

FORMER BOBCAT EQUIPMENT SALES AND SERVICE FACILITY
4414 State Highway 92, Brooklyn, WI 53521

- Prime Hwy 92 visibility with strong daily traffic.
- 8.12-acre commercial site with ample outdoor space.
- Flexible layout for showroom, rental, or service use.
- Central location near Evansville, Oregon &



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Property Summary

Building SF:	13,496
Lease Rate:	\$8-\$13
Lot Size:	8.12 Acres
Parking:	Yes
Rentable SF:	13,496
Tenants/Units:	2
Type:	Industrial
Year Built:	1974

Property Overview

High-Visibility Corridor — Prominent frontage on State Highway 92 with consistent traffic flow between Evansville, Oregon, and Madison.

Expansive 8.12-Acre Site — Ideal for equipment display, outdoor storage, circulation, and future expansion.

Versatile Commercial Use — Suited for showroom, rental operations, service/repair, or equipment-focused businesses.

Strong Regional Customer Base — Centrally located near growing residential communities and established agricultural and construction markets.

Easy Access for Large Vehicles — Wide open grounds and convenient entry points for trucks, trailers, and service equipment.

Location Overview

Positioned in a thriving rural-commercial corridor, this site offers direct access to a mix of agricultural operations, growing residential communities, and regional service businesses. Its location on State Highway 92 places it between several high-demand markets, creating a steady flow of potential customers and vendors. The surrounding area continues to see expanding commercial activity, supported by strong connections to Evansville, Oregon, and the greater Madison area. With open sightlines and a wide frontage, the property benefits from strong drive-by visibility and convenient access for trucks, equipment transport, and service vehicles.



High-Visibility Commercial Site on Hwy 92

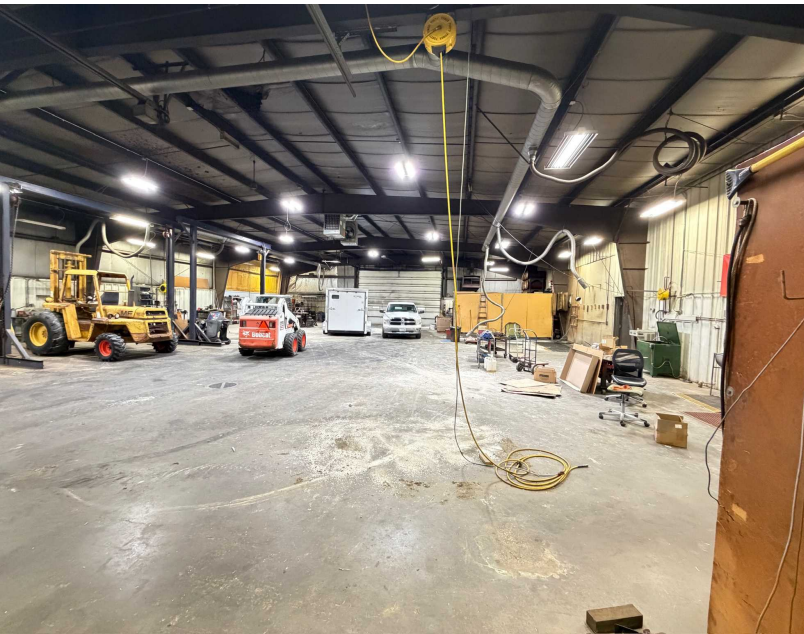
This versatile commercial property --- most recently housing Carter & Gruenewald Co Inc's Brooklyn location --- is now available for lease. The facility has served for many years as a combined equipment showroom, rental hub, and parts/service center specializing in compact construction, mowing equipment, farm machinery, rentals, and maintenance services. 8.12 Acres of Land with Product Visibility and Healthy Traffic Counts from Evansville, Oregon, Madison Corridor.

PROPERTY PHOTOS

FORMER BOBCAT EQUIPMENT SALES AND SERVICE FACILITY

4414 State Highway 92

Brooklyn, WI 53521

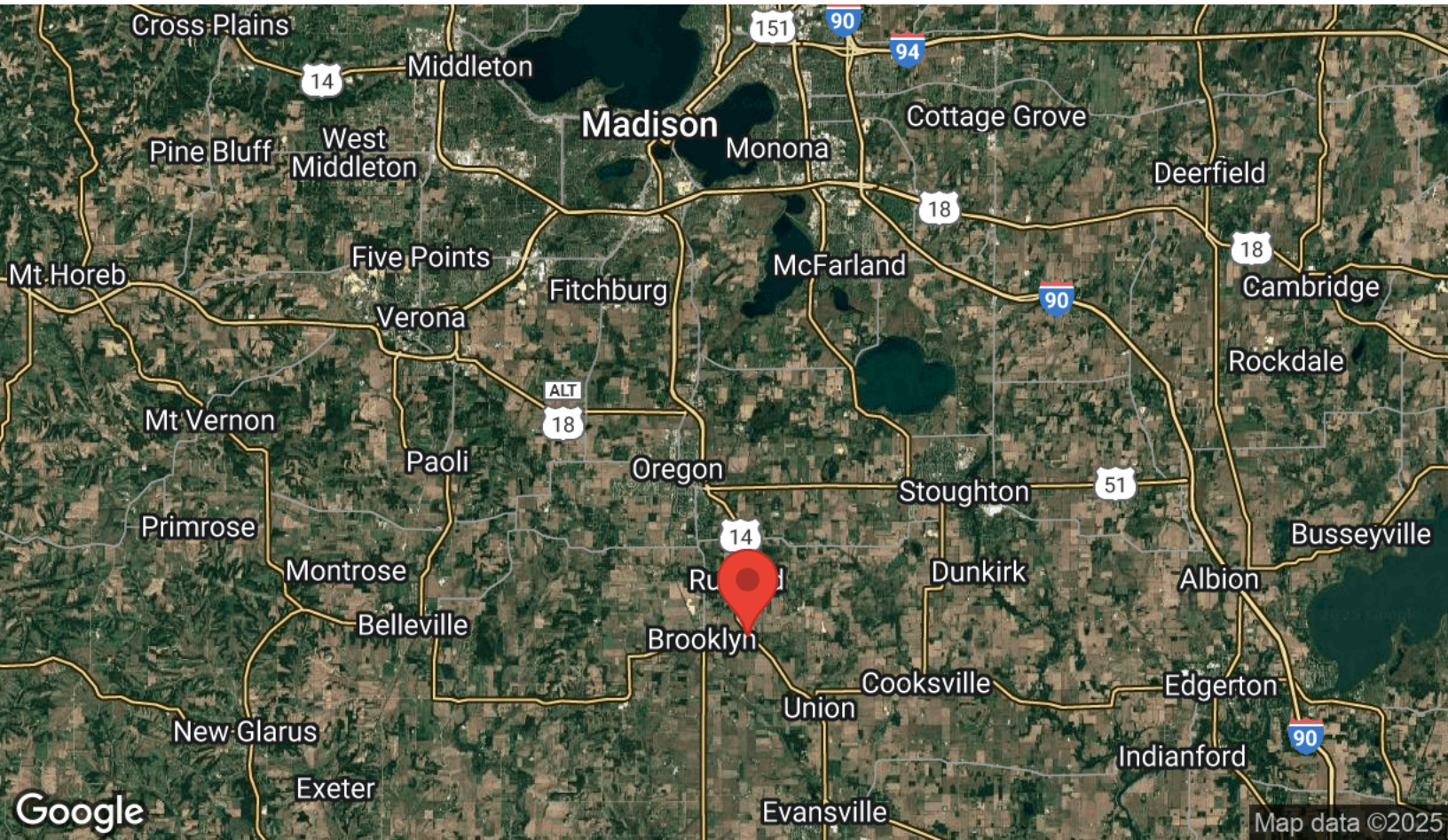
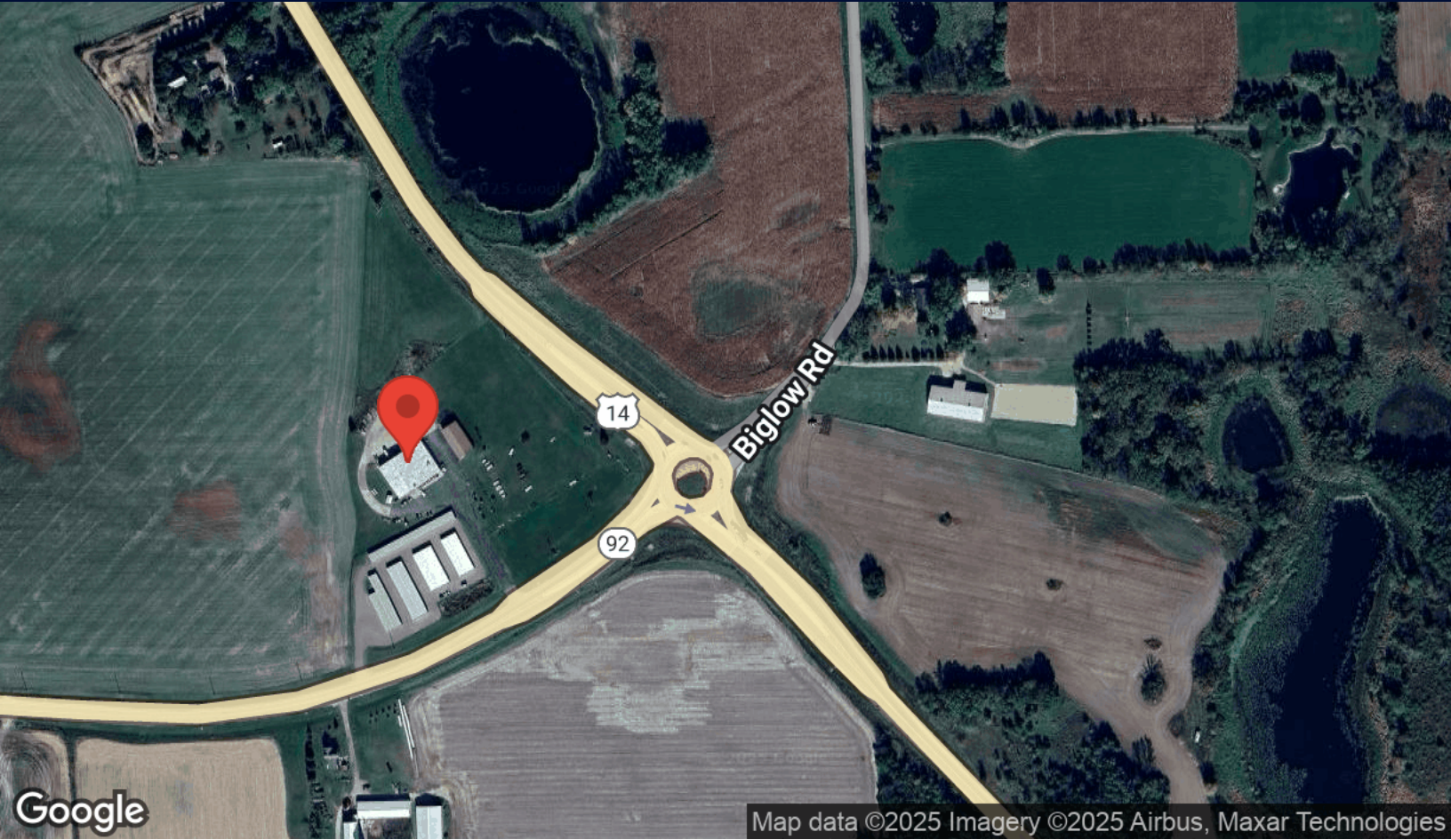


LOCATION MAPS

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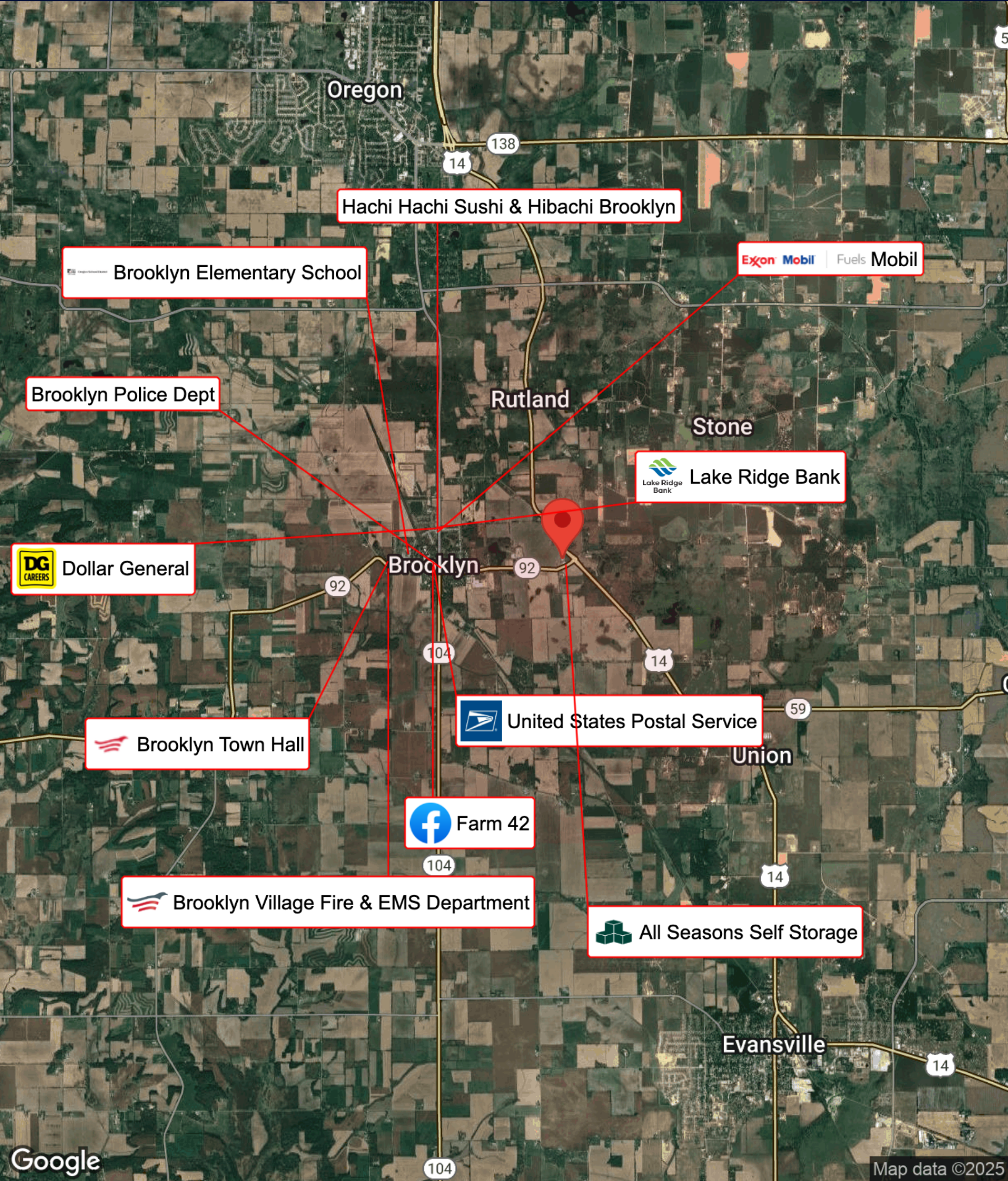


BUSINESS MAP

FORMER BOBCAT EQUIPMENT SALES AND SERVICE FACILITY

4414 State Highway 92

Brooklyn, WI 53521



Hachi Hachi Sushi & Hibachi Brooklyn

Brooklyn Elementary School

Exxon Mobil Fuels Mobil

Brooklyn Police Dept

Rutland

Stone

Lake Ridge Bank

Dollar General

Brooklyn

United States Postal Service

Brooklyn Town Hall

Union

Farm 42

Brooklyn Village Fire & EMS Department

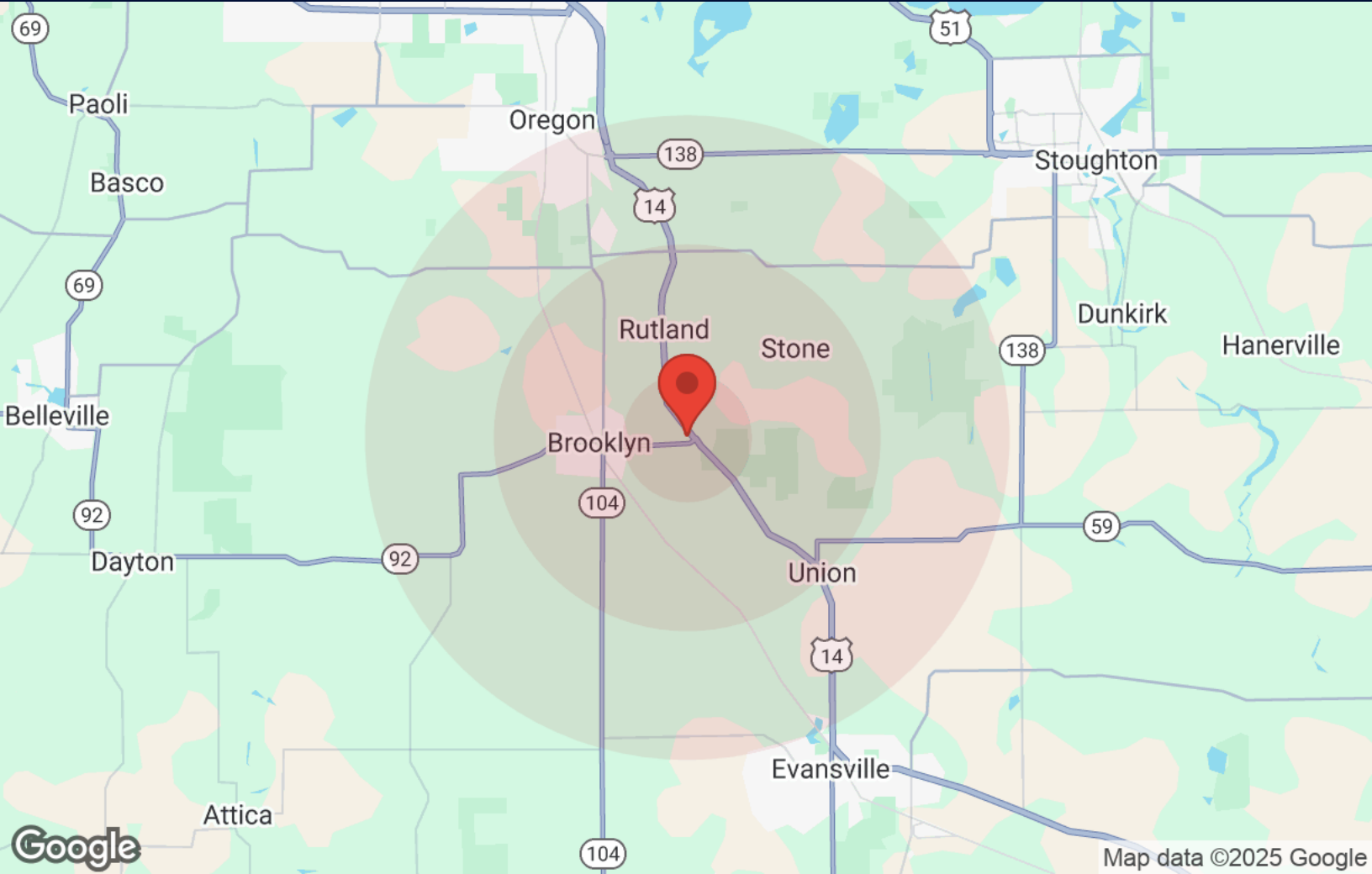
All Seasons Self Storage

Evansville

DEMOGRAPHICS

FORMER BOBCAT EQUIPMENT SALES AND SERVICE FACILITY

4414 State Highway 92
Brooklyn, WI 53521



Population	1 Mile	3 Miles	5 Miles
Male	129	1,480	4,586
Female	119	1,380	4,552
Total Population	248	2,860	9,138

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	35	449	1,517
Ages 15-24	28	315	1,042
Ages 25-54	89	1,032	3,325
Ages 55-64	39	453	1,358
Ages 65+	57	611	1,896

Race	1 Mile	3 Miles	5 Miles
White	226	2,620	8,214
Black	1	30	147
Am In/AK Nat	N/A	3	10
Hawaiian	N/A	1	2
Hispanic	12	124	439
Asian	2	25	121
Multi-Racial	5	55	202
Other	N/A	2	5

Income	1 Mile	3 Miles	5 Miles
Median	\$85,663	\$99,396	\$101,272
< \$15,000	2	29	237
\$15,000-\$24,999	5	42	92
\$25,000-\$34,999	3	30	124
\$35,000-\$49,999	4	62	297
\$50,000-\$74,999	29	243	606
\$75,000-\$99,999	15	162	473
\$100,000-\$149,999	20	250	711
\$150,000-\$199,999	9	151	691
> \$200,000	12	157	466

Housing	1 Mile	3 Miles	5 Miles
Total Units	108	1,207	3,968
Occupied	99	1,125	3,696
Owner Occupied	86	970	2,958
Renter Occupied	13	155	738
Vacant	9	82	272



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. Users should consult with a professional in the respective legal, accounting, tax or other professional.

STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove 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 within 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 (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

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/> or by phone at (608)240-5830.

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 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.

All materials and information received or derived from RE/MAX Preferred 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.

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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. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred 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.

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PRESENTED BY:

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