

Industrial Building for Sale or Lease

4355 Duraform Lane, DeForest, WI



Building Features:

- 91,828 Total Building Sq. Ft.
- 50,388 Sq. Ft. Available (Divisible)
 - 8,888 Sq. Ft. of Freezer Area
 - 25,500 Sq. Ft. of Refrigerated Area
 - 16,000 Sq. Ft. of Dry Storage Area with Racks (Convertible to Cooler)
- 30' Eave Height
- (10) 9'x10' Dock Height Doors
- 2,000 Amp, 480 Volts Electric
- Wet/Dry Sprinkler System
- Gas Fired Unit Heaters

Sale and Lease Rate Information:

NNN Lease Rates:

- \$3.95/Sq. Ft. on 16,000 Sq. Ft. of Dry Storage with Racks (Convertible to Cooler)
- \$4.60/Sq. Ft. on 25,500 Sq. Ft. of 28 degree Cooler Space with Racks
- \$6.50/Sq. Ft. on 8,888 Sq. Ft. of -20 degree Freezer Space with Racks
- Great Lakes Packaging Rents 19,840 Sq. Ft.
- Alliance Courier Rents 21,600 Sq. Ft.

Sale Price: \$3,600,000 (\$39.20/Sq. Ft.)

For more information on this property, please contact:

Blake George
Direct: (608) 327-4019
Cell: (608) 209-9990
bgeorge@lee-associates.com

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COMMERCIAL REAL ESTATE SERVICES

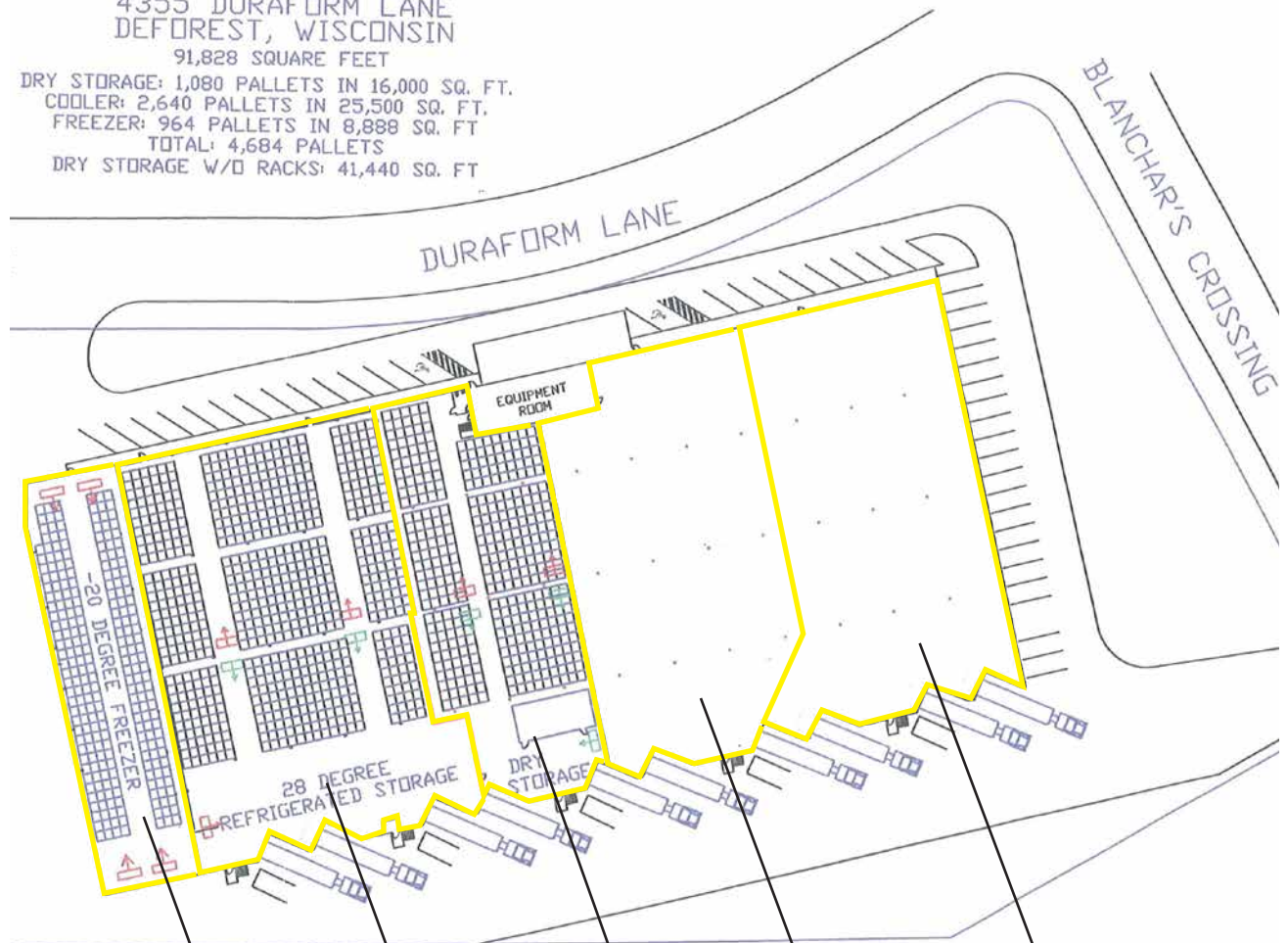
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Storage Floor Plan

MADCAP I, LLC
4355 DURAFORM LANE
DEFOREST, WISCONSIN
91,828 SQUARE FEET

DRY STORAGE: 1,080 PALLETS IN 16,000 SQ. FT.
COOLER: 2,640 PALLETS IN 25,500 SQ. FT.
FREEZER: 964 PALLETS IN 8,888 SQ. FT.
TOTAL: 4,684 PALLETS
DRY STORAGE W/D RACKS: 41,440 SQ. FT.



8,888 Sq. Ft.
(-20° Freezer)

25,500 Sq. Ft.
(28° Cooler)

16,000 Sq. Ft.
(Dry Storage)

19,840 Sq. Ft.
**(Leased to Great
Lakes Packaging)**

21,600 Sq. Ft.
**(Leased to
Alliance Courier)**

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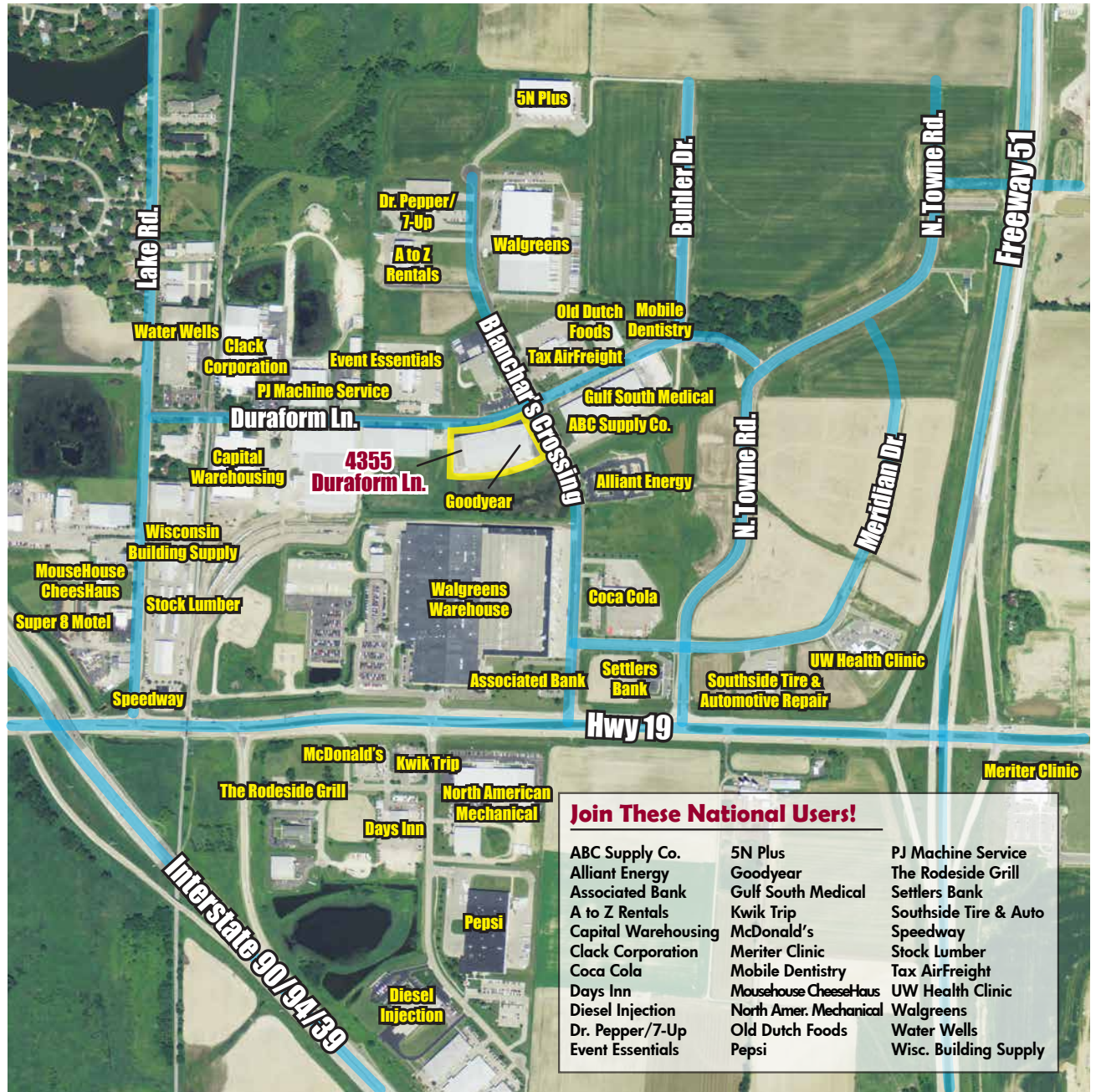
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Site Aerial



Join These National Users!

ABC Supply Co.	5N Plus	PJ Machine Service
Alliant Energy	Goodyear	The Rodeside Grill
Associated Bank	Gulf South Medical	Settlers Bank
A to Z Rentals	Kwik Trip	Southside Tire & Auto
Capital Warehousing	McDonald's	Speedway
Clack Corporation	Meriter Clinic	Stock Lumber
Coca Cola	Mobile Dentistry	Tax AirFreight
Days Inn	Mousehouse CheesHaus	UW Health Clinic
Diesel Injection	North Amer. Mechanical	Walgreens
Dr. Pepper/7-Up	Old Dutch Foods	Water Wells
Event Essentials	Pepsi	Wisc. Building Supply

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Property Photos

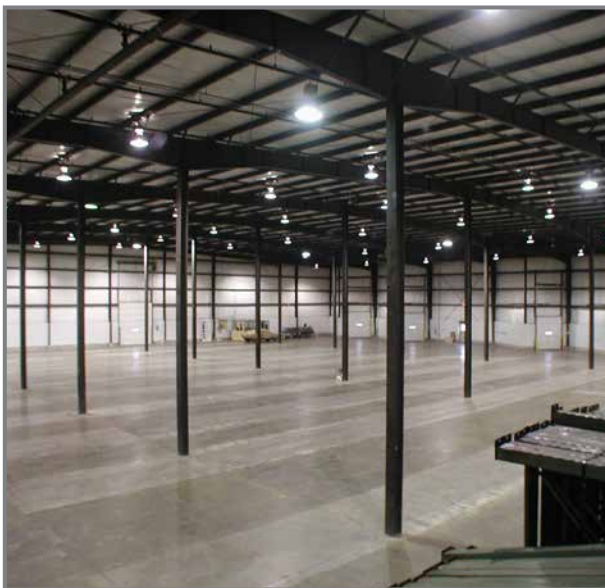
Compressor Room



16,000 SF Dry Storage Area with Racks



Dry Storage Area



Loading Docks



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **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
10 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
12 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
33 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.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

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

38 _____

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

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 A "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
55 agreement made concerning the transaction.

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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Broker Disclosure