

WAREHOUSE | OFFICE | LAB BUILDING

1901 WRIGHT ST, MADISON, WI

// PROPERTY SUMMARY



PROPERTY DESCRIPTION

1901 Wright St is well maintained mix use building with 3,279 SF of office space, 4,660 SF lab space, and 16,017 SF warehouse space with 16ft ceiling height at eaves and 14 ft drive in door at canopied load leveler dock. Original building built in 1978 with offices and labs updated. 1925 Wright is 42,000 SF and was constructed in 2004. It has 24 ft ceiling height at eaves, one 14 ft drive in door and 3 docks with seals and load levelers.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

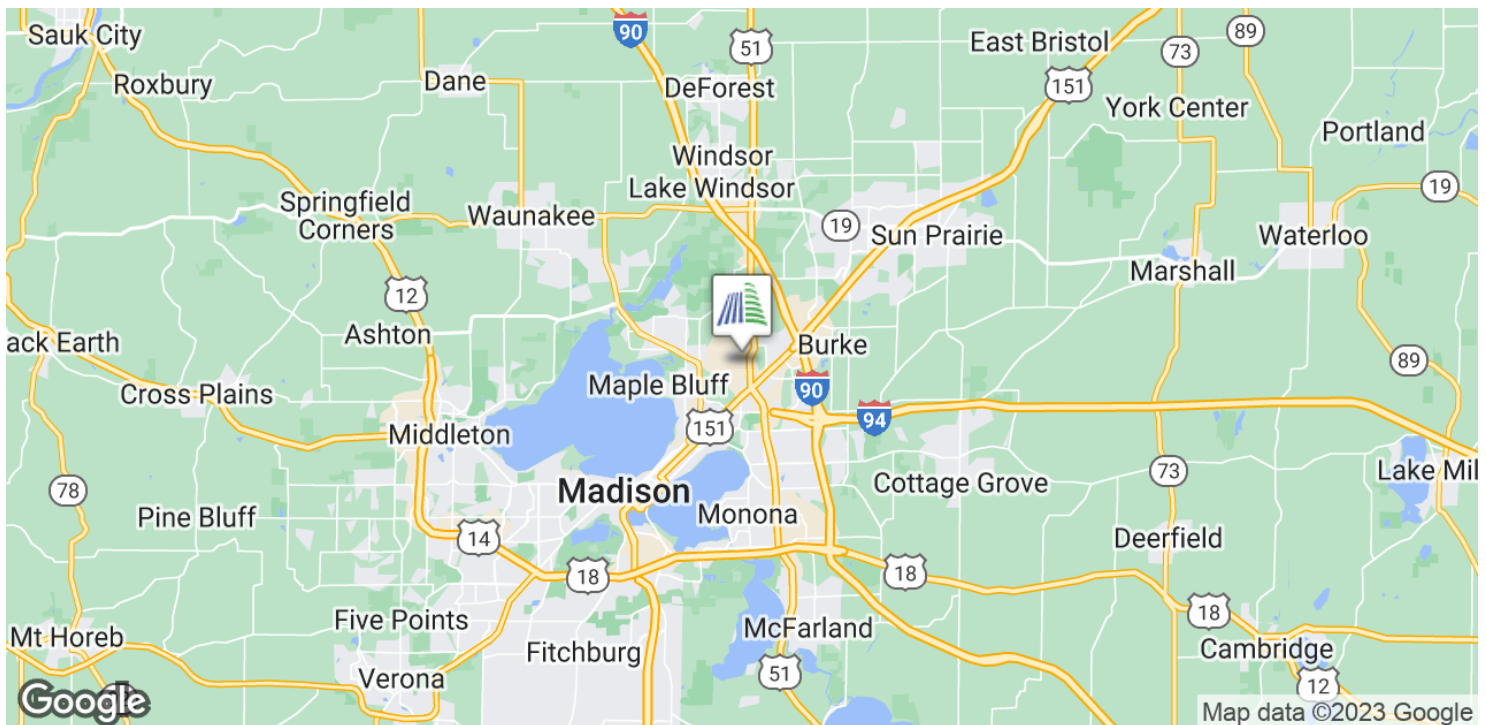
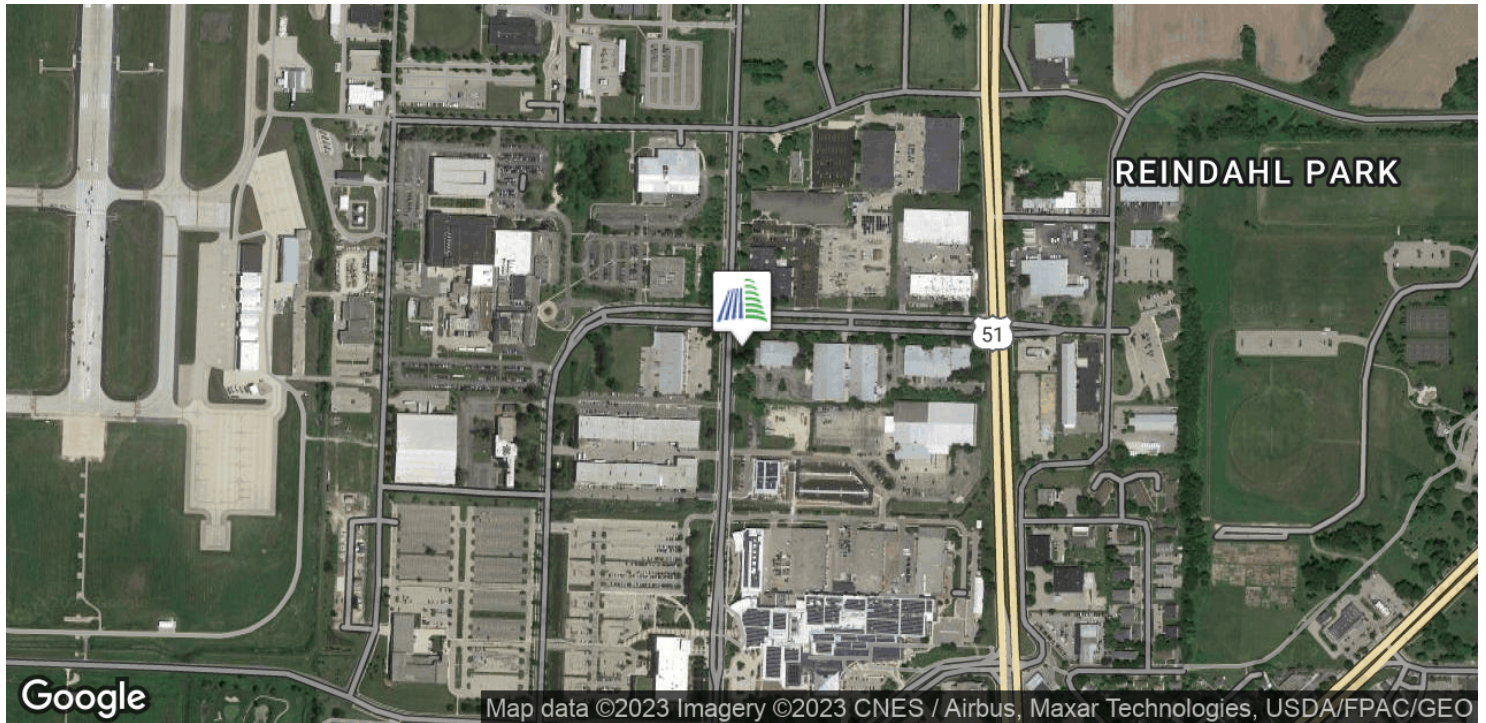
Sale Price:	\$2,750,000
Lot Size:	4.48 Acres
Building Size:	65,956 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,710	56,266	139,347
Total Population	3,907	123,638	335,086
Average HH Income	\$54,190	\$64,819	\$67,961

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1901 WRIGHT ST, MADISON, WI

// LOCATION MAPS



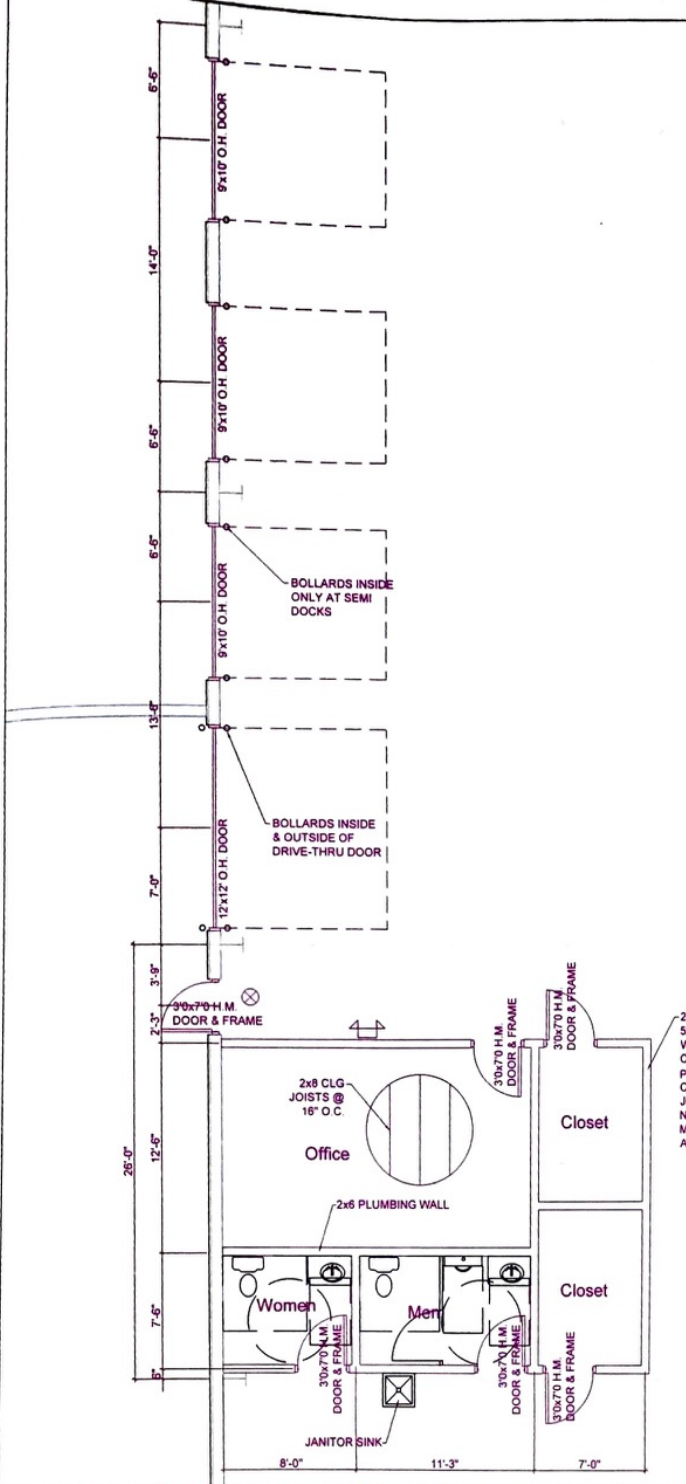
INDUSTRIAL PROPERTY FOR SALE

WAREHOUSE | OFFICE | LAB BUILDING

1901 WRIGHT ST, MADISON, WI

// AERIAL VIEW, PROPERTY MARKED

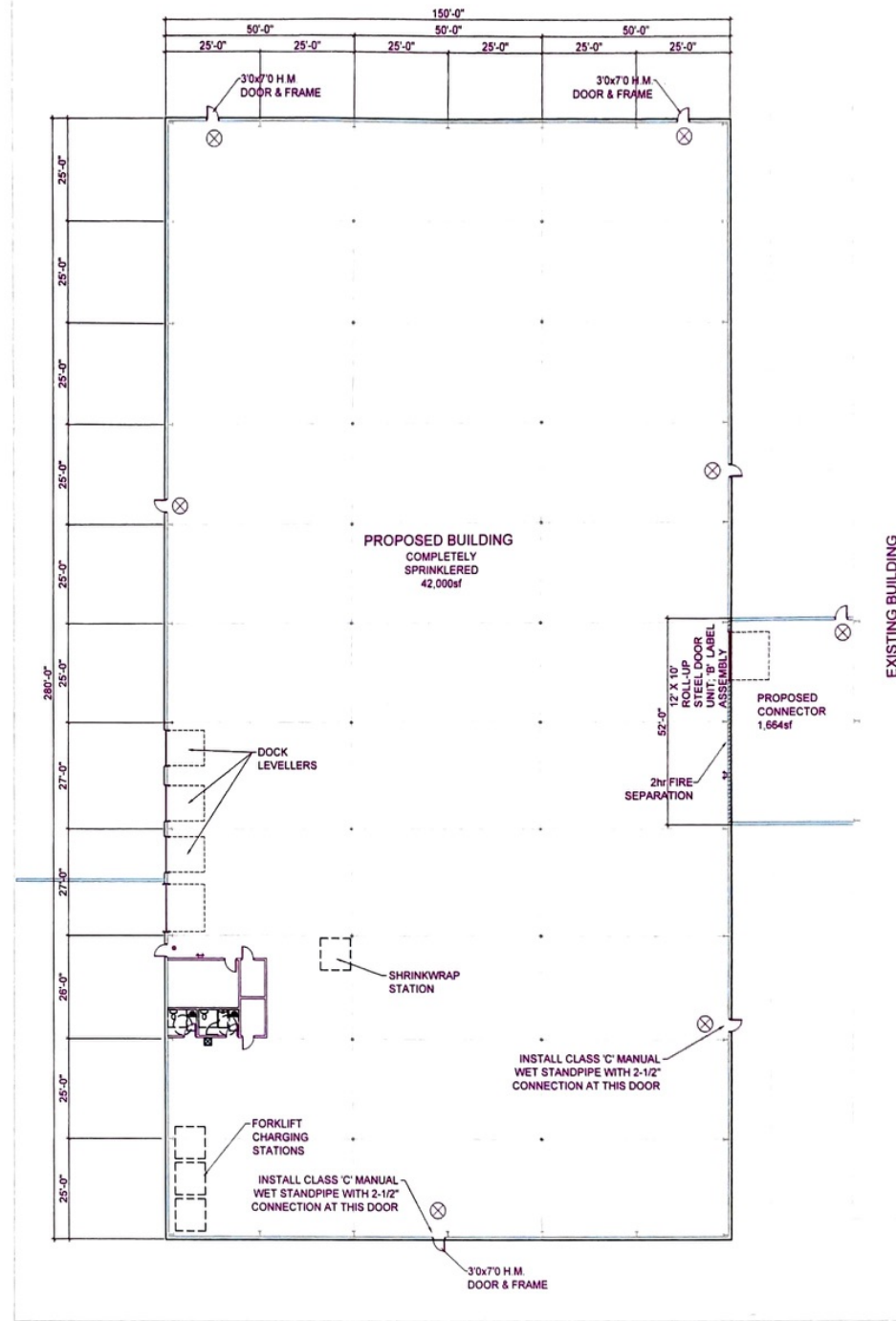




Dock & Office Area Detail Plan - 1/4"=1'-0"

2x4 STUDS SPACED 16" O.C. W/
5/8" GYP BD EACH SIDE - RUN
WALLS UP 9' A.F.F.
CEILING TO BE 5/8" GYP BD
PROVIDE 1/2" NOM PLYWOOD DUST
COVER OVER 2 X 8 CEILING
JOISTS SPACED 16" O.C.
NOTE THIS IS NOT A STORAGE
MEZZANINE. NO LOADING IS
ALLOWED

NOTE: 8' HIGH LINER PANEL
AROUND ENTIRE INSIDE
PERIMETER OF BUILDING



Floor Plan - 1/16"=1'-0"

- ⬆ APPROVED EMERGENCY LIGHT
- ⊗ APPROVED EXIT PATH LIGHT

Facility Design for Bell Labs

American Structures General Inc.
Madison, WI 53704
608-249-9181

Transcend
Architects & Engineers
395 East Main Street
Sun Prairie, WI 53590
(608) 888-3081 toll-free
(608) 825-2222 voice
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PLAN NORTH

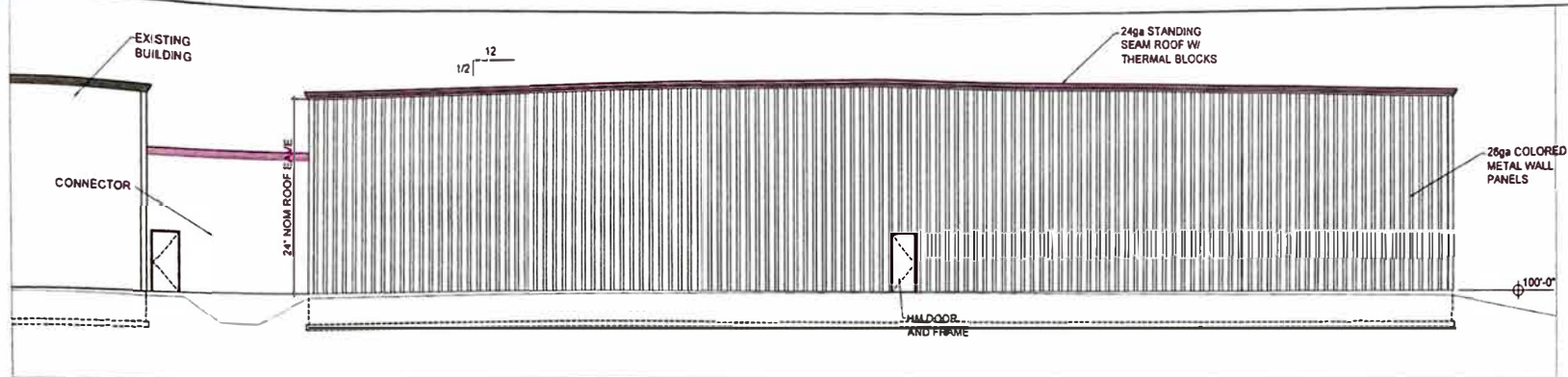
FLOOR PLAN

1/16" = 1'-0"

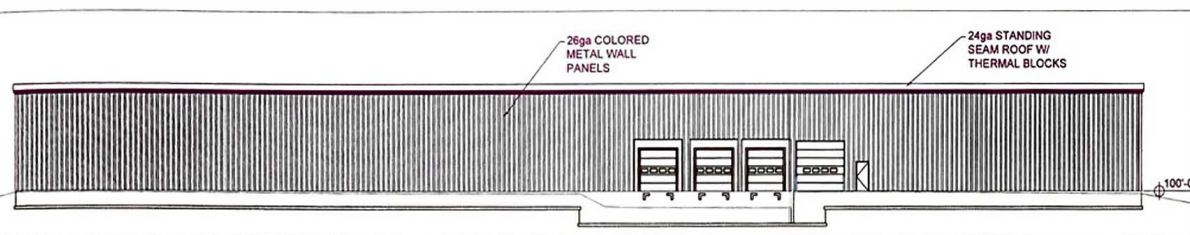
REVISIONS:

2004-41	14Mar05
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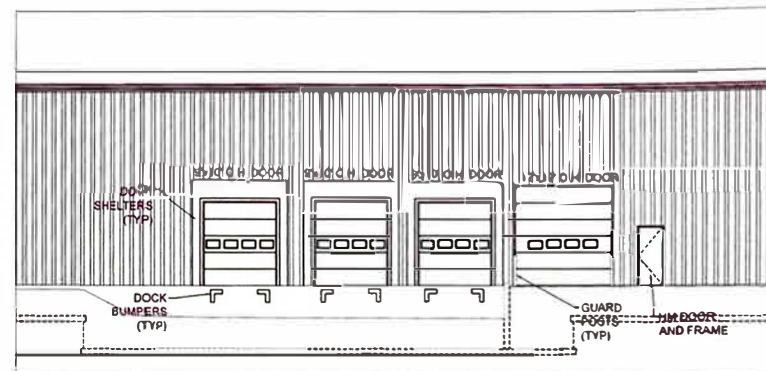
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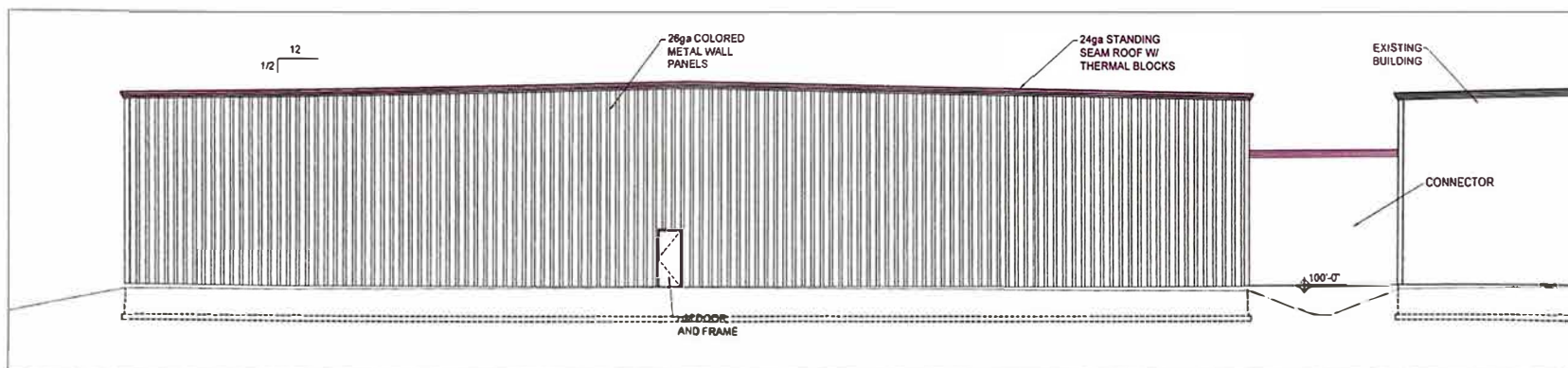
North Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/16" = 1'-0"



West Elevation Detail
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"

Exterior Elevations - Scale As Noted

Facility Design for Bell Labs

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Exterior Elevations

Scale As Noted

REVISIONS:

CRV	
2004-41	14Mar05

8.1

WI DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Altus Comm R/E Inc
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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