

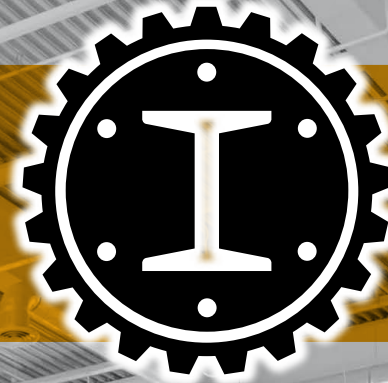
INDUSTRIAL SPACE FOR LEASE

801

4TH STREET, BELOIT, WI

OWNED & MANAGED BY

HENDRICKS
COMMERCIAL PROPERTIES



IRONWORKS



**CUSHMAN &
WAKEFIELD**

BOERKE

ROBERT FULFORD
REAL ESTATE ADVISOR
214.732.4169
rfulford@boerke.com

NICK UNGER
PRINCIPAL
262.352.6943
nunger@boerke.com

IRONWORKS

OVERVIEW

For nearly 150 years, the site was home to the Beloit Corporation, an economic powerhouse that manufactured the world's finest paper-making machines. Like many other industries in the region, Beloit Corporation struggled through an economic downturn and ultimately closed its doors in 1999.

In 2001, Ken and Diane Hendricks purchased the property and began a remarkable transformation. Renamed "Ironworks" to reflect its historic roots, renovation of the 750,000+ SF property began in 2002. The former office and storage buildings, foundry, and various manufacturing bays have been fully reimagined into attractive loft-style offices and creative spaces. Exposed brick walls and open truss ceilings showcase a unique industrial character.

Ironworks is now home to a variety of different businesses, from engineering and golf simulation to software and E-commerce.

LOCATION

- Ironworks Campus sits on the banks of the Rock River in the heart of Beloit's City Center
- Just 1 hour from Madison, 1 hour and 10 minutes from Milwaukee, and 1 hour and 45 minutes from the Chicago area
- Minutes from the I-39/90 and I-43 corridor
- A new pedestrian bridge connects Ironworks Campus to businesses across the Rock River. Downtown coffee shops, restaurants and boutique hotels, perfect for business travel, are within a five-minute walk of campus.

AMENITIES



Unique loft-style space with historic character



Flexible size options & built-to-suite offices



High-speed Internet & fiber options



YMCA on-site, offering full fitness & daycare facilities



Responsive ISP



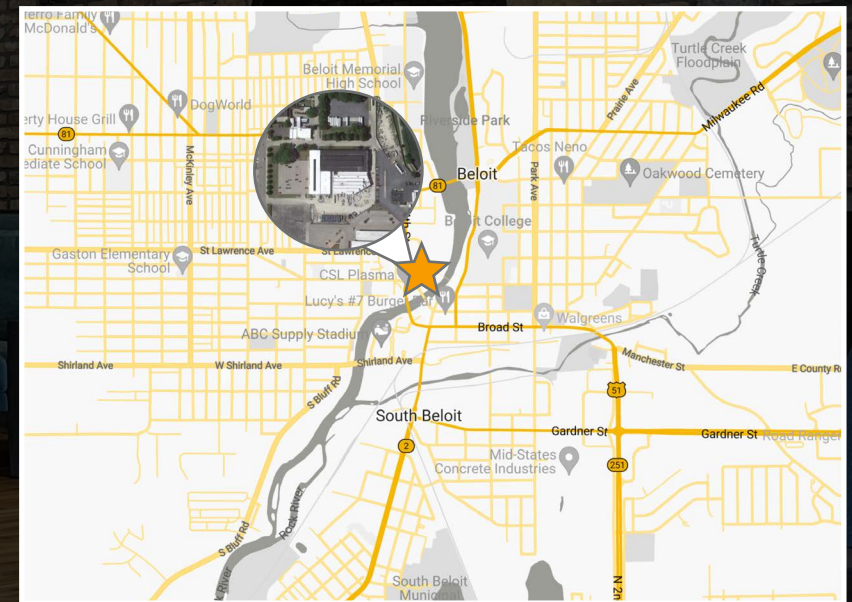
Reliable energy provider



Golf Simulation



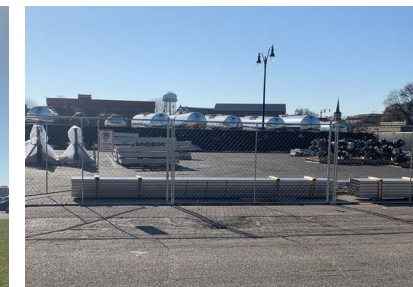
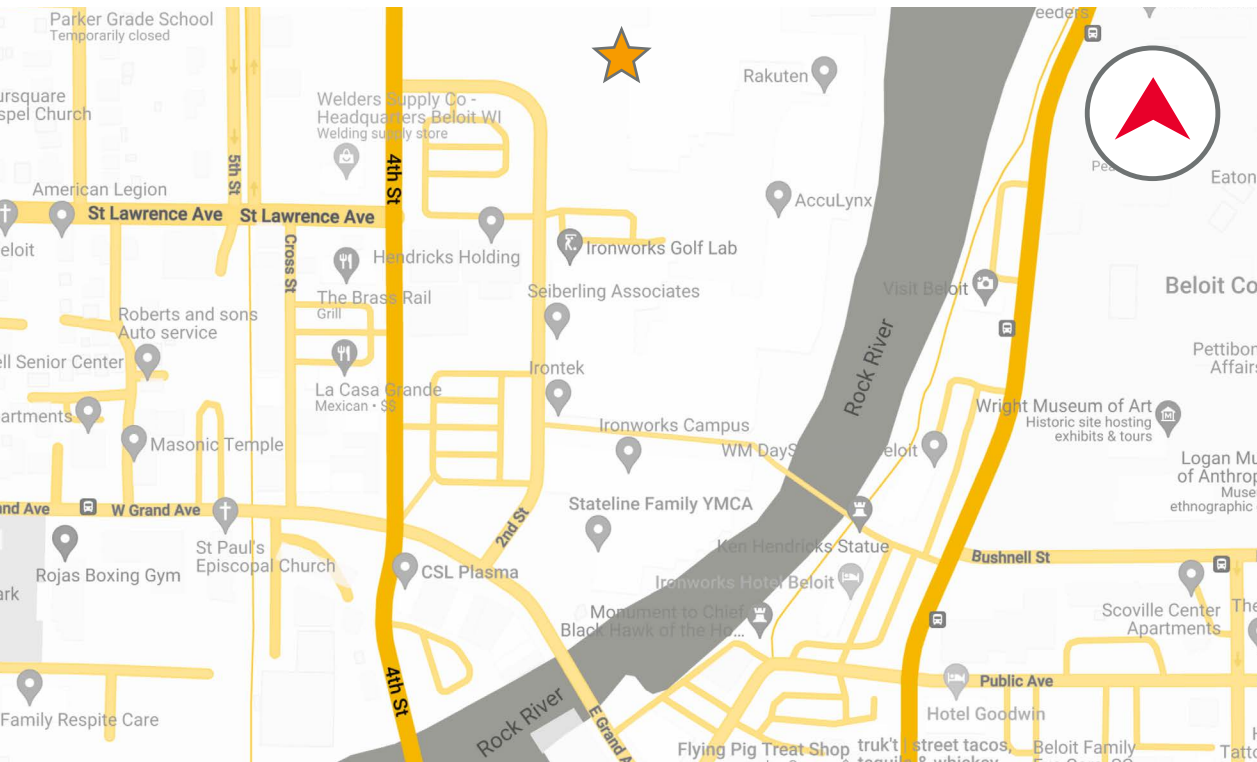
Co-working & incubation



801 4TH STREET

OVERVIEW

SF Available:	93,779 SF	Cranes:	2, 5, 10 Ton
Office SF:	4,000 SF	Sprinkler:	Wet
Site Size:	6.034 Acres	Power:	Heavy (To be verified)
Zoning:	M-2	Lighting:	T8
Clear Height:	24'-30'	Heat:	Radiant
Docks:	2 Interior		
Drive-Ins:	10		



FEATURES

- Blast room and paint booth
- Heavy infrastructure
- Compressed air lines throughout
- Available Q1 2025

ECONOMICS

Lease Rate: Subject to Offer

STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

DISCLOSURE TO CUSTOMERS

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

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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 Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

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

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

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

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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