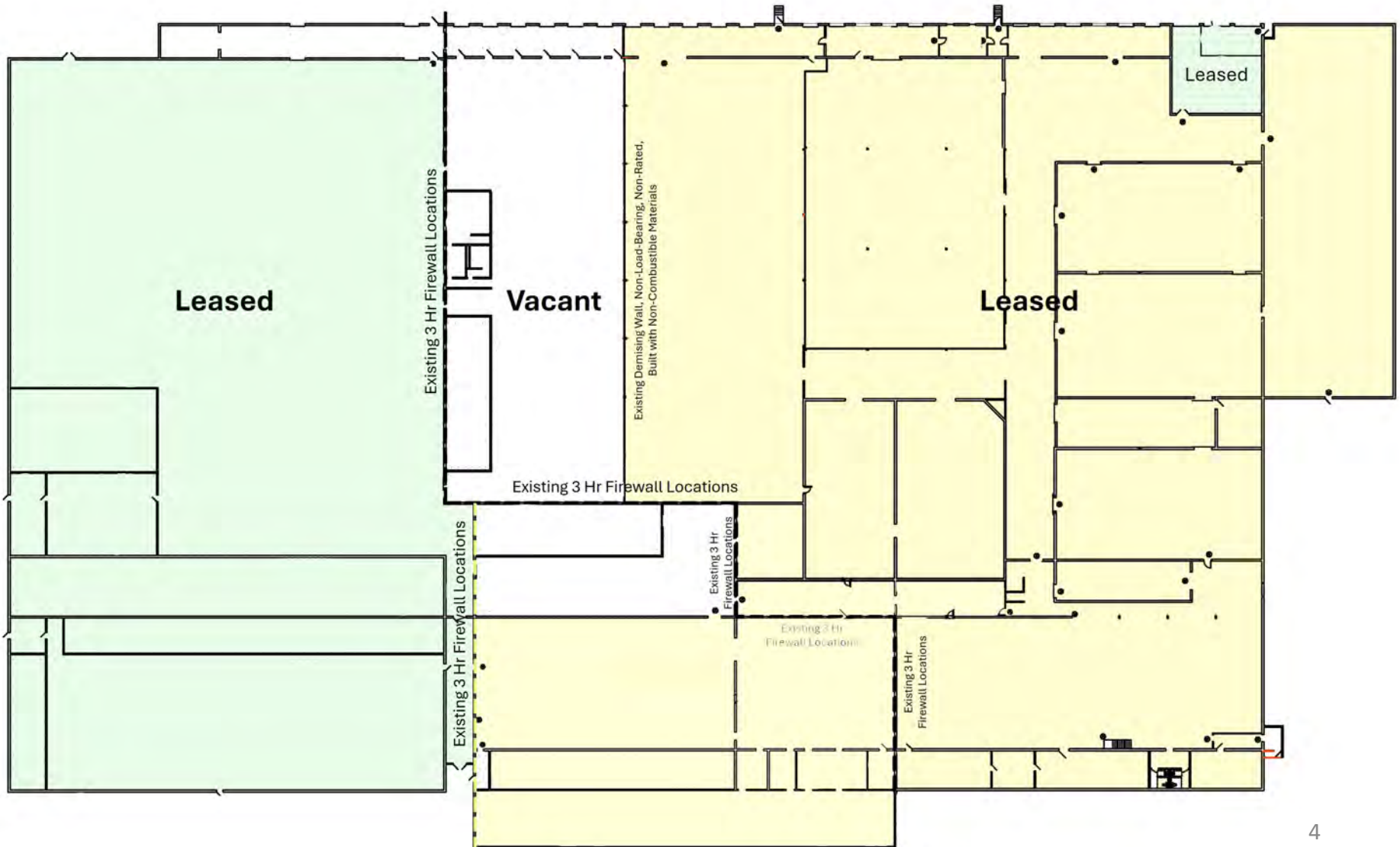
Professional fees	\$18,538.55
Property Tax	\$42,928.25
Rent Expense	\$52,885.31
Repairs & Maintenance	\$1,398.05
Security	\$759.60
Telephone Expense	\$10,039.65
Temporary Labor	\$166.50
Utilities	<u>\$50,189.00</u>
Total	\$176,905.50

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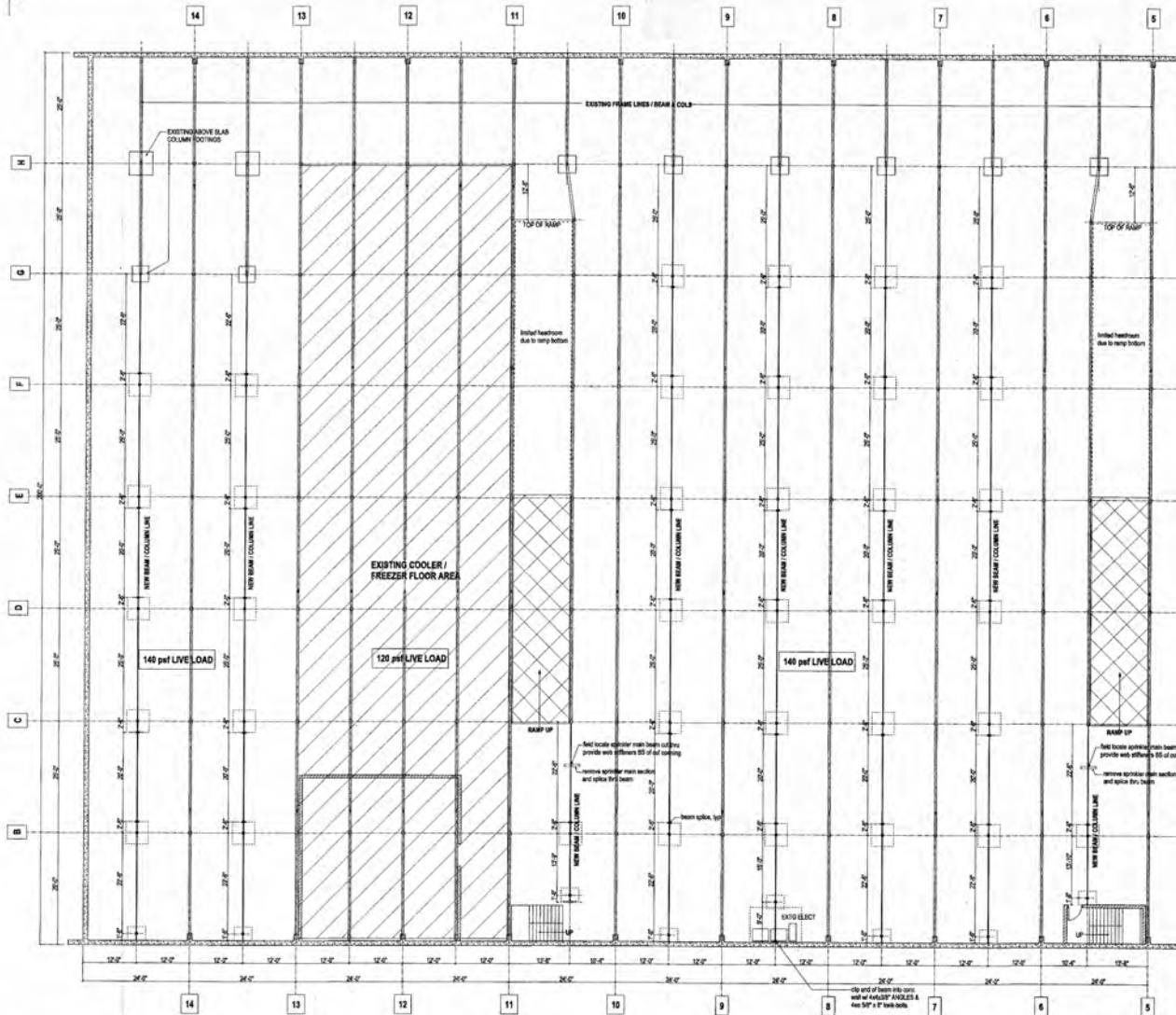
# Floor Plan

301 Broadway Dr, Sun Prairie WI 53590

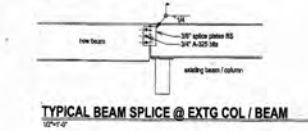
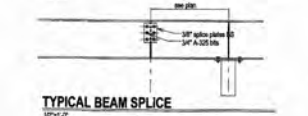
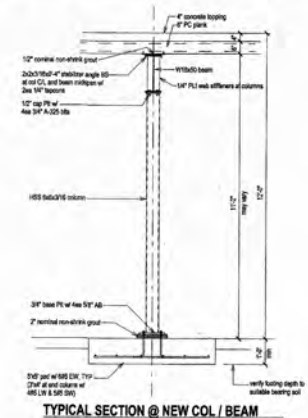


# Lower-Level Structural Plan

301 Broadway Dr, Sun Prairie WI 53590



- FOUNDATION NOTES:**
- COLUMN FOOTINGS: spaced 18" on footing size. Columns to include bearing walls. Check floor top of footing to blend into existing slab edge.
  - DESIGN SOIL BEARING: Bearing walls are presumed to be 4000 psf. Soil bearing capacity is presumed to be 3000 PSF. CONCRETES: All concrete shall be cast-in-place concrete. Walls and footings shall be 3000 PSI @ 28 days.
  - FINISHES AND CURING: Minimum concrete temperature shall be 50 degrees for 72 hours. Accelerators may be used with prior approval of MCOE Engineering.
  - REINFORCING STEEL: Reinforcing shall be deformed bar, ASTM A615 60 KSI. No hot bending is allowed. Follow to form placement including a min. of 3" CY. Reinforcing mesh, where shown, shall be ASTM A185.
  - STEEL PLACEMENT: Steel shall be placed as shown on the plan. Member "Z" cover shall be full depth "Z" cover next to form. Lap bars a min of 24 bar diameters and meet a minimum of 17" Corner bar laps shall be used.
- STRUCTURAL NOTES:**
- WIDE-FLANGE SHAPES: ASTM A992 - Grade 50 ksi
  - ANGLES, PLATES, CHANNELS, TEES: ASTM A36 Fy=36 ksi
  - TUBE STEEL: 105 SHAPES ASTM A500 Grade B Fy=48 ksi
  - STEEL SHOP PAINTING: One coat, red-oxide, 1/2" D.A.
  - STRUCTURAL WELDS: To be performed by certified welders in accordance with AWS D1.1. First works to be done with all slag removed and spot primed to match base metal.
  - STRUCTURAL BOLTS: Anchor bolts to be ASTM A307 1/2" D.A. Bolts to be tightened by the turn of the nut method.
  - STRUCTURAL SHOP DRAWINGS: All structural shop drawings shall be submitted to MCOE Engineering for design review. Review prior to installation, and as required by WISCONSIN.



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## LOWER LEVEL STRUCTURAL PLAN

- GENERAL NOTES:**
- All work of dimensions and conditions. Notify MCOE Engineering if dimensions are not as shown.
  - The addition of steel supports as shown provides a new allowable floor live load of 140 psf.
  - Existing allowable floor live load at cooler / freezer floor is 120 psf.
  - If the floor and its load capacity will have support structure to complete.
  - Make cooler floor can be loaded anytime.



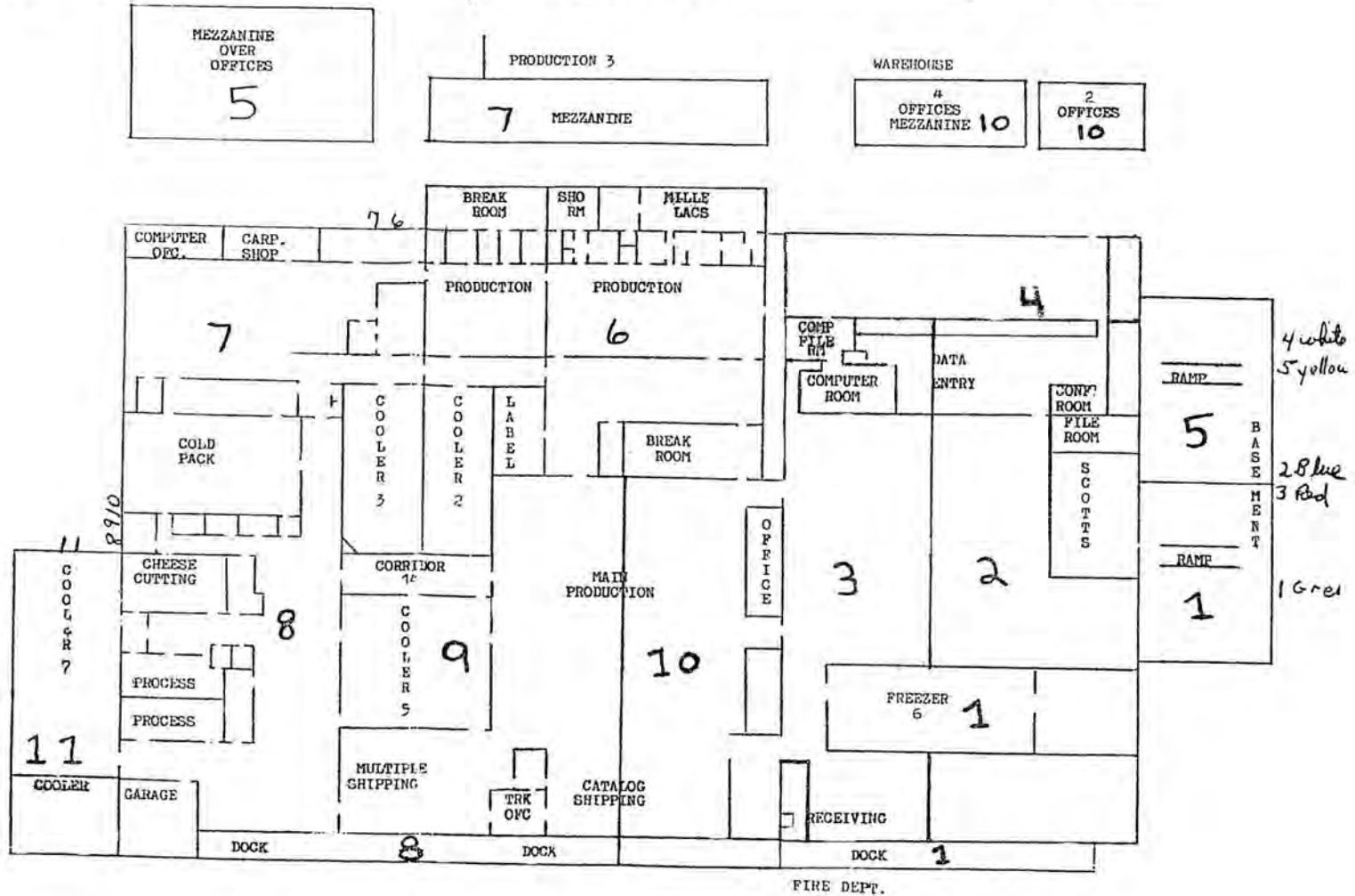
<b>MCOE ENGINEERING, LLC</b> 1000 Exchange Drive, Madison, WI, 53716-0332 LICENSED PROFESSIONAL ENGINEER LICENSE NO. 1000000000		DRAWN BY: <b>TMH</b> APPROVED BY: <b>TMH</b>
PROJECT: <b>HOME CASUAL, INC</b>		DATE: <b>1-16-13</b>
LOCATION: <b>301 BROADWAY DR SUN PRAIRIE, WI</b>		SCALE: <b>AS SHOWN</b>
SHEET TITLE: <b>FIRST FLOOR REINFORCING</b>		SHEET NO.: <b>T1303</b>
		TOTAL SHEETS: <b>A-1</b>

# Fire Sprinkler Systems

301 Broadway Dr, Sun Prairie WI 53590



## FIRE SPRINKLER SYSTEMS, BROADWAY DRIVE



WISCONSIN CHEESEMAN, INC.

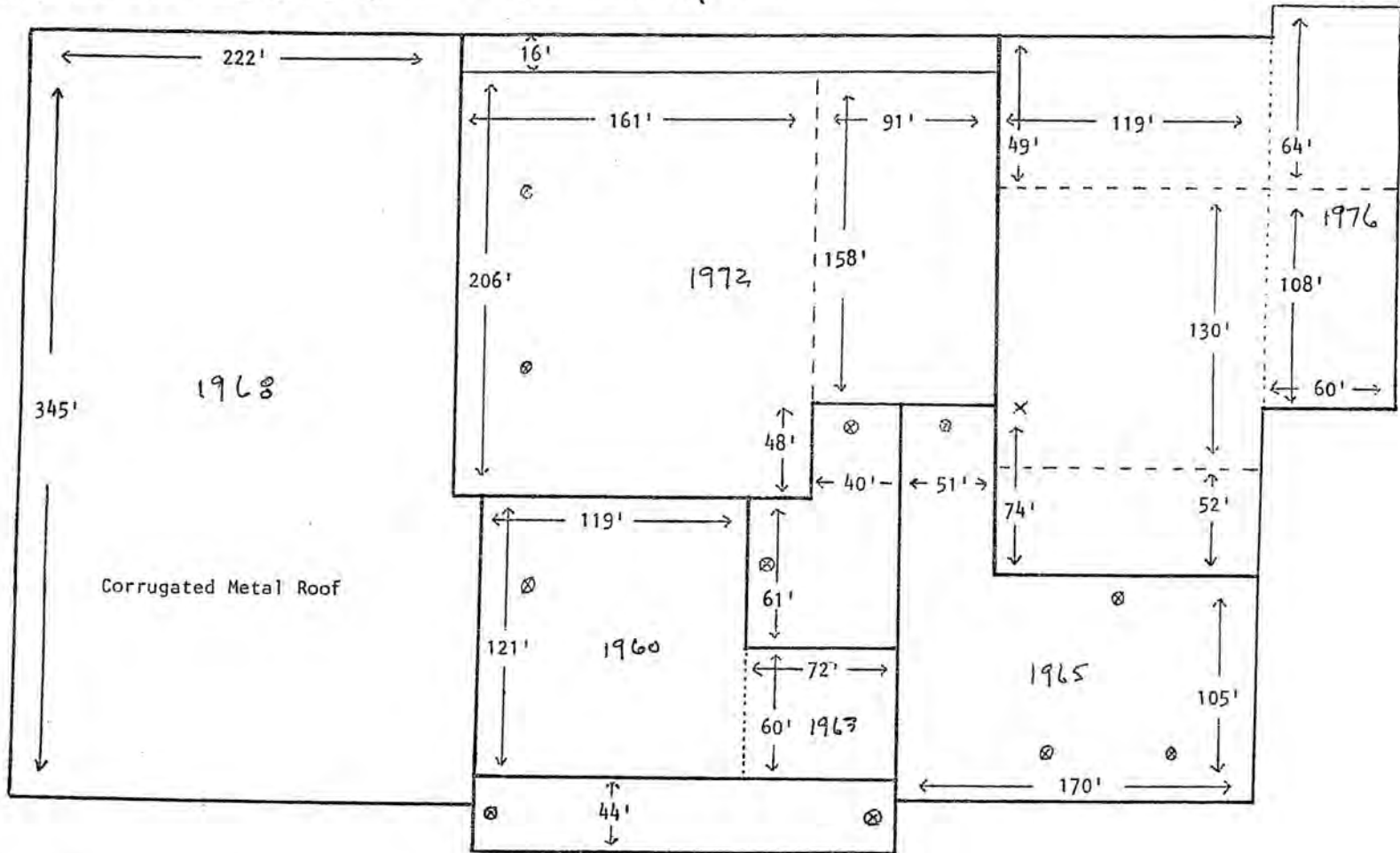
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RVL

# Age of Additions

301 Broadway Dr, Sun Prairie WI 53590

WISCONSIN CHEESEMAN - BROADWAY PLT



Lengend

⊗ Drains

----- Expansion Joint

- - - Riser Wall

ROOF PLAN

9-24-92

NOT TO SCALE

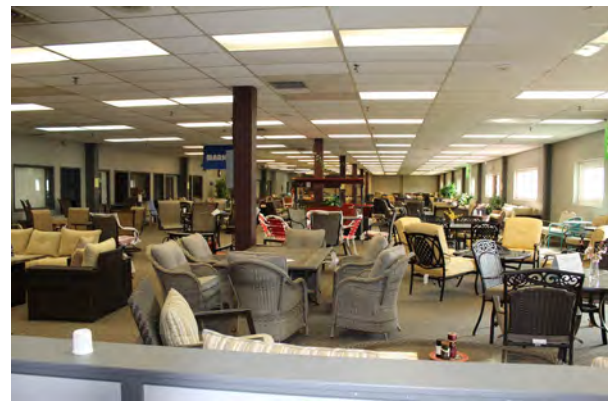
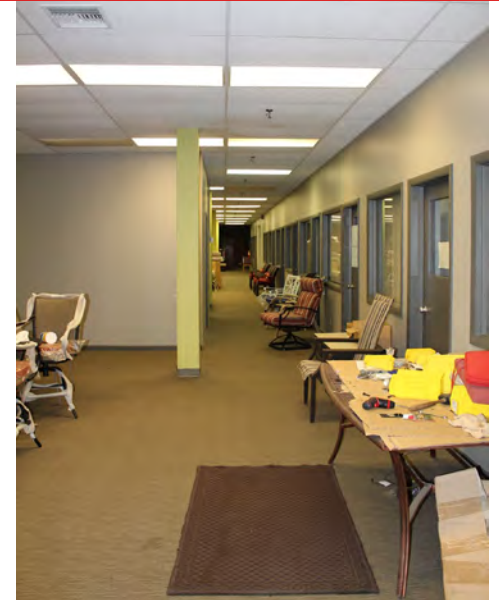
# Building Photos

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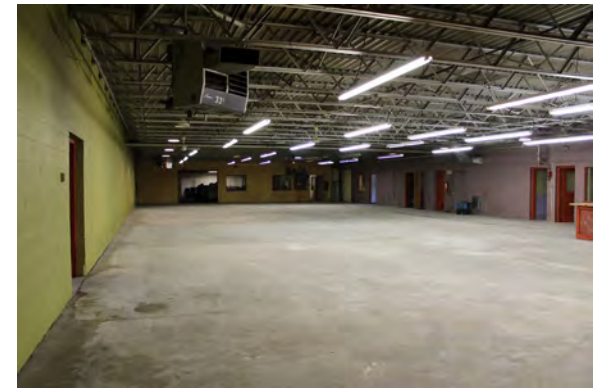
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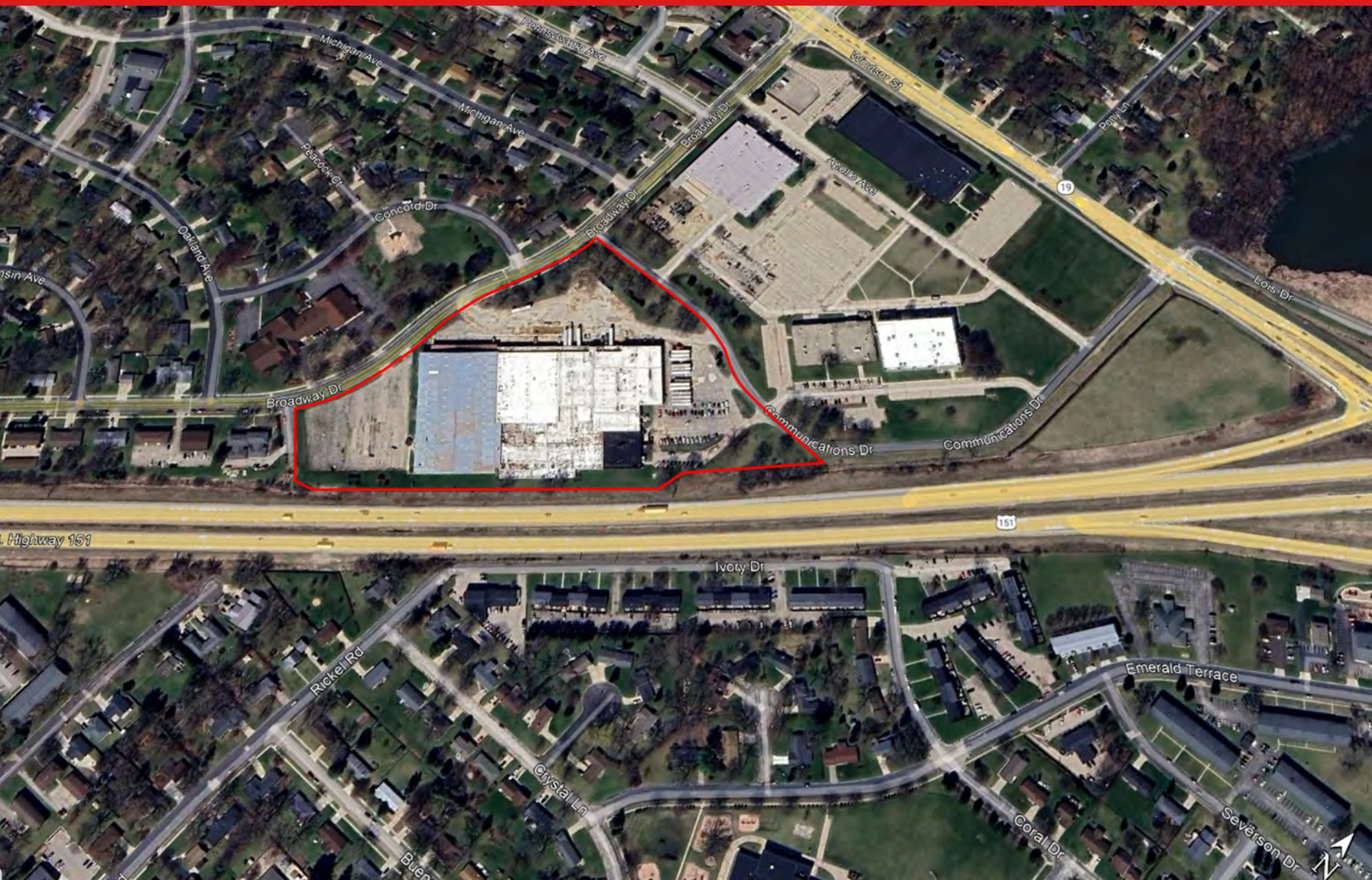
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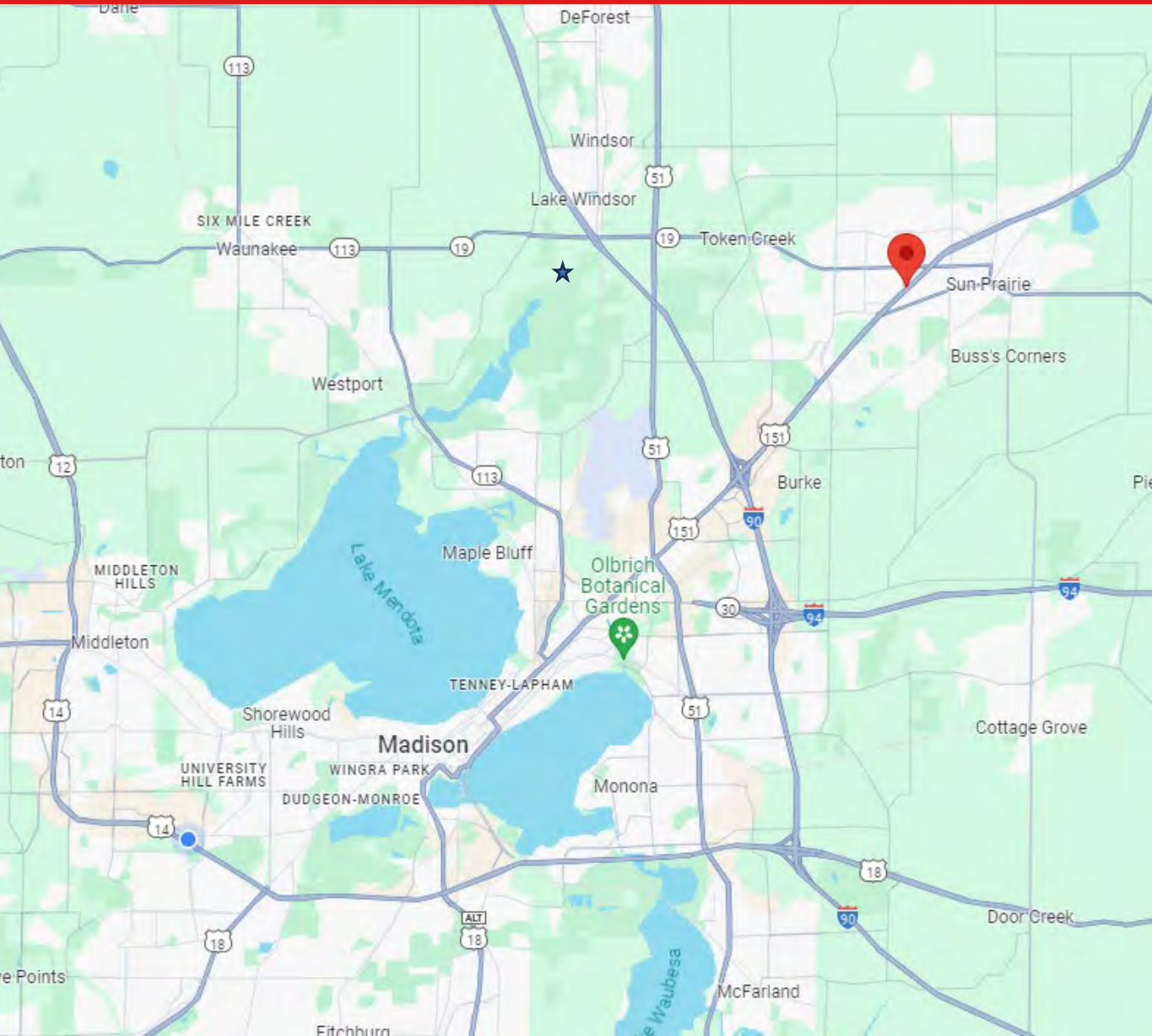
# Aerial Map

301 Broadway Dr, Sun Prairie WI 53590



# Location Map

301 Broadway Dr, Madison WI 53590



<u>Location</u>	<u>Distance</u>
Interstate 90/94	8 miles
Airport	9 miles
Madison	15 miles
Janesville	44 miles
Illinois Border	58 miles
Fox Valley	113 miles
Green Bay	126 miles