

17,300 SF INDUSTRIAL BUILDING - 2.80 AC

BIMBO BAKERIES USA | 2.5 YEARS REMAINING - NO RENEWAL OPTIONS

PARENT COMPANY: GRUPO BIMBO (PUBLICLY TRADED COMPANY - BMV: GRBMF)



OFFERING MEMORANDUM - 1901 & 1905 Bartillon Drive, Madison, WI

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



PRESENTED BY:

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EXECUTIVE SUMMARY

1905 BARTILLON DRIVE



Offering Summary

Price:	\$1,550,000
NOI:	\$97,680
Year Built:	1992
Total Building SF:	17,300 SF
Lot Size:	2.80 AC
Overhead Doors:	18 OH Doors (20'x12')
Dock Doors:	2 Docks (8'x10')
Power:	3 Phase
Zoning:	CC (Commercial Center)

Leasing Summary

Tenant:	Bimbo Bakeries USA
Lease Type:	Triple Net (NNN)
Taxes/Insurance/CAM:	Tenant Responsible
Roof/Structure/Foundation	Landlord Responsible
Lease Commencement:	2/18/1992
Lease Expiration:	6/30/2027
Renewal Options:	None
Tenant Termination Rights:	180 Days Notice

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PROPERTY PHOTOS

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AERIAL MAP

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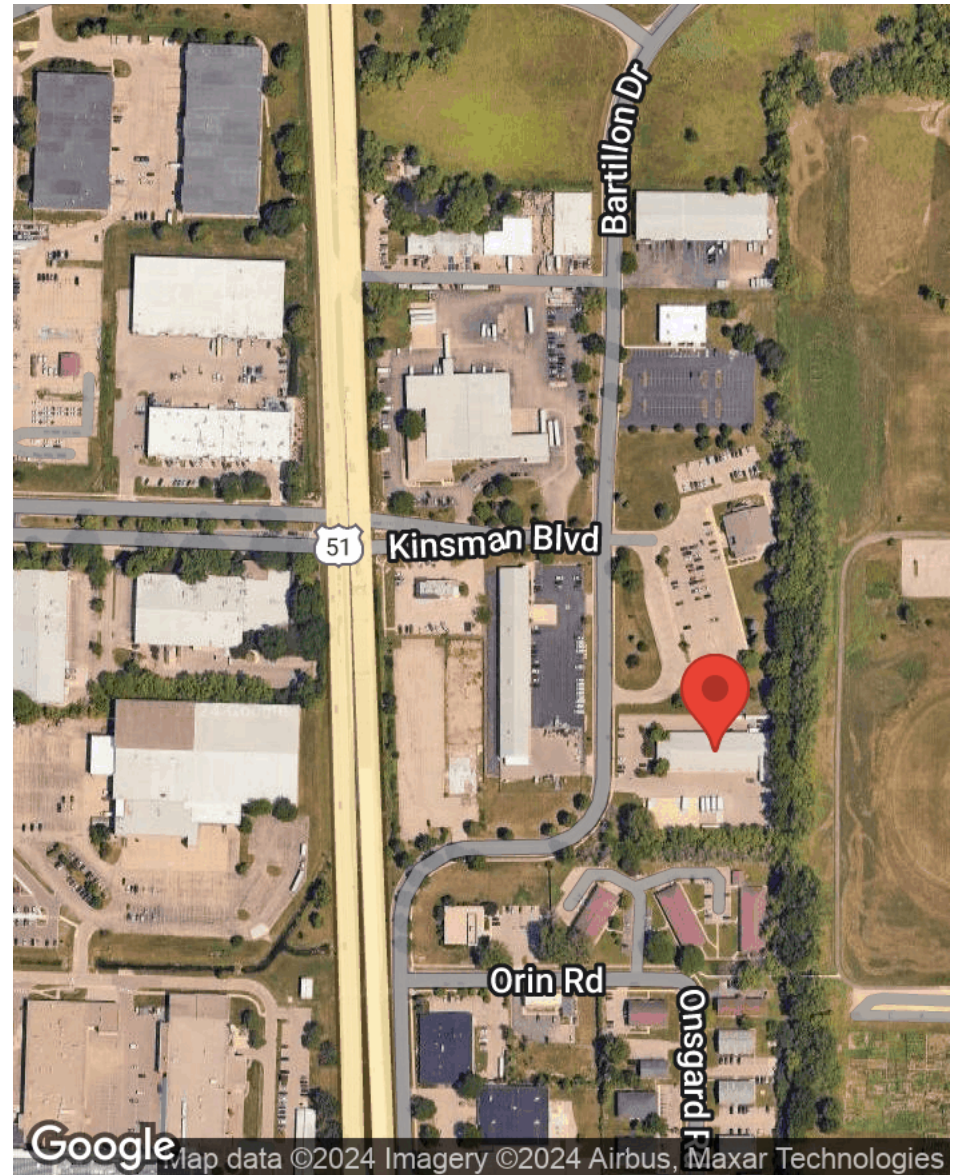


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LOCATION MAPS

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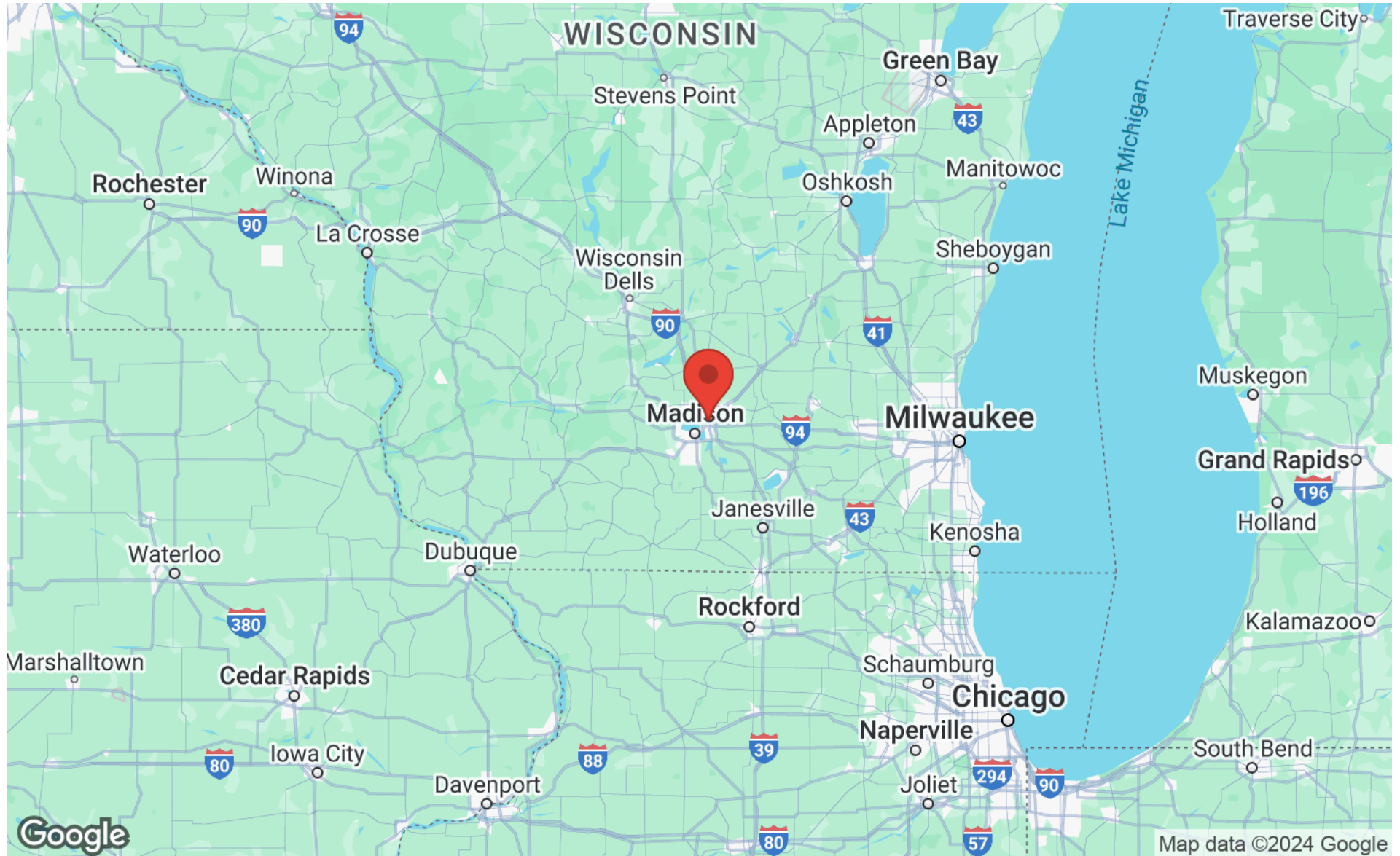


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REGIONAL MAP

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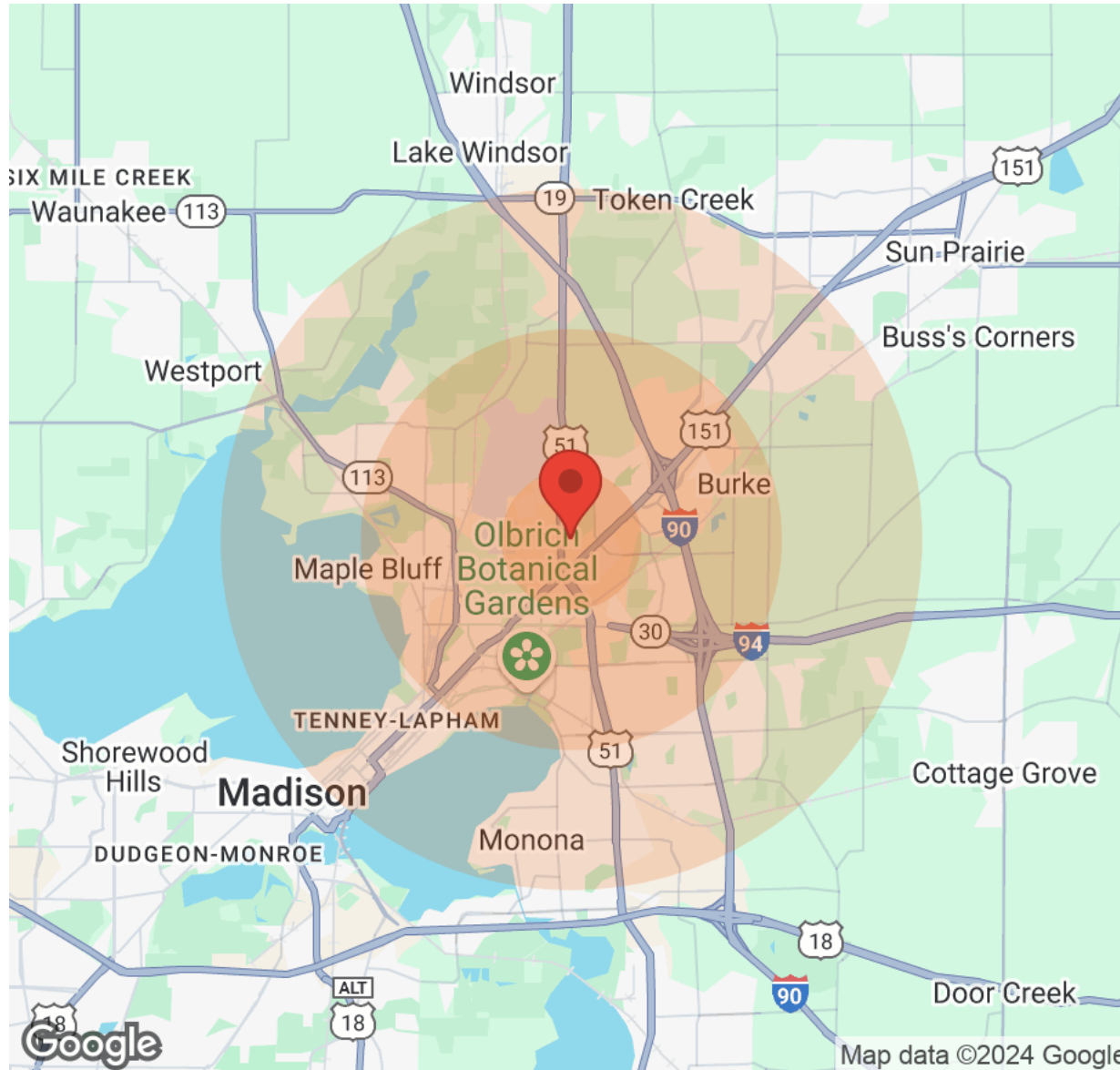


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DEMOGRAPHICS

1905 BARTILLON DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	2,909	28,885	60,260
Female	2,821	29,466	60,405
Total Population	5,730	58,351	120,665

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,102	9,770	18,581
Ages 15-24	639	6,180	12,100
Ages 25-54	2,752	25,517	55,184
Ages 55-64	588	7,869	15,740
Ages 65+	649	9,015	19,060

Income	1 Mile	3 Miles	5 Miles
Median	\$53,781	\$53,292	\$52,819
< \$15,000	158	2,634	7,459
\$15,000-\$24,999	322	2,987	5,787
\$25,000-\$34,999	411	3,208	5,962
\$35,000-\$49,999	271	3,733	7,191
\$50,000-\$74,999	581	6,053	11,230
\$75,000-\$99,999	415	4,098	7,815
\$100,000-\$149,999	230	2,776	6,508
\$150,000-\$199,999	96	733	1,834
> \$200,000	48	520	1,094

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,728	28,408	58,333
Occupied	2,596	26,845	54,837
Owner Occupied	1,205	14,868	28,644
Renter Occupied	1,391	11,977	26,193
Vacant	132	1,563	3,496

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DISCLAIMER

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