

# Industrial/Office Building for Sale



301 Broadway Dr  
Sun Prairie WI 53590



Presented By:

Mike Herl, SIOR  
608-212-4623

[Mike.herl@madisoncommercialre.com](mailto:Mike.herl@madisoncommercialre.com)

Ben Filkouski, CCIM  
608-333-7734

[Ben.Filkouski@madisoncommercialre.com](mailto:Ben.Filkouski@madisoncommercialre.com)

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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

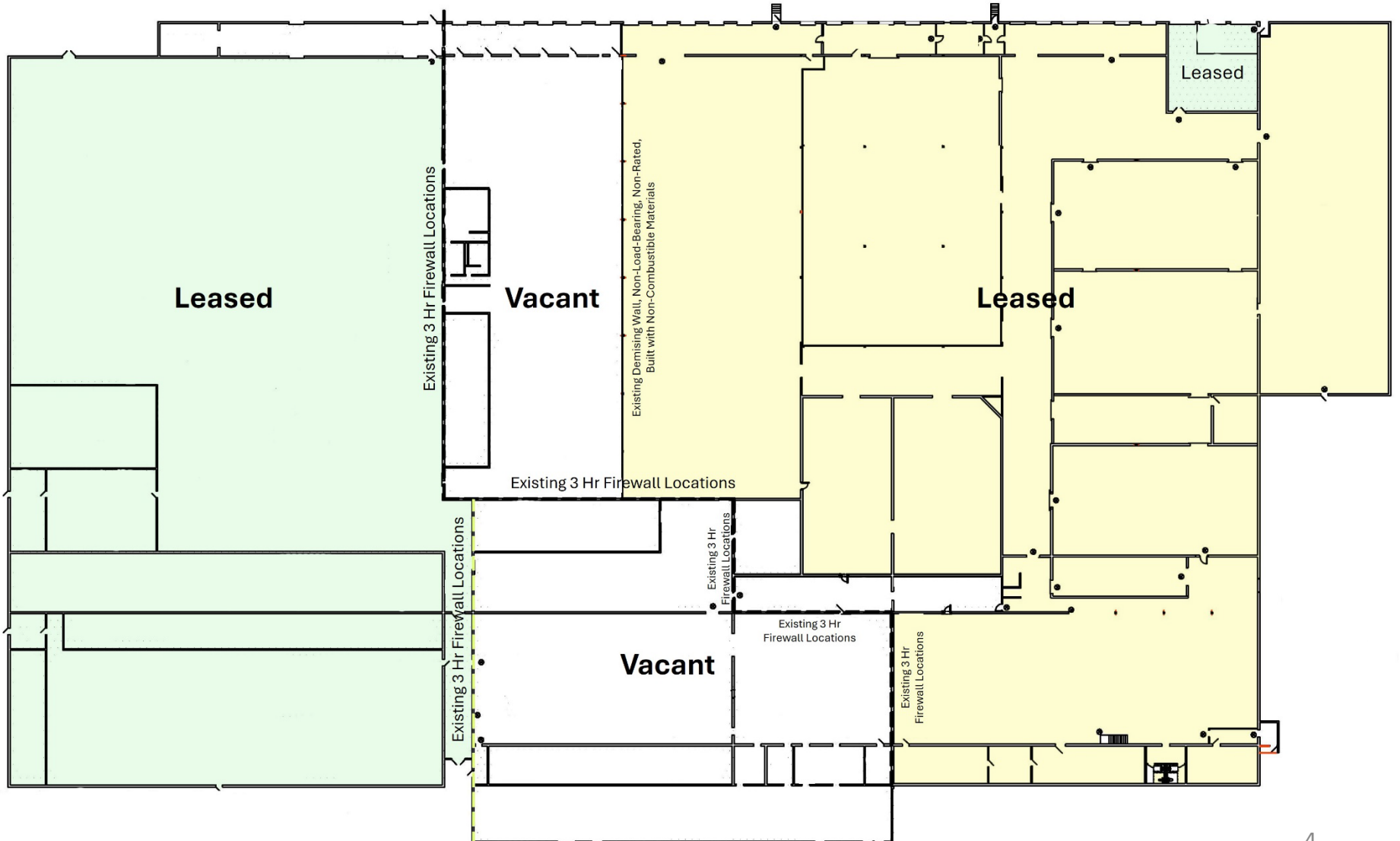
Professional fees	\$18,538.55
Property Tax	\$42,928.25
Rent Expense	\$52,885.31
Repairs & Maintenance	\$1,398.05
Security	\$759.60
Telephone Expense	\$10,039.65
Temporary Labor	\$166.50
Utilities	<u>\$50,189.00</u>
Total	\$176,905.50

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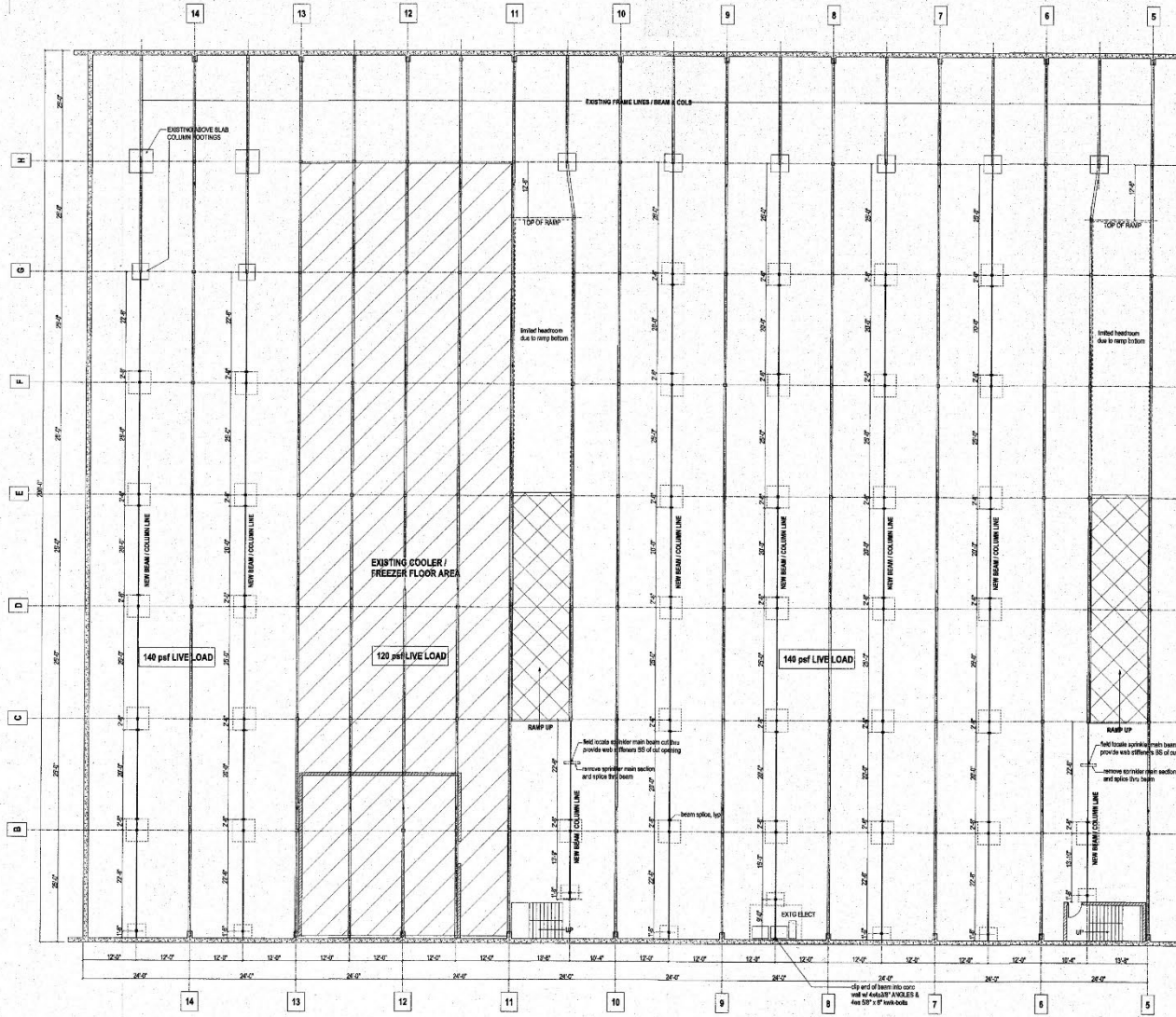
# Floor Plan

301 Broadway Dr, Sun Prairie WI 53590

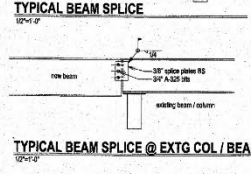
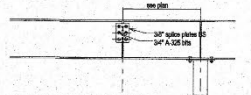
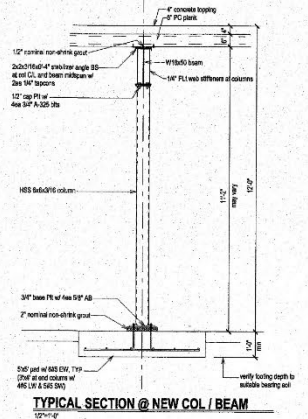


# Lower-Level Structural Plan

301 Broadway Dr, Sun Prairie WI 53590



- FOUNDATION NOTES:**
- COLUMN FOOTINGS: spaced 18" at footing ends. Channels to stabilize bearing walls. Check lower top of footing to blend into existing slab edge.
  - DESIGN SOIL BEARING: Bearing walls are presumed to be 18"thick. Soil bearing capacity is presumed to be 3000 PSF. CORROSION: All concrete shall be reinforced to meet AISC 308.
  - FINISHING AND CURING: Minimum concrete temperature above 50 degrees for 72 hours. Accelerators may be used with prior approval of MCOE. Dewatering.
  - REINFORCING STEEL: Reinforcing shall be deformed bar, ASTM A603 #60. No hot handling is allowed. If work is to have finished reinforcing at a rate of 250' CY, reinforcing mats, where shown, shall be ASTM A165.
  - STEEL PLACEMENT: Steel shall be placed as shown on the plans. Maximum 2" cover next to full depth C cover next to forms. Lap bars a min of 24 bar diameters and each a minimum of 6". Corner bars shall be used.
- STRUCTURAL NOTES:**
- WIDE-FLANGE SHAPES: ASTM A992 - Grade 50 ksi.
  - ANGLES, PLATES, CHANNELS, TEES: ASTM A36 Fy=48 ksi.
  - TUBE STEEL: HSS SHAPES ASTM A500 Grade B Fy=48 ksi.
  - STEEL SHOP PAINTING: One coat red-oxide, U.O.N.
  - STRUCTURAL WELDS: To be performed by certified welders in accordance with AWS D1.1. Full welds to be SMAW with all slag removed and spot primed to match base metal.
  - STRUCTURAL BOLTS: Anchor bolts to be ASTM A307 and machine finished. Anchor bolts to be ASTM A325A U.O.N. 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 concept review prior to installation, and as required by WEDC permit.



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LOWER LEVEL STRUCTURAL PLAN

- GENERAL NOTES:**
- Full set of all 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.
  - Steel floor shall be tied into walls and have support structure to comprise.
  - Make cooler floor can be loaded anytime.



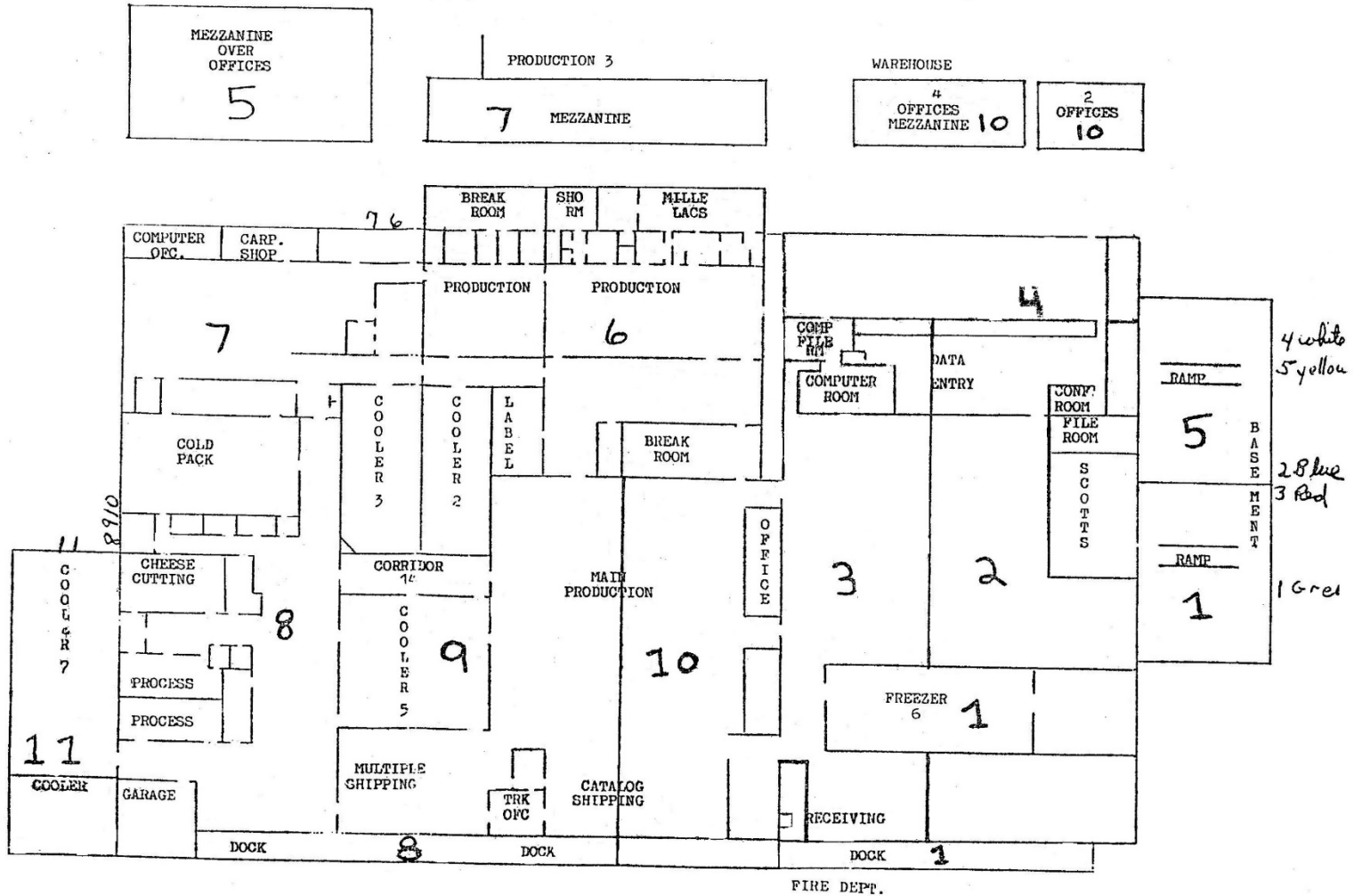
<b>MCOE ENGINEERING, LLC</b> 1000 Exchange Drive, Madison, WI 53716-5555 608-827-7888 & mcoe@mcocoeengineering.com		DRAWN BY: TM APPROVED BY: TM DATE: 1-16-13 SCALE: As Shown DRAWING NO: T1303 SHEET TITLE: FIRST FLOOR REINFORCING SHEET NO: A-1
PROJECT: HOME CASUAL, INC LOCATION: 301 BROADWAY DR SUN PRAIRIE, WI		

# Fire Sprinkler Systems

301 Broadway Dr, Sun Prairie WI 53590



## FIRE SPRINKLER SYSTEMS, BROADWAY DRIVE



WISCONSIN CHEESEMAN, INC.

12-8-89

RVL

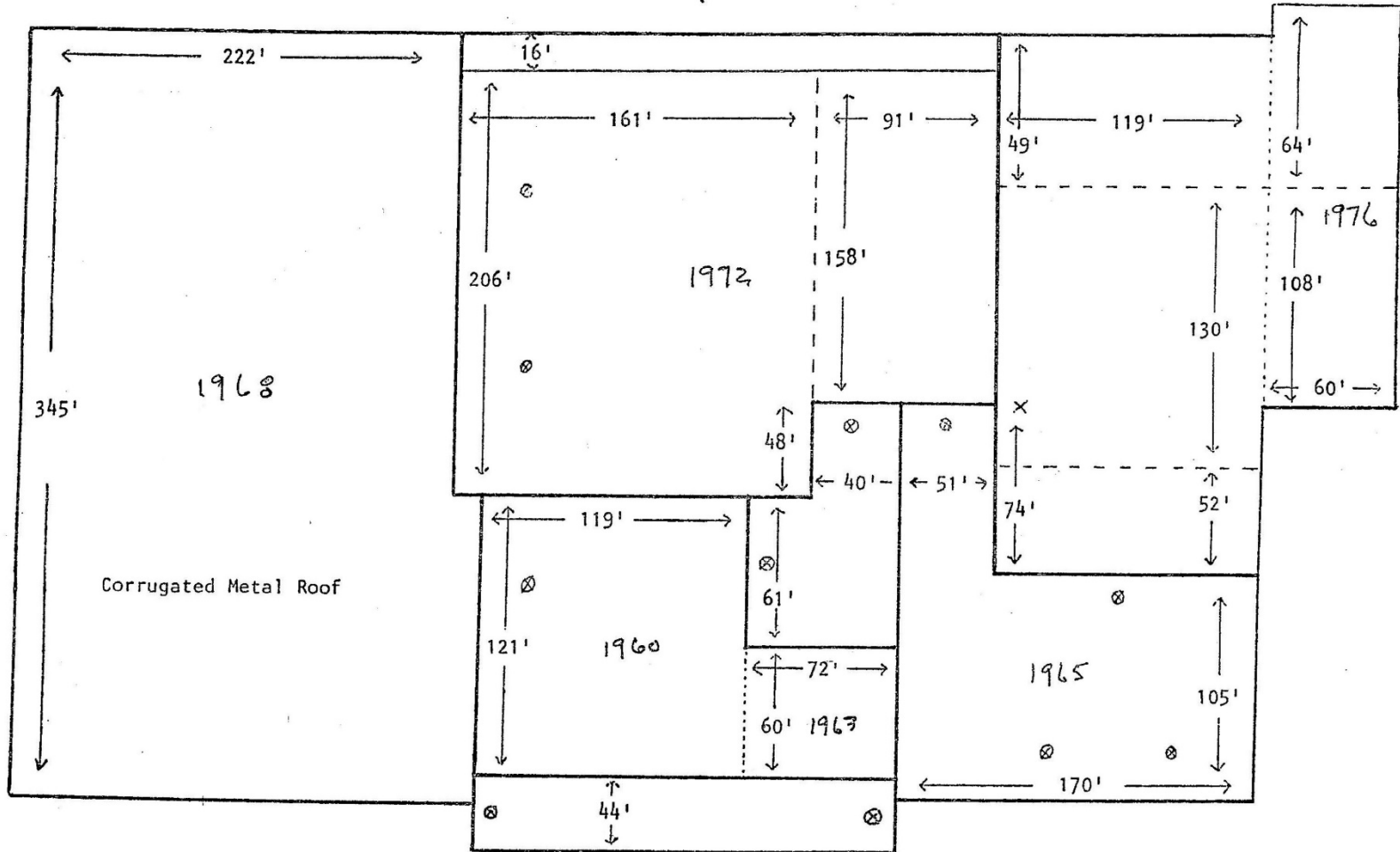


# Age of Additions

301 Broadway Dr, Sun Prairie WI 53590



WISCONSIN CHEESEMAN - BROADWAY PLT



Legend

⊗ Drains

----- Expansion Joint

- - - Riser Wall

ROOF PLAN

9-24-92

NOT TO SCALE

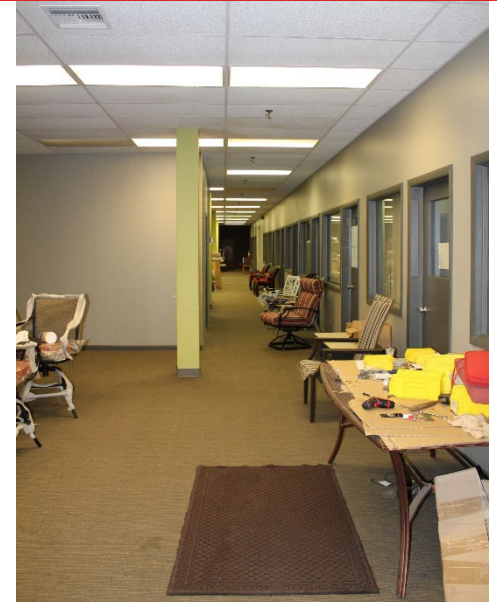
# Building Photos

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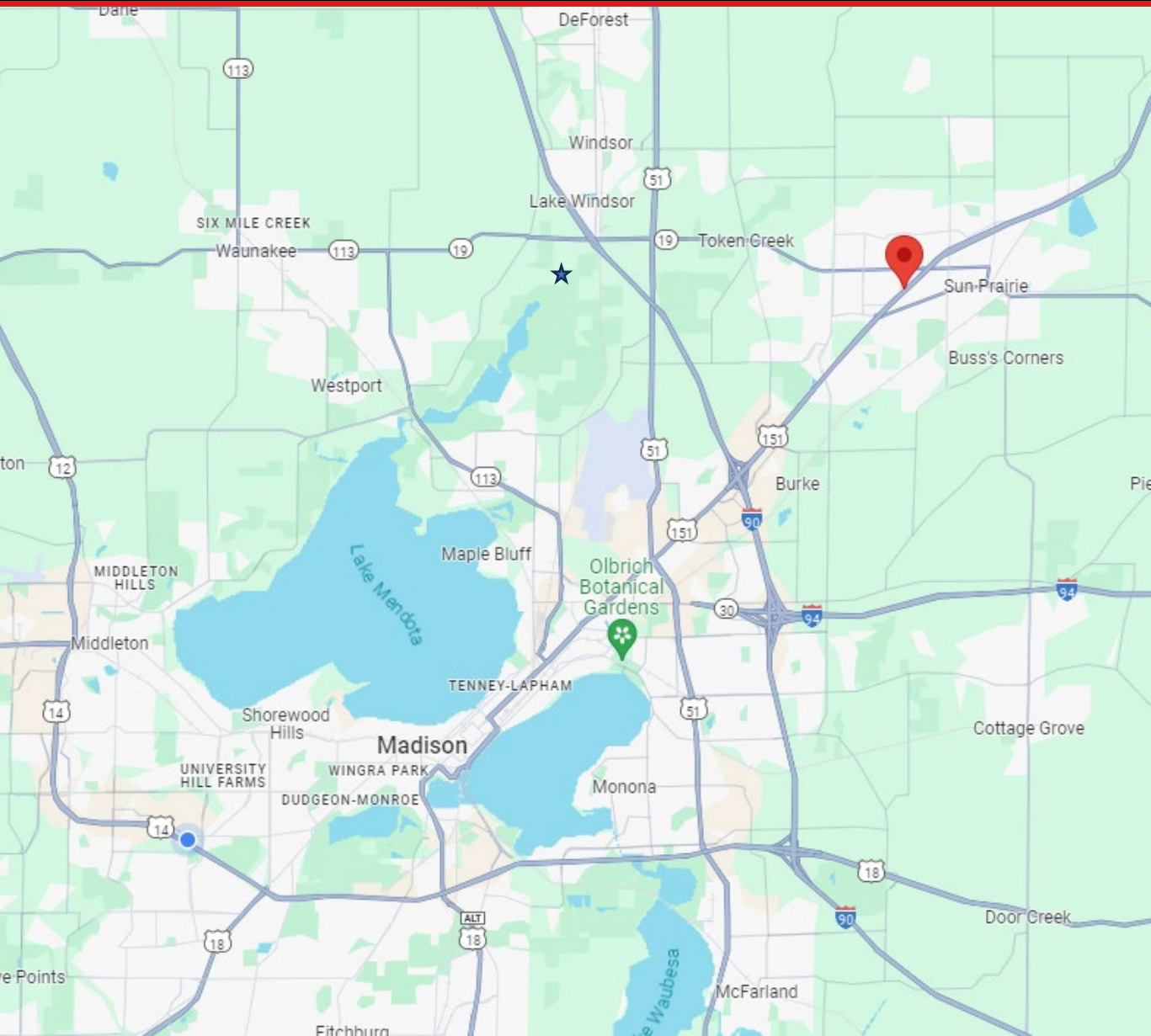
# Aerial Map

301 Broadway Dr, Sun Prairie WI 53590



# 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