

INDUSTRIAL FOR SALE NEWLY CONSTRUCTED

6305 RONALD REAGAN AVE. | MADISON, WI 53704



Greywolf Industrial II

6305 Ronald Reagan Avenue
Madison, Wisconsin 53704

Property Description

Greywolf Partners is pleased to offer the opportunity to purchase Greywolf Industrial II. This brand new 122,038 square foot speculative industrial building is located just a few miles from the heart of Madison in Madison's Center for Industry & Commerce business park.

This state-of-the-art building was developed for warehouse/distribution, manufacturing, assembly, or R&D uses. This facility is currently 100% occupied by a design, manufacturer, and supplier of home decor products.

Investment Highlights

- Ideal Location - within the Center of Industry & Commerce business park and near Dane County Regional Airport
- Major Highway Access - just over a mile from I-39/90 interchange
- Building Features - includes 20 loading docks and four drive-ins
- Stabilized Cash Flowing Property - long-term tenant in place providing steady cash flow

OFFERING SUMMARY

Virtual Deal Room	Click Here
Current Occupancy	100%
Size	122,038 SF
Year Built	2022

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PROPERTY OVERVIEW



Property Details

Address:	6305 Ronald Reagan Avenue Madison, WI 53704
Tenants:	Uniek, Inc.
Size:	122,038 SF
Year Built:	2022
Number of Buildings:	1
Lot Size:	9.03 Acres
Occupancy:	100%
Parking:	Surface 123



Property Highlights

- Clear height 32'
- 50'x50' column spacing
- Decorative precast panel construction
- 7" concrete floor slabs
- LED lighting interior & exterior
- ESFR fire protection system
- 20 exterior loading dock doors
- Four drive-in doors (12'x14')
- 2,000 amp 480/277 volt electrical service
- Ballasted EPDM roof with R-25 value



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PHOTOS



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BUILDING ELEVATIONS



20 COLORED WEST BUILDING ELEVATION
SEP-17



24 COLORED NORTH BUILDING ELEVATION
SEP-17

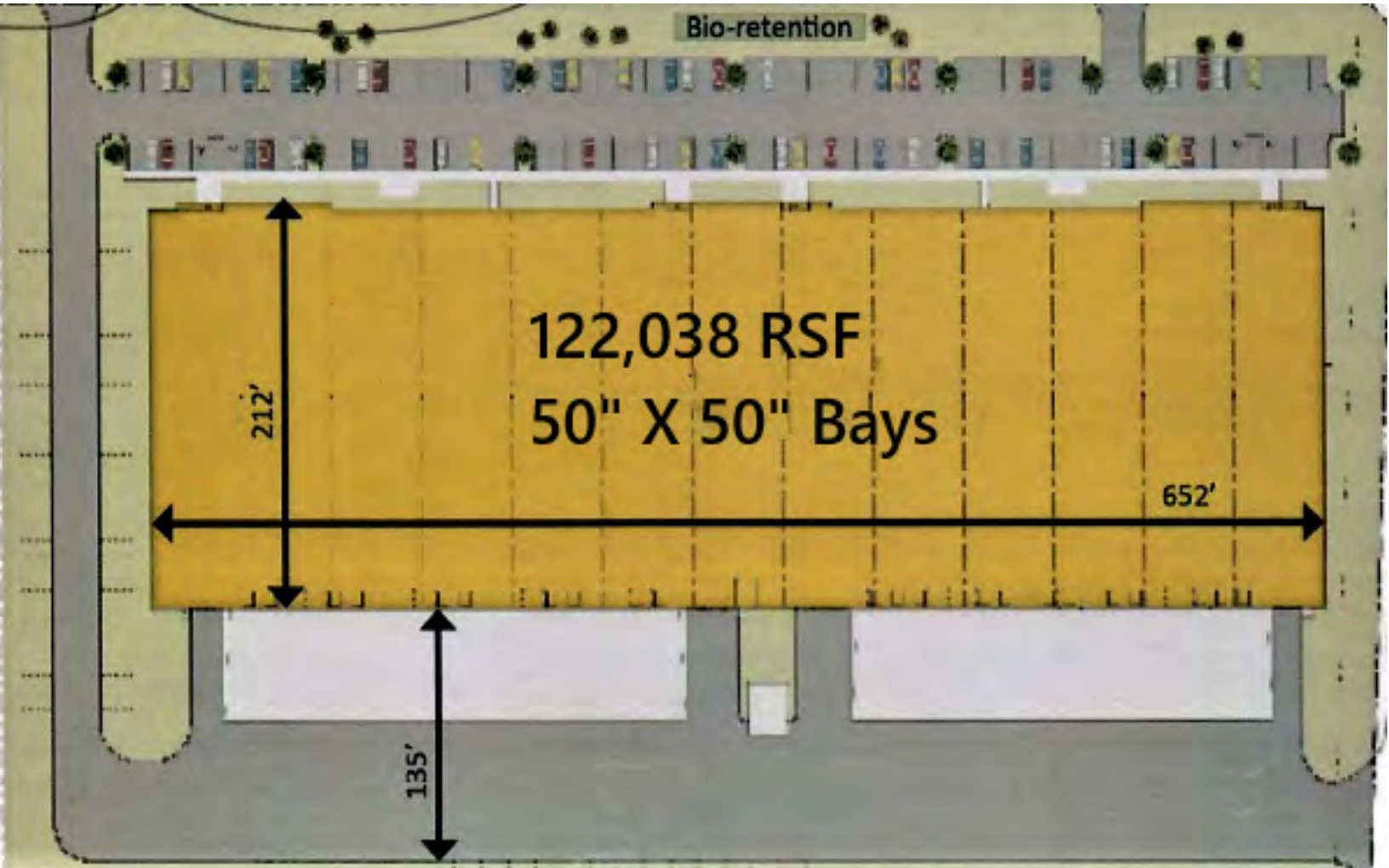


27 COLORED SOUTH BUILDING ELEVATION
SEP-17



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SITE PLAN



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AERIAL MAP



1.1 Miles / 5 Minutes
from I-39 /90 Interchange

FedEx

euofins
the biotechnological company

Greywolf Industrial II

DANE COUNTY
REGIONAL AIRPORT
MADISON

Location Overview
Greywolf Industrial II is located at 6305 Ronald Reagan Avenue, in Madison's Center for Industry & Commerce business park. The property offers quick and convenient access to the I-90/39 interchange, providing excellent linkage to the metro-Madison region.

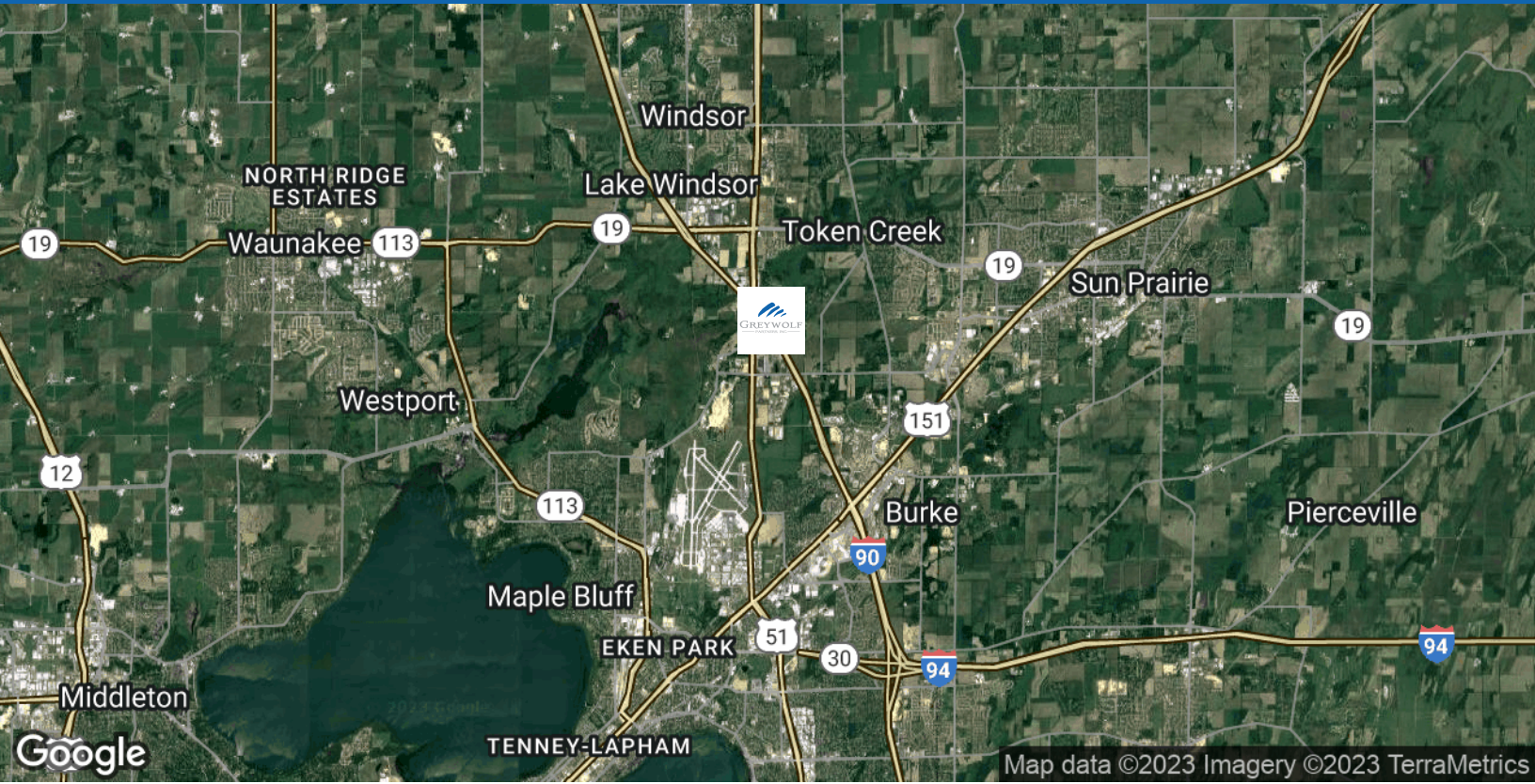
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LOCATION MAPS



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RETAILER MAP



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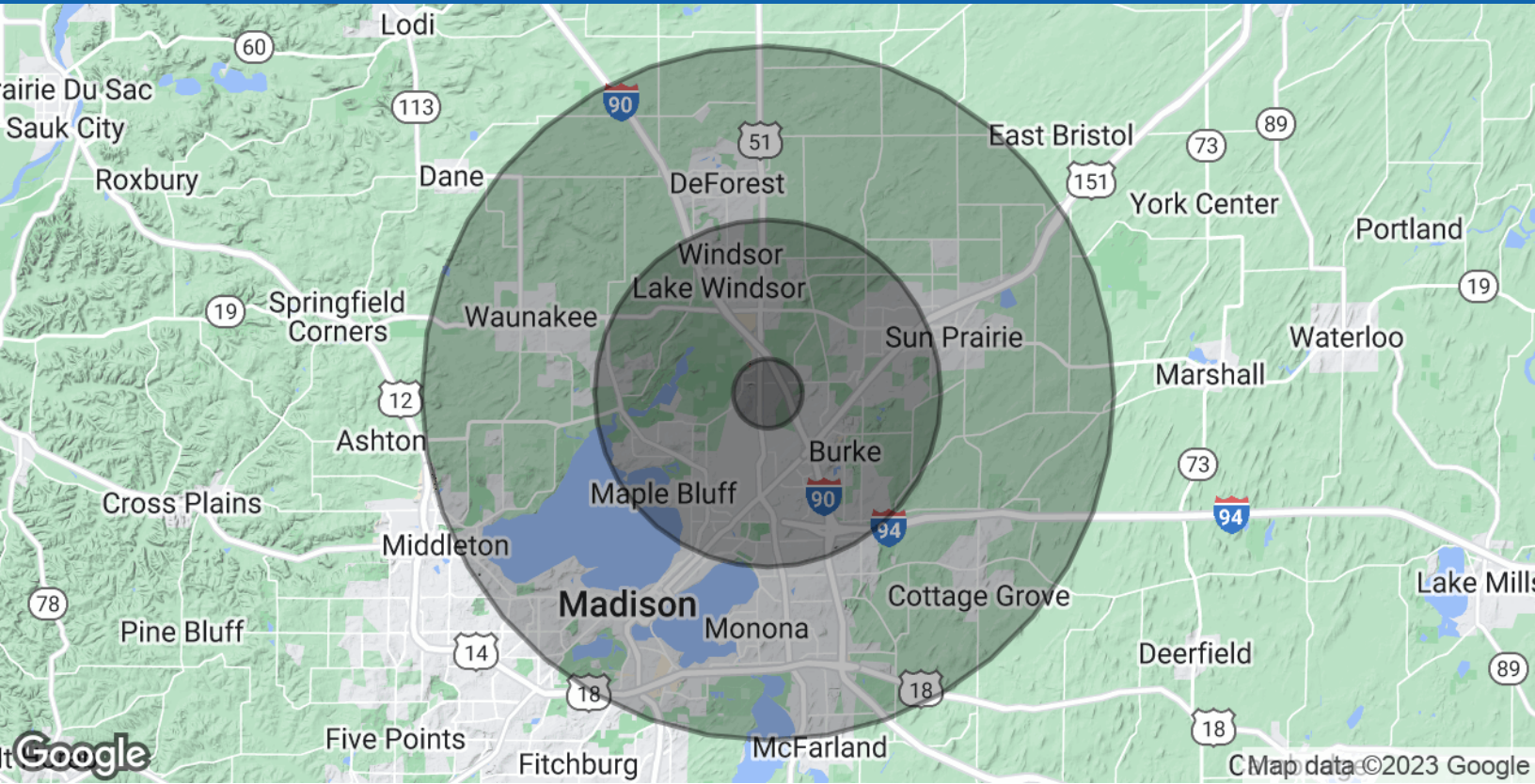
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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	5 Miles	10 Miles
Total Population	1,293	93,422	308,921
Average Age	43.0	37.6	35.7
Average Age (Male)	42.4	36.9	35.2
Average Age (Female)	42.9	38.3	36.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	673	41,778	135,154
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$85,003	\$82,304	\$86,200
Average House Value	\$219,314	\$237,274	\$257,402

* Demographic data derived from 2020 ACS - US Census

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

NAI Greywolf
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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