686 PROGRESS WAY, SUN PRAIRIE, WI

// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Unit 10, - 2,100 SF. Clean, insulated warehouse and nice office space. Office has street frontage with windows, Central AC, & glass door front. Warehouse has a 12'x12' overhead door, 3 phase power, & radiant heat. \$6.50 SF NNN.

Unit 18- 1,500 SF Warehouse. Clean, Insulated warehouse space with Radiant heat, 3 phase power, and 12x12 drive in door. No street frontage. \$5.25 SF NNN.

New street side Facelift just completed and parking lot asphalt replaced Summer 2020. Tenant pays CAMS, utilities & in-suite janitorial. NNN estimates are \$1.85 SF.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| Lease Rate: | N/A |
|------------------|-----------|
| Number of Units: | 20 |
| Available SF: | |
| Lot Size: | 4 Acres |
| Building Size: | 41,000 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 913 | 15,202 | 37,333 |
| Total Population | 2,176 | 39,187 | 95,196 |
| Average HH Income | \$82,842 | \$79,066 | \$78,344 |



FOR MORE INFORMATION CONTACT:

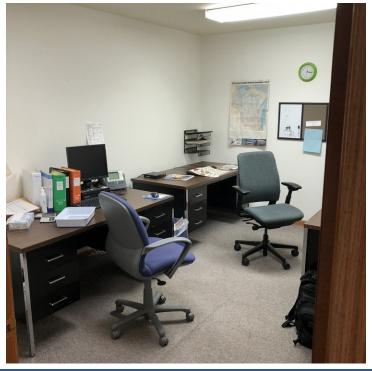
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// LOCATION MAPS







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686 PROGRESS WAY, SUN PRAIRIE, WI

WISCONSIN REALTORS® ASSOCIATION

Altus Comm R/E Inc

4801 Forest Run Road Madison, Wisconsin 53704

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker 4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 6 following duties:
- 7 The duty to provide brokerage services to you fairly and honestly.
- 8 The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- 11 The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (See Lines 47-55).
- 13 The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the 14 confidential information of other parties (See Lines 22-39).
- 15 The duty to safeguard trust funds and other property the broker holds.
- 16 The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you 19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of 21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 CONFIDENTIALITY NOTICE TO CUSTOMERS

- 23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION 24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
- 25. UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR 26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER 27 PROVIDING BROKERAGE SERVICES TO YOU.
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL

CONFIDENTIAL INFORMATION:

36

38

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

39 40 CONSENT TO TELEPHONE SOLICITATION

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may 42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we 43 withdraw this consent in writing. List Home/Cell Numbers:

44 SEX OFFENDER REGISTRY

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the 46 Wisconsin Department of Corrections on the Internet at: http://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

47 DEFINITION OF MATERIAL ADVERSE FACTS 48 Å "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that

- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
- 52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
- 53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
- 54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or

agreement made concerning the transaction.

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