

Industrial/Office Building for Sale



301 Broadway Dr
Sun Prairie WI 53590



Presented By:

Mike Herl, SIOR
608-212-4623

Mike.herl@madisoncommercialre.com

Ben Filkouski, CCIM
608-333-7734

Ben.Filkouski@madisoncommercialre.com

Table of Contents



Property Summary	1
Property Description	2
Floor Plan	3
Building Photos	4
Aerial Map	8
Location Map	9

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:

Mike Herl, SIOR
608-212-4623

Mike.herl@madisoncommercialre.com

Ben Filkouski, CCIM
608-333-7734

Ben.filkouski@madisoncommercialre.com

DISCLAIMER

This document has been prepared by Madison Commercial Real Estate LLC for advertising and general information only. Madison Commercial Real Estate LLC makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Madison Commercial Real Estate LLC excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Madison Commercial Real Estate LLC and/or its licensor(s). ©2024. All rights reserved.

Property Summary

301 Broadway Dr, Sun Prairie 53590



Property Summary

Sale Price	\$7,000,000
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

Mike Herl, SIOR
608-212-4623
Mike.herl@madisoncommercialre.com

Ben Filkouski, CCIM
608-333-7734
Ben.filkouski@madisoncommercialre.com

Property Description

301 Broadway Dr, Sun Prairie WI 53590



Property Description

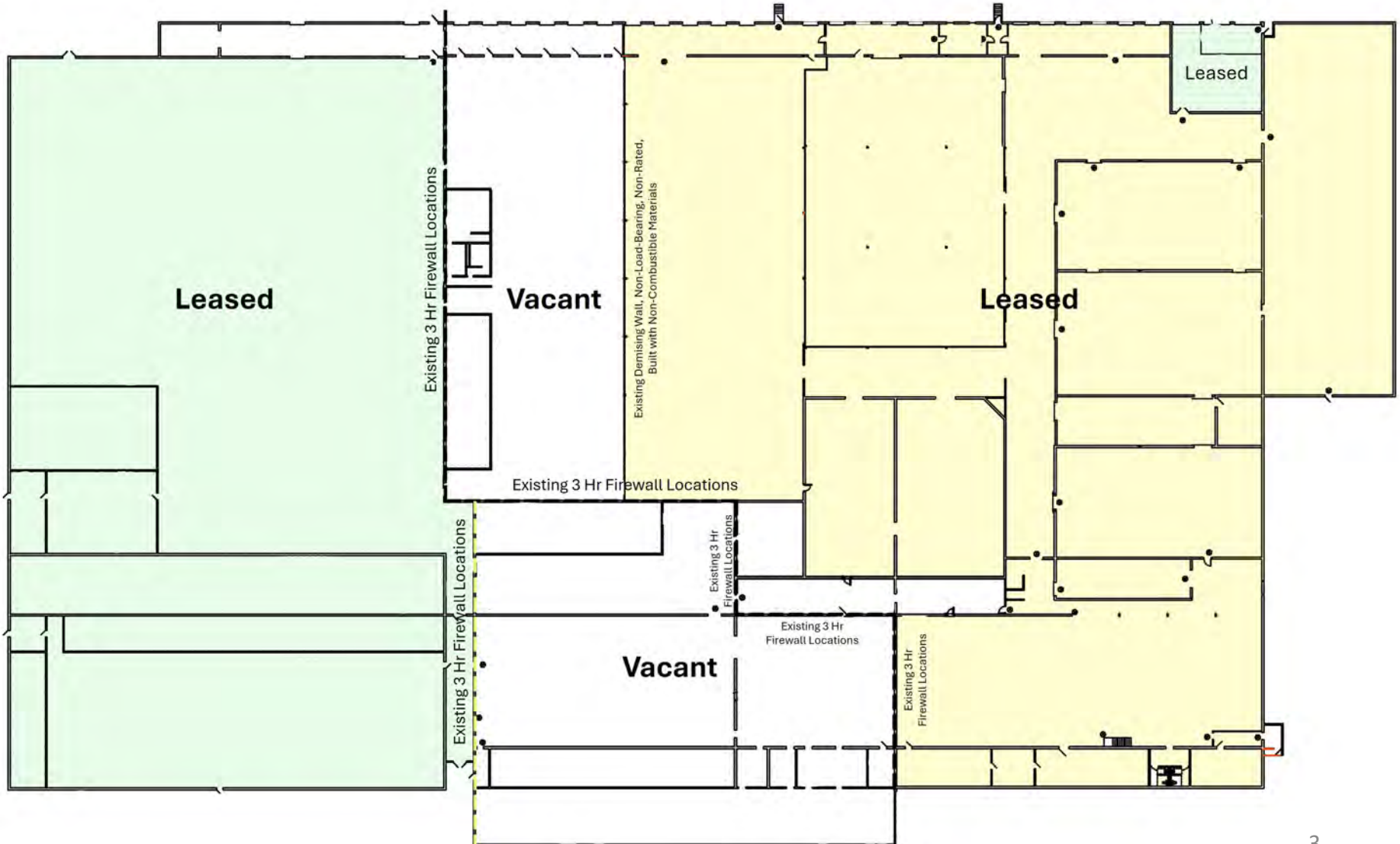
- Multi-tenant Warehouse Flex Building
- Outstanding visibility from US Highway 151
- Ceiling heights 10'-25'
- 321 surface parking spaces
- 31 loading docks, three with levelers
- Three drive-ins: 10' x 16'
- Wet sprinklered throughout
- Floor drains located in warehouse
- Current tenant occupies approximately 91,560 sf. Lease term through December 31, 2027, with an option through December 31, 2031.
- Seller leaseback available through 2026

Mike Herl, SIOR
608-212-4623
Mike.herl@madisoncommercialre.com

Ben Filkouski, CCIM
608-333-7734
Ben.filkouski@madisoncommercialre.com

Floor Plan

301 Broadway Dr, Sun Prairie WI 53590



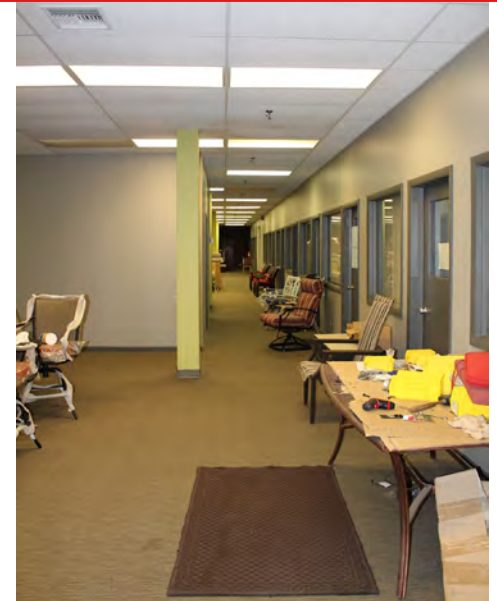
Building Photos

301 Broadway Dr, Sun Prairie WI 53590



Building Photos

301 Broadway Dr, Sun Prairie WI 53590



Building Photos

301 Broadway Dr, Sun Prairie WI 53590



Building Photos

301 Broadway Dr, Sun Prairie WI 53590



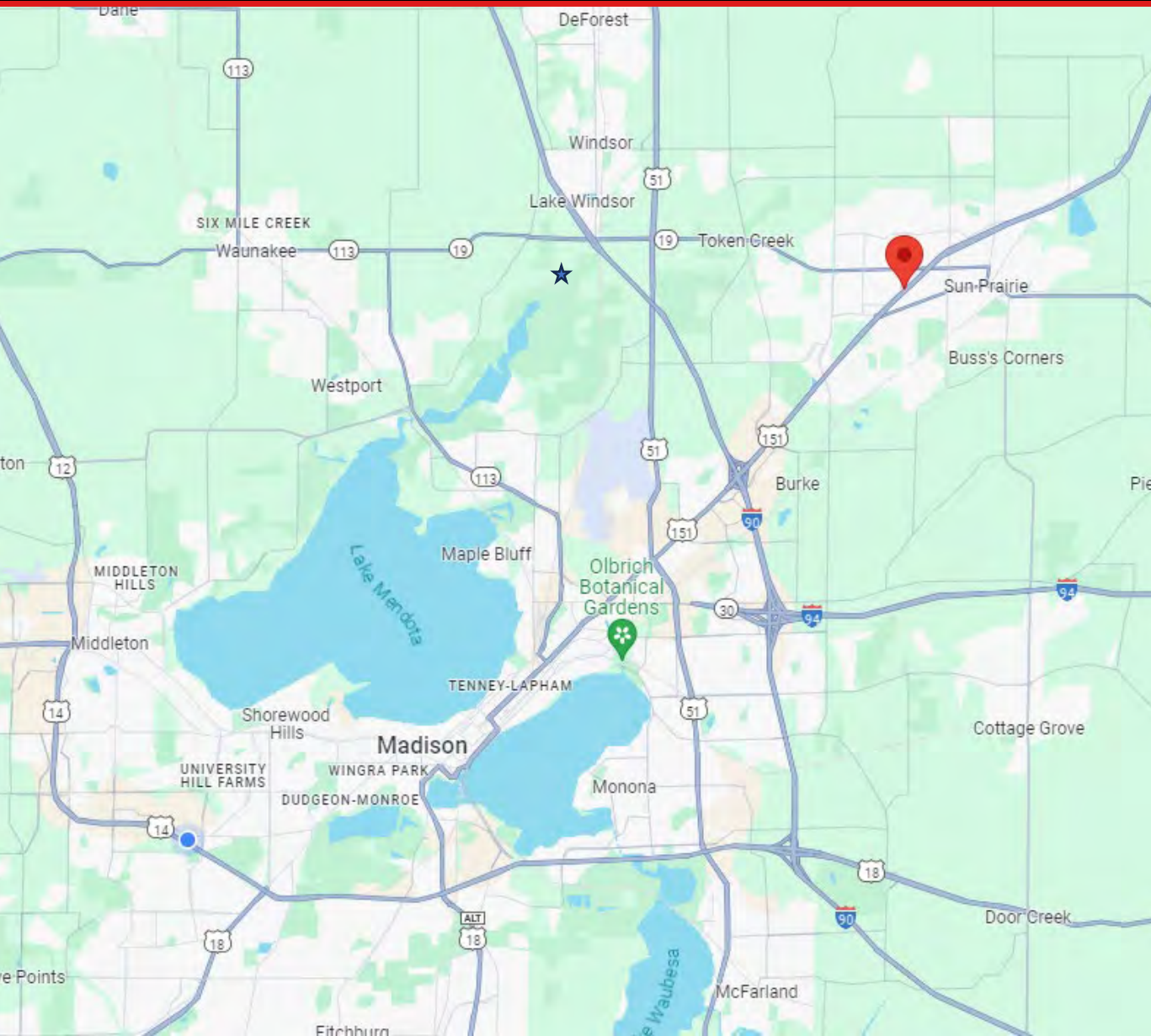
Aerial Map

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