

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
2025 Assessment	\$4,370,400
2025 Taxes	\$88,452.22
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 111,060 sf. Lease term through December 31, 2027, with an option through December 31, 2031. Rental income of \$310,968 annually / \$25,914 monthly
- 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 November 2025

Professional fees	\$3,482.00
Property Tax	\$88,452.22
Insurance	\$27,000.00*
Repairs & Maintenance	\$10,091.94
Utilities	<u>\$39,983.91*</u>
Total	\$169,010.07

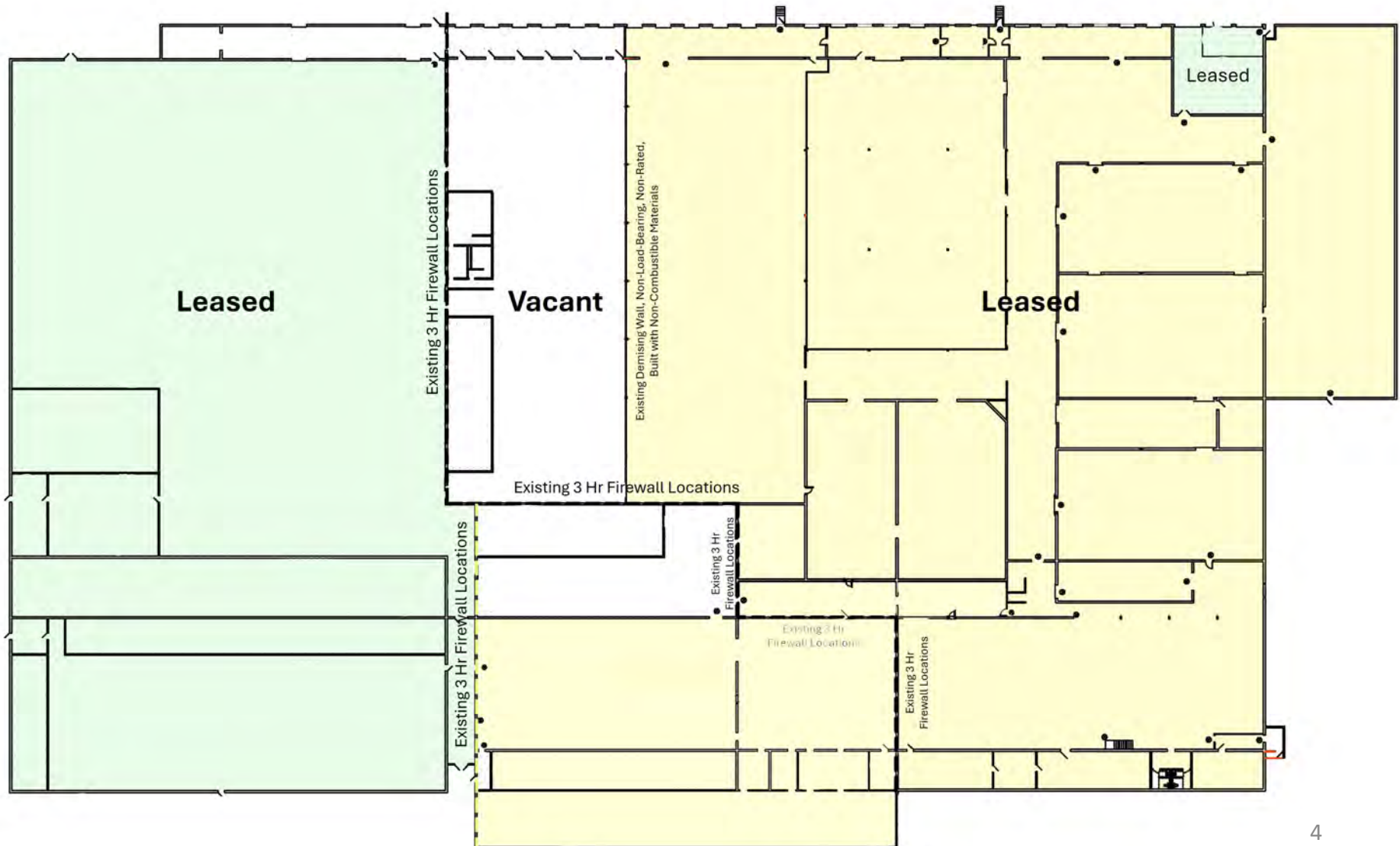
* Insurance & Common area utilities are not being billed back to Scotts of Wisconsin as stated in lease agreement.

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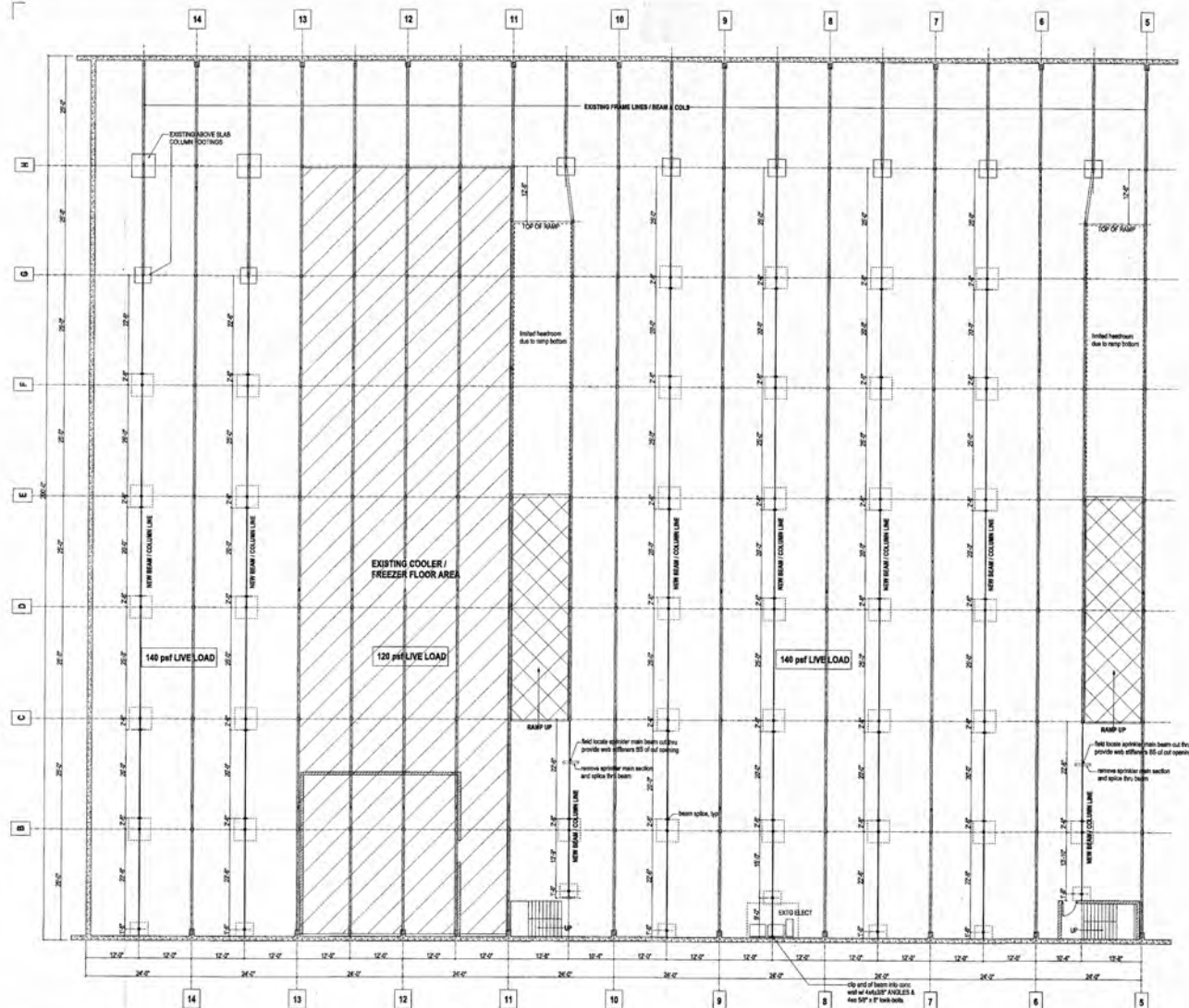
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Floor Plan

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LOWER LEVEL STRUCTURAL PLAN

GENERAL NOTES:

- Field verify all dimensions and conditions. Notify McCoy 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.
- First floor shall be kept empty until new support structure is complete.
- Note: cooler floor can be loaded anytime.

-FOUNDATION NOTES-

***COLLAR FOOTINGS:** Install slab at footing ends. Excesses to adjust bearing ends. Shovel front of footing to break into soil.

***DESIGN SLAB BEARING:** Bearing walls are presumed to be adequate. Soil bearing capacity is presumed to be 3000 PSF.

***CONCRETE:** All concrete shall be minimum 4000 ASTM C84. Walls and footings shall be 12" x 12" x 28 days.

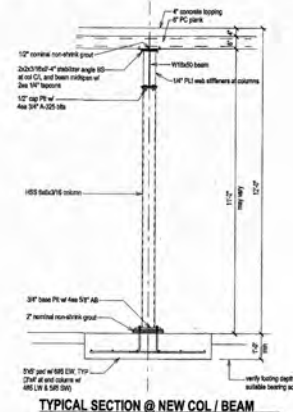
***FINISHING AND CURING:** Maintain constant temperature above 50 degrees for 72 hours. Accelerators may be used with your approval.

***REINFORCING:** Steel, Rebar/rods shall be delivered hot. ASTM A601 or K13. No hot bending is allowed. Hardware to be furnished minimum at a rate of 25¢/CY. Rebar ends, where shown, shall be ASTM A305.

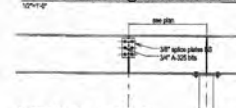
***STEEL PLACEMENT:** Steel shall be placed as shown on the plans. Minimum 7' cover and not less than 2" cover need to form. Lay a top 6" of 24 bar diameter and make a minimum of 6"

-STRUCTURAL NOTES:

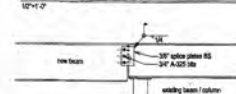
- WIDE-FLANGE SHAPES: ASTM A582 - Grade 50 ksi
- ANGLES, PLATES, CHANNELS, TEES: ASTM A58 Fy=60 ksi
- TUBE STEEL: HSS SHAPES: ASTM A500 Grade B Fy=60 ksi
- STEEL SHOP PAINTING: To be painted, red-oxide, U.O.N.
- STRUCTURAL WELDS: To be constructed according to welded sections in accordance with AWS D5.1. Field welds to be SMAW with all shop removed and spot primed to match base metal.
- STRUCTURAL BOLTS: Anchor bolts to be ASTM A325 nut, machine threaded. All other bolts to be ASTM A325 U.O.N. bolts to be tightened by the turn of the nut and the nut.
- STRUCTURAL SHOP DRAWINGS: All structural shop drawings to be submitted to McGee Engineering for design consultant review prior to installation, and as required by WDOGcom.



TYPICAL SECTION @ NEW COL / BEAM



TYPICAL BEAM SPLICE



TYPICAL BEAM SPLICE @ EXTG COL / BEAM



 McCOY ENGINEERING, LLC 6328 Tangerine Drive, Madison, WI 53716-0228 608-667-7465 e-mail: mccoymengr@mcgocoll.net; mccoymengr@aol.com		DRAWING BY: TM APPROVED BY: DATE: 1-16-13 SCALE: As Shown DRAWING NO: T1303
PROJECT: HOME CASUAL, INC		
LOCATION: 301 BROADWAY DR SUN PRAIRIE, WI		
SHEET TITLE: FIRST FLOOR REINFORCING	SHEET NO: A-1	

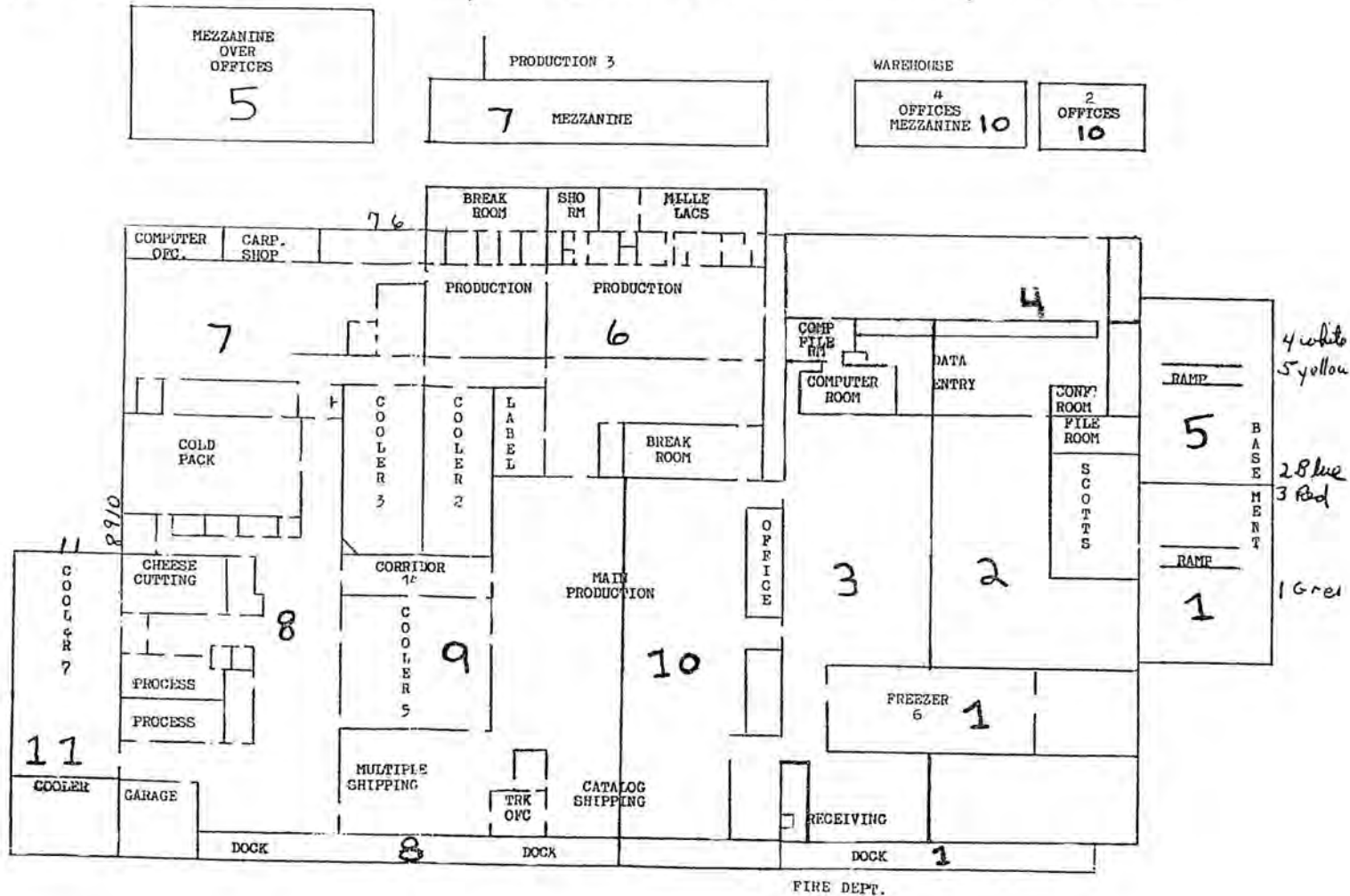
Fire Sprinkler Systems

301 Broadway Dr, Sun Prairie WI 53590



MADISON
COMMERCIAL REAL ESTATE
LLC

FIRE SPRINKLER SYSTEMS, BROADWAY DRIVE



WISCONSIN CHEESEMAN, INC.

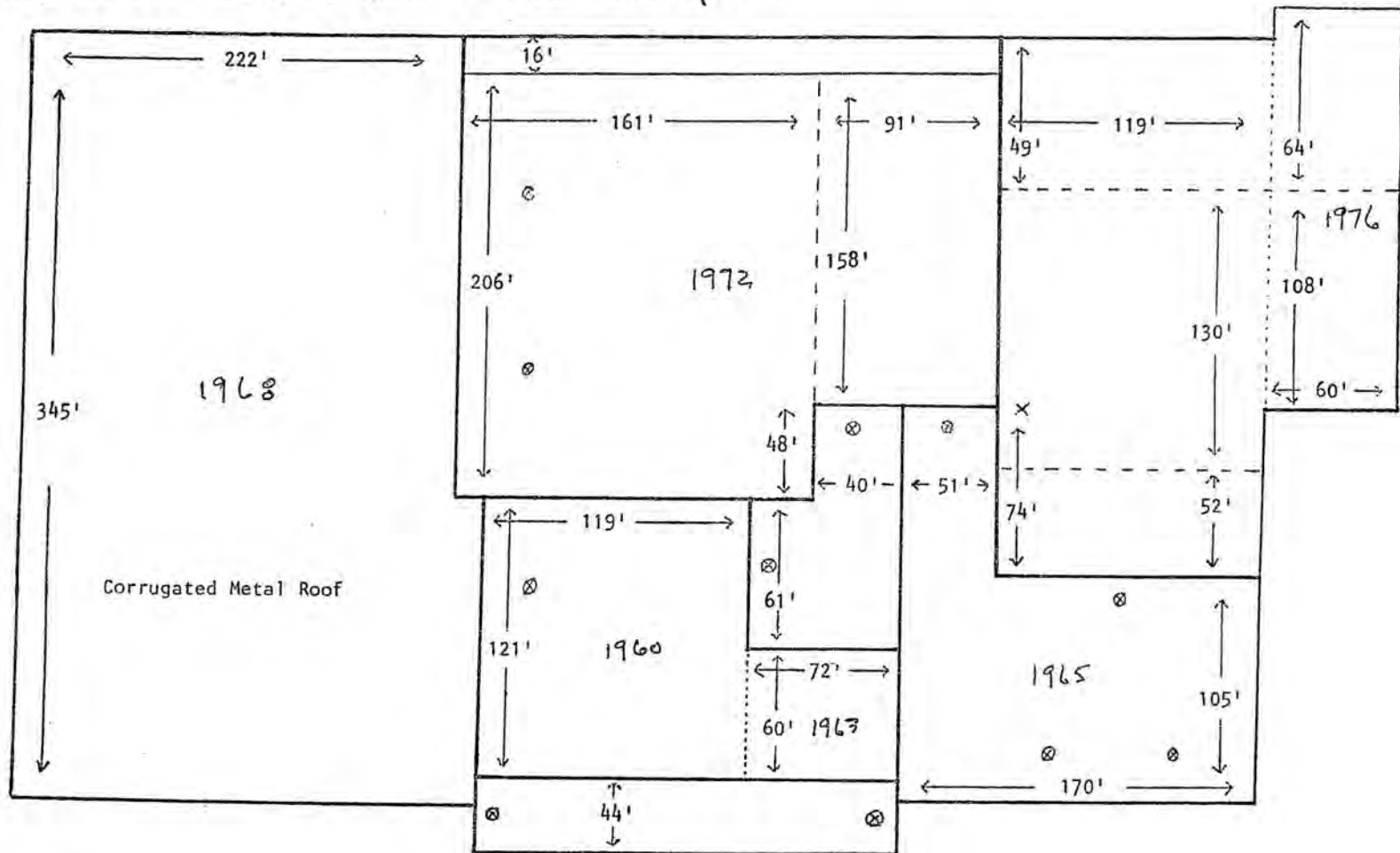
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RVL

Age of Additions

301 Broadway Dr, Sun Prairie WI 53590

WISCONSIN CHEESEMANS - BROADWAY PLT



Legend

⊗ Drains

----- Expansion Joint

——— Riser Wall

ROOF PLAN

9-24-92

NOT TO SCALE

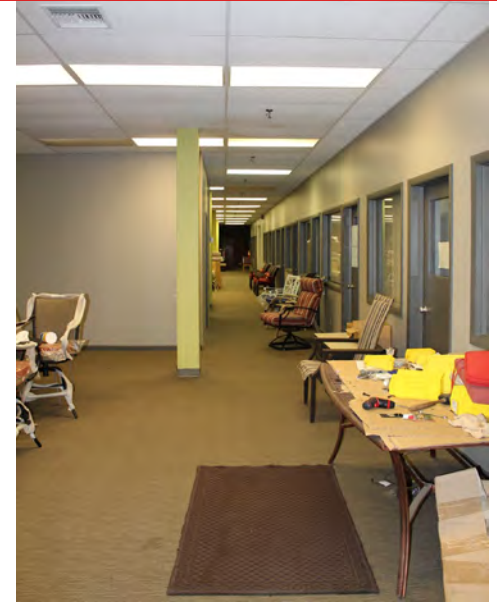
Building Photos

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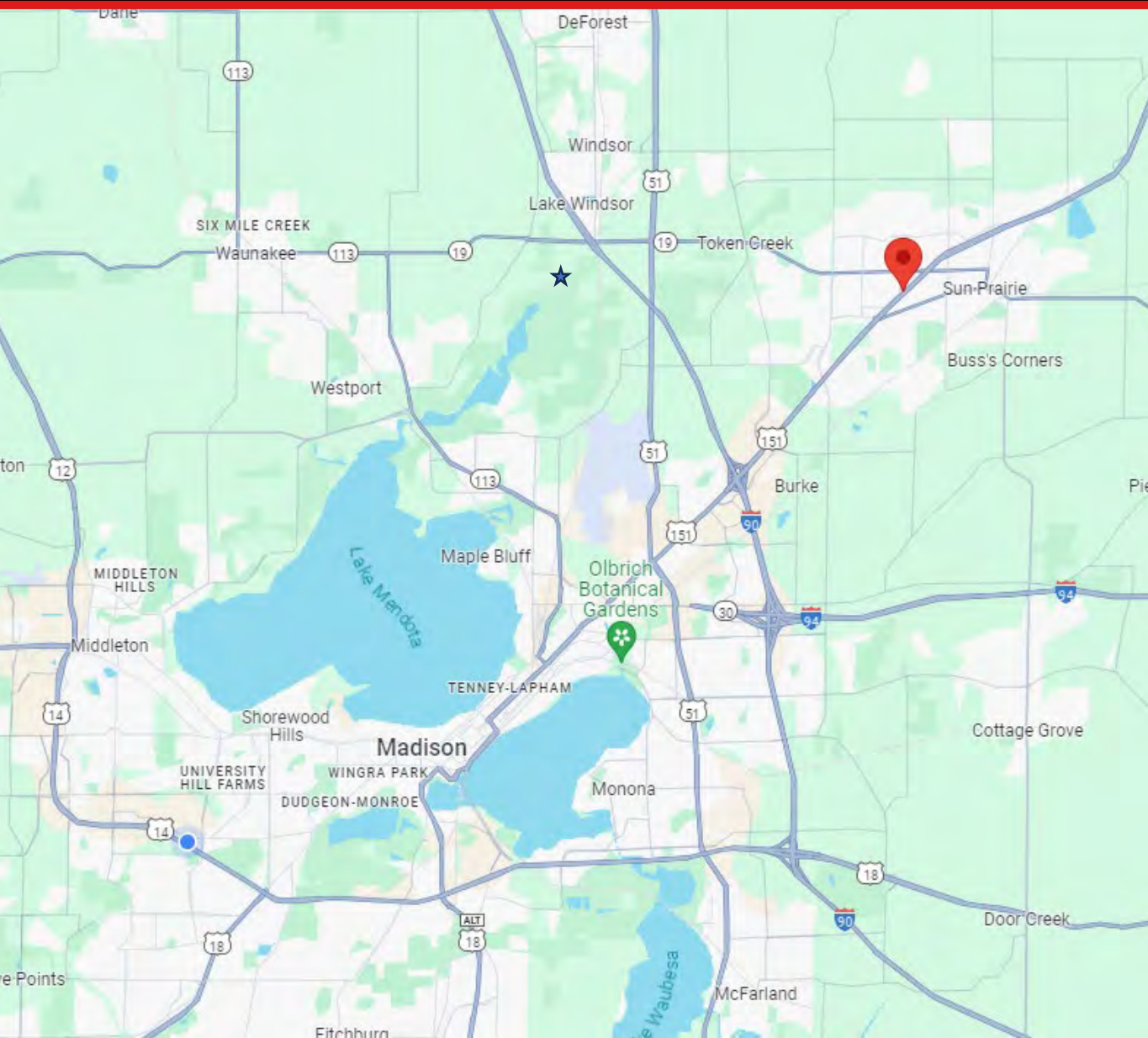


Aerial Map

301 Broadway Dr, Sun Prairie WI 53590



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