

Industrial Land For Sale

Waunakee Vacant Land - Industrial

WAUNAKEE, WI 53597

Price: \$675,000



KATIE WEST
Commercial Real Estate Broker
(608) 443-1023
kwest@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
(608) 443-1040
ccaalum@oakbrookcorp.com

PROPERTY SUMMARY

LOT 1 INDUSTRIAL LAND



Property Summary

Price:	\$675,000
Lot Size:	12.34 Acres (4.06 useable acres of land)
Access:	Off Hwy 19/E. Main St.
Cross Streets:	Marshall Drive/Main St.
Permitted Uses:	See Comments
Frontage:	Hwy 19/E. Main St.
Utilities:	At Street/ lot lines
Zoning:	I-2 (General Industrial)

Property Overview

12.34 acres total land area (4.06 acres useable/developable land net of net wetland setback area).

Wetland delineation completed in 2022. The wetland buffer area can be used for stormwater retention and greenspace requirements. A portion of the site has an existing gravel parking lot in place. Nearby employers include Dane Manufacturing, Scientific Protein Labs, NORD Gear, RenewAire, Uniek, Suttle Straus, & Octopi Brewing Co. Nearby restaurants include Lone Girl Brewery, Zoe's Pizzeria, Mr. Brew's Taphouse, Rex's Innkeeper, El Charro Mexican Grill, Culver's and more. Zoning will allow all uses within the Village's I-2 General Industrial District.

Location Overview

Adjacent to the Waunakee Industrial Park; just 5 miles from Interstate 90/94/39. Located directly across from the Veridian Homes "Heritage Hills" development, featuring: 318 Single Family Homes, 88 Twin Homes, 72 Haven Twin Homes, and 200 Multi-Family Homes in the rapidly growing village of Waunakee, just to the east of the popular downtown main street area.

PROPERTY PHOTOS

LOT 1 INDUSTRIAL LAND



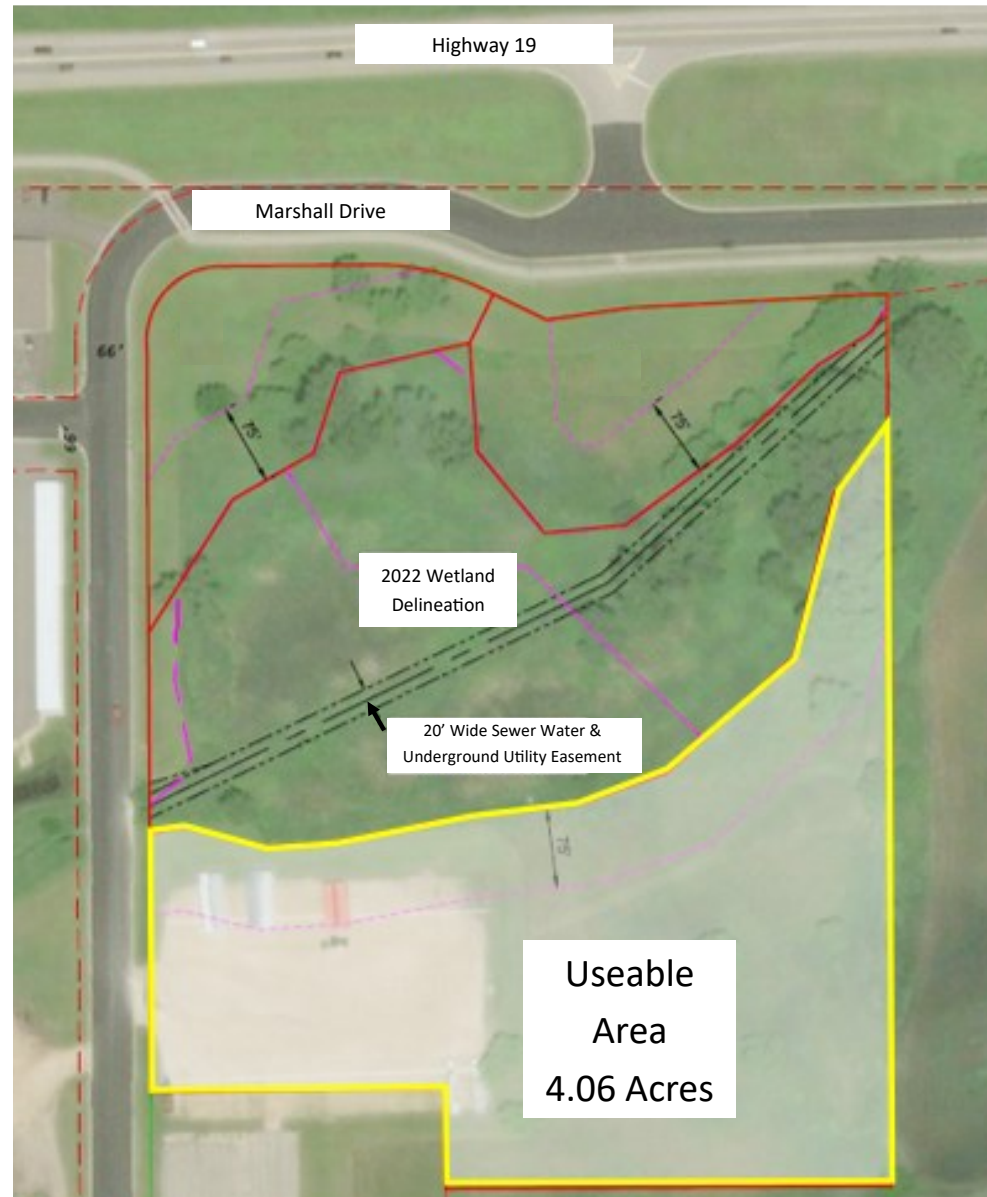
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaalum@oakbrookcorp.com

SITE MAP

LOT 1 INDUSTRIAL LAND



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaalum@oakbrookcorp.com

DISCLAIMER

LOT 1 INDUSTRIAL LAND

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

OAKBROOK CORPORATION

2 Science Court, Suite 200
Madison, WI 53711

PRESENTED BY:

KATIE WEST

Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

CHRIS CAULUM, SIOR

Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.