

Now Available for Purchase!

Colliers

For Sale or Lease
1824 Haynes Drive
Sun Prairie, WI 53590

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PROPERTY HIGHLIGHTS

Colliers

Move-in-ready, hard to find, well maintained industrial facility in Sun Prairie Business Park

Building SF	79,087 SF
Construction	Pre Cast
Clear Height	32'
Loading	3 Docks 3 Drive-Ins <i>Opportunity to expand loading</i>
Year Built	2008
HVAC	Full HVAC in Office Gas Fire Furnace in Warehouse
Sprinkler System	Wet System
Land Area	4.03 Acres
Parking	28 Spaces

Zoning	SI (Suburban Industrial)
NNN	\$1.60 / SF
Lease Rate	Negotiable
Sale Price	\$8,690,000 (\$110.00/SF)
Current NOI	Inquire with Broker

Property Highlights

- Interstate access - less than 1.5 miles from full-diamond interchange at Bristol Street and Highway 151
- Optimal layout
- Very limited move-in-ready product available in this size range
- Wide variety of potential users
- Ability to add more docks and drive-ins
- Adjacent land also available for purchase for future expansion capabilities

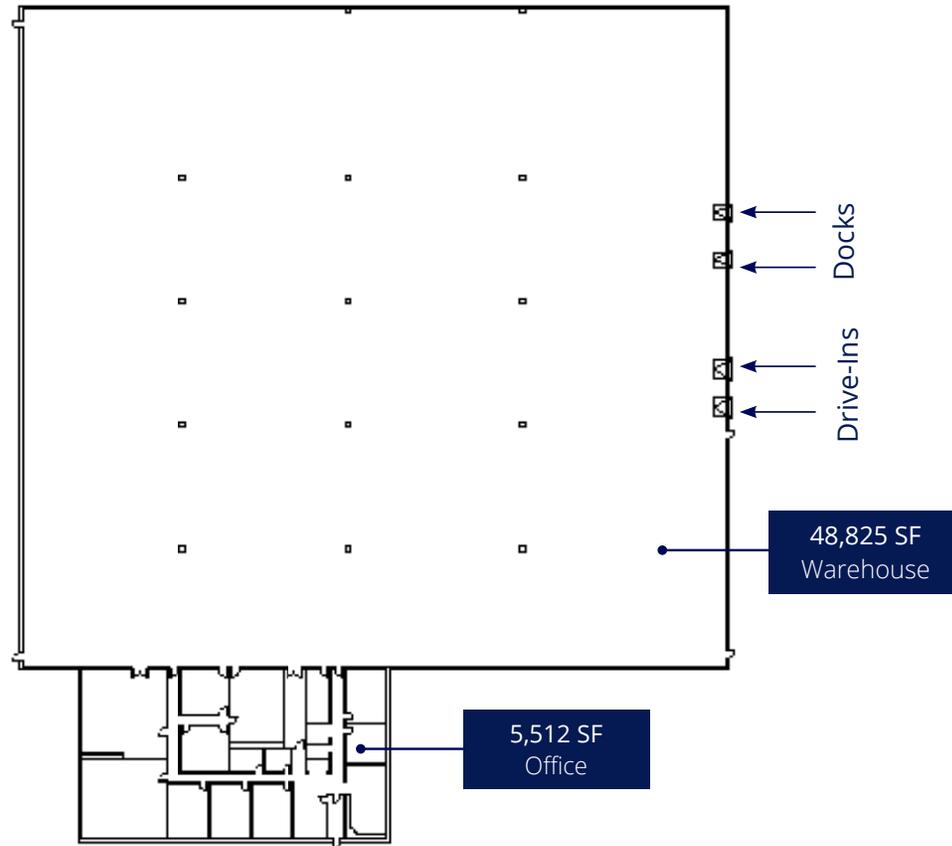


AVAILABLE SPACE

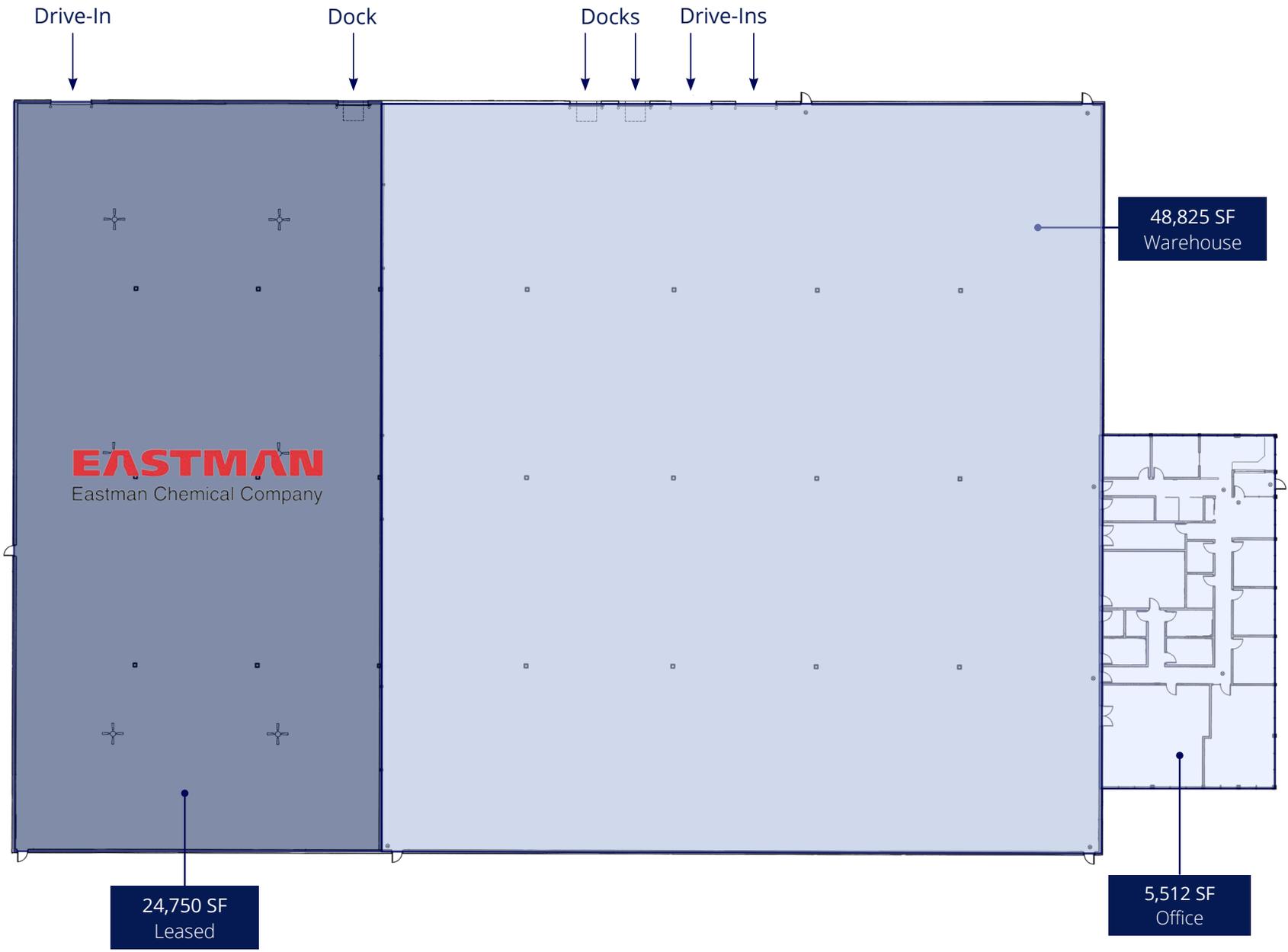


Suite 100

Available SF 54,337 SF
Office SF 5,512 SF
Warehouse SF 48,825 SF
Loading 2 Docks With Levelers &
2 Drive-ins
Ability to add more



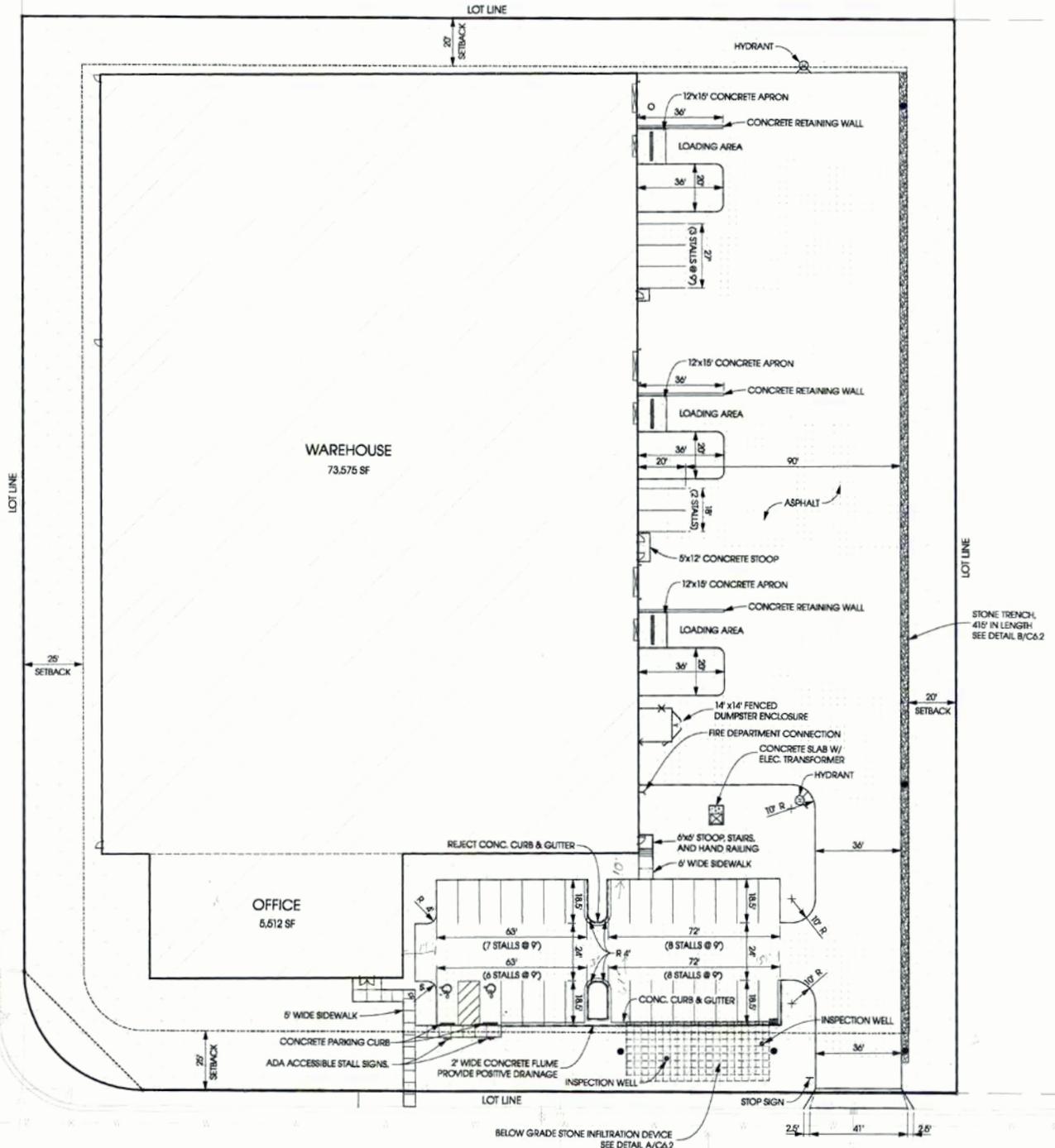
BUILDING FLOORPLAN



SITE PLAN



WILBURN ROAD



HAYNES DRIVE

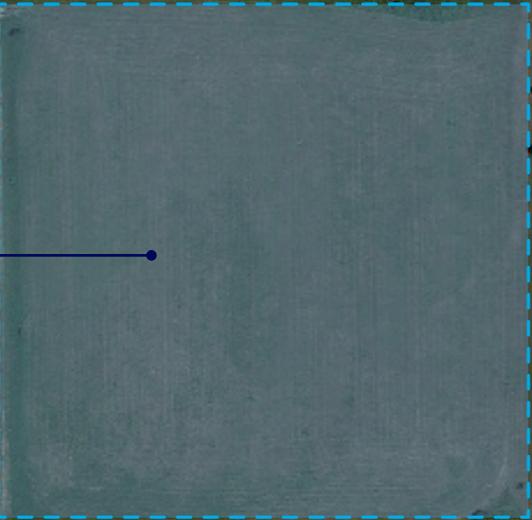
EXPANSION OPPORTUNITY



Available Land for Future Expansion
1223 Wilburn Road
3.71 Acres
\$110,000 / Acre

24,750 SF
Leased

54,337 SF
Available



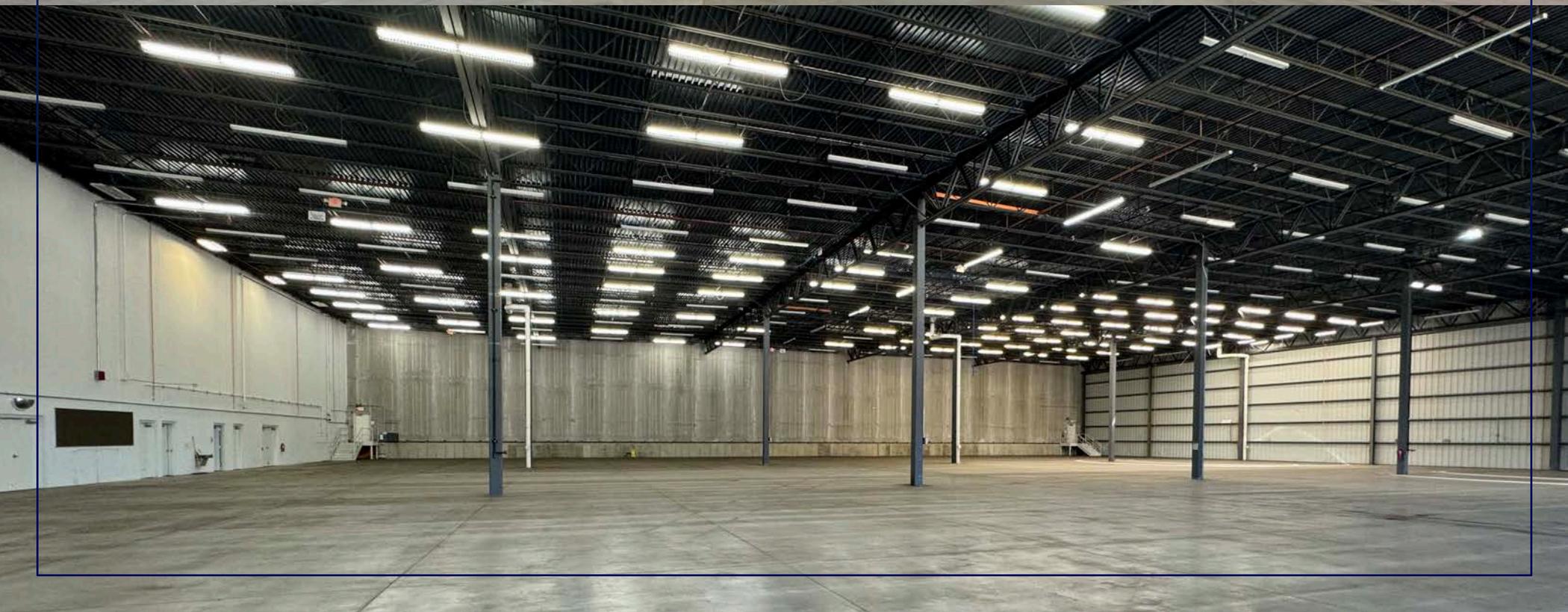
4.03 Acres

Drive-in
Dock
Drive-ins Docks

Wilburn Road

Haynes Drive

BUILDING PHOTOS



PROPERTY LOCATION

Colliers

hallman
lindsay
QUALITY PAINTS

Colony
BRANDS, INC.

IMPERIAL
BLADES

TST
ENGINEERED
COATING
SOLUTIONS

ROYLE
PRINTING

1824 Haynes Drive
Sun Prairie, WI

i3
PRODUCT
DEVELOPMENT

RECON
EQUIPMENT CENTER

BADGER
graphic systems

Palmer Johnson
Power
Systems

PanoGold

4
lakes
label

WPPI
ENERGY

PRO-ACTIVE
ENGINEERING

US Highway 151



DRIVE TIMES



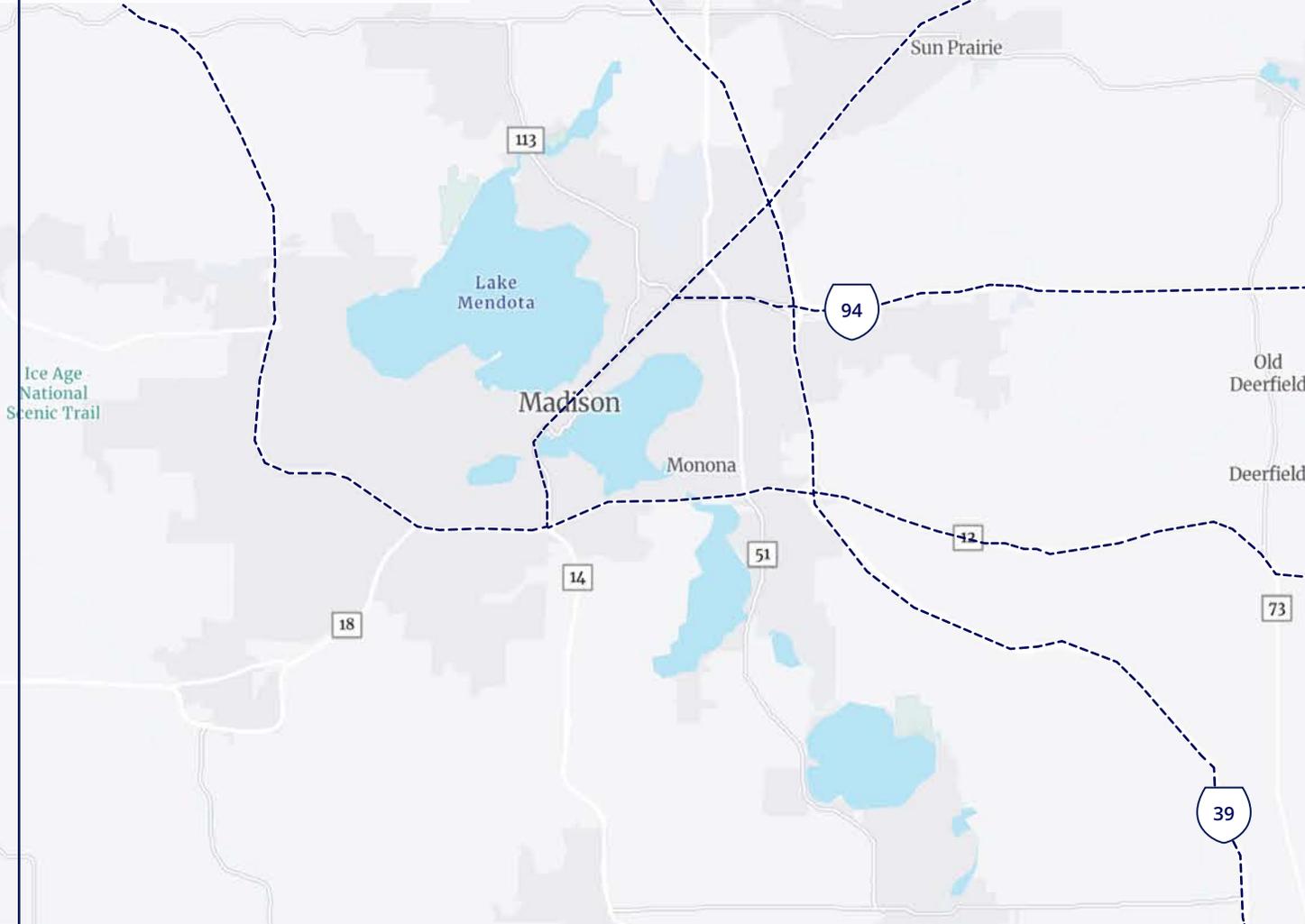
HWY 151 Access
4 Minutes | 1.7 Miles



Madison
15 Minutes | 29 Miles



Milwaukee
1 Hour 17 Minutes | 75.3 Miles



CONTACT US



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

Broker 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. The 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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 to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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.

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>