

Marcus & Millichap
OFFERING MEMORANDUM



CLASS A MULTI-TENANT R&D / Flex
5459 Fen Oak Dr Madison, WI

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Marcus & Millichap

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TABLE OF CONTENTS

SECTION EXECUTIVE SUMMARY	4 – 6
--	--------------

SECTION 5459 FEN OAK DR	7 – 17
--	---------------

SECTION MARKET OVERVIEW	18 – 20
--	----------------



1 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Marcus & Millichap REIS, as exclusive advisor, is pleased to offer for sale 5459 Fen Oak Drive, a Class A multi-tenant R&D / Flex building located in Madison, WI.

This Class A building was constructed in 2007 and is approximately 31,198 SF. The property features lab, R&D, and office space, making this property suitable for a wide range of users.

Marquip-Ward United Inc. currently occupies 6,097 SF with a lease through June 2030. The lease is NNN with 2.5% annual increases. The remaining 25,101 SF is available for lease or owner occupancy.

INVESTMENT HIGHLIGHTS

- Class A building featuring lab, R&D, and office space
- Marquip-Ward United, Inc. occupies 6,097 SF through June, 2030
- Existing lease is NNN and has 2.5% annual escalators
- Phenomenal Madison, WI market with a robust tenant base within the business park
- 25,101 RSF of available space within the building makes this offering suitable for on owner user, or investor

INVESTMENT HIGHLIGHTS



OFFERING PRICE:
\$4,000,000



PRICE PER SF:
\$128.21



TOTAL SQUARE FEET:
+/- 31,198 SF



LAND AREA:
+/- 3.45 ACRES

Property Expenses

5459 FEN OAK DR MADISON, WI

Current Tenant Expenses	Monthly	Annual
Real Estate Taxes	\$5,712	\$68,533
Utilities	\$649	\$7,799
Insurance	\$795	\$9,540
CAM	\$3,379	\$40,556
Management Fee	\$689	\$8,276
Administrative Fee	\$390	\$4,680
Total Tenant Expenses	\$11,615	\$139,384



**2 5459
FEN OAK DR**

PROPERTY DESCRIPTION



5459 FEN OAK DR MADISON, WI

Tax Parcel	251/0710-221-0409-7
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Acres	3.45 Acres
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Total Square Feet	31,198 SF
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Built	2007
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Clear Height	11'-12'
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Roof	Rubber
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Sprinklers	Yes
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Docks	2
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Class	A
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Zoning	PUD
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Construction	Steel/Masonry
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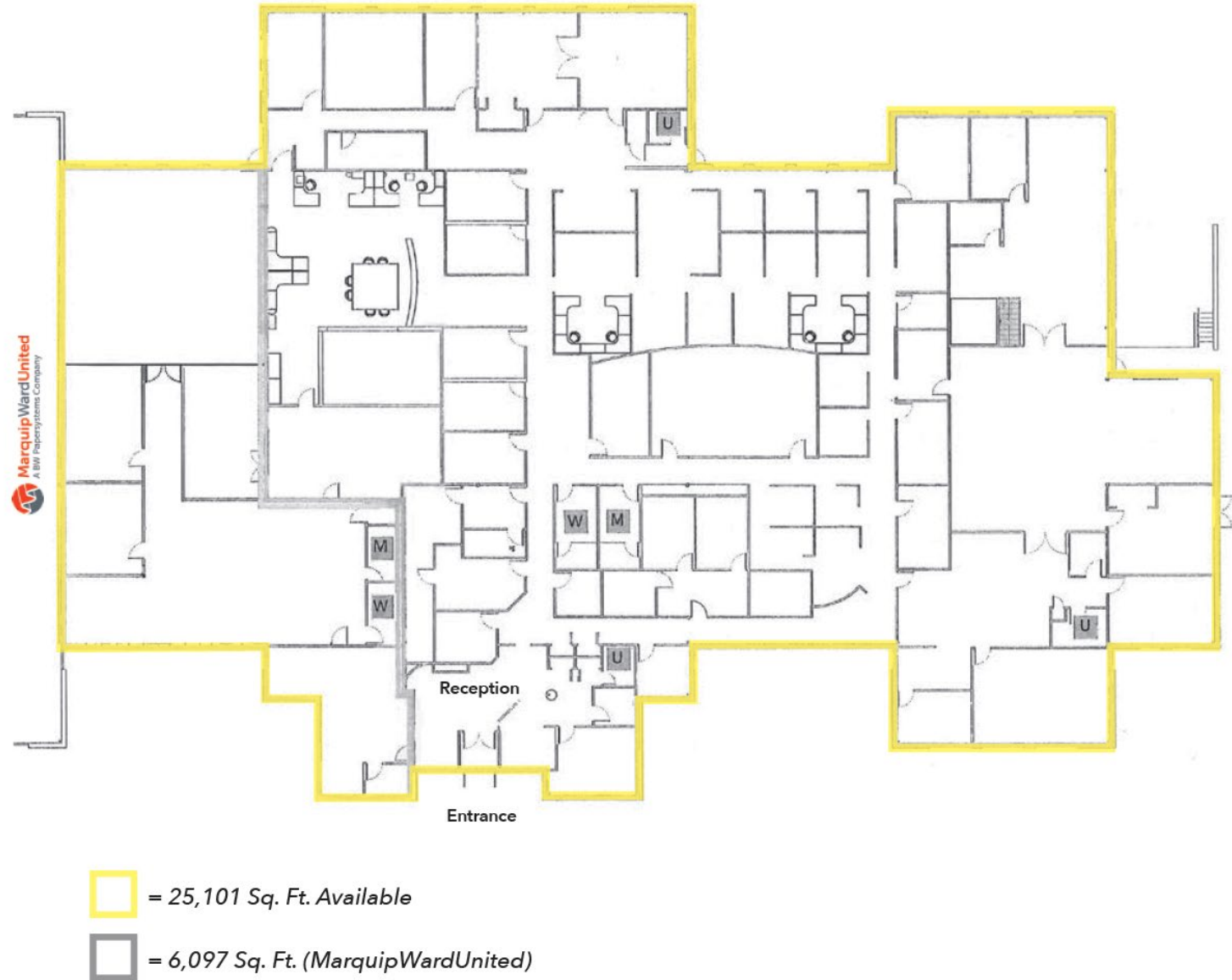
Parking	102 Surface Spots
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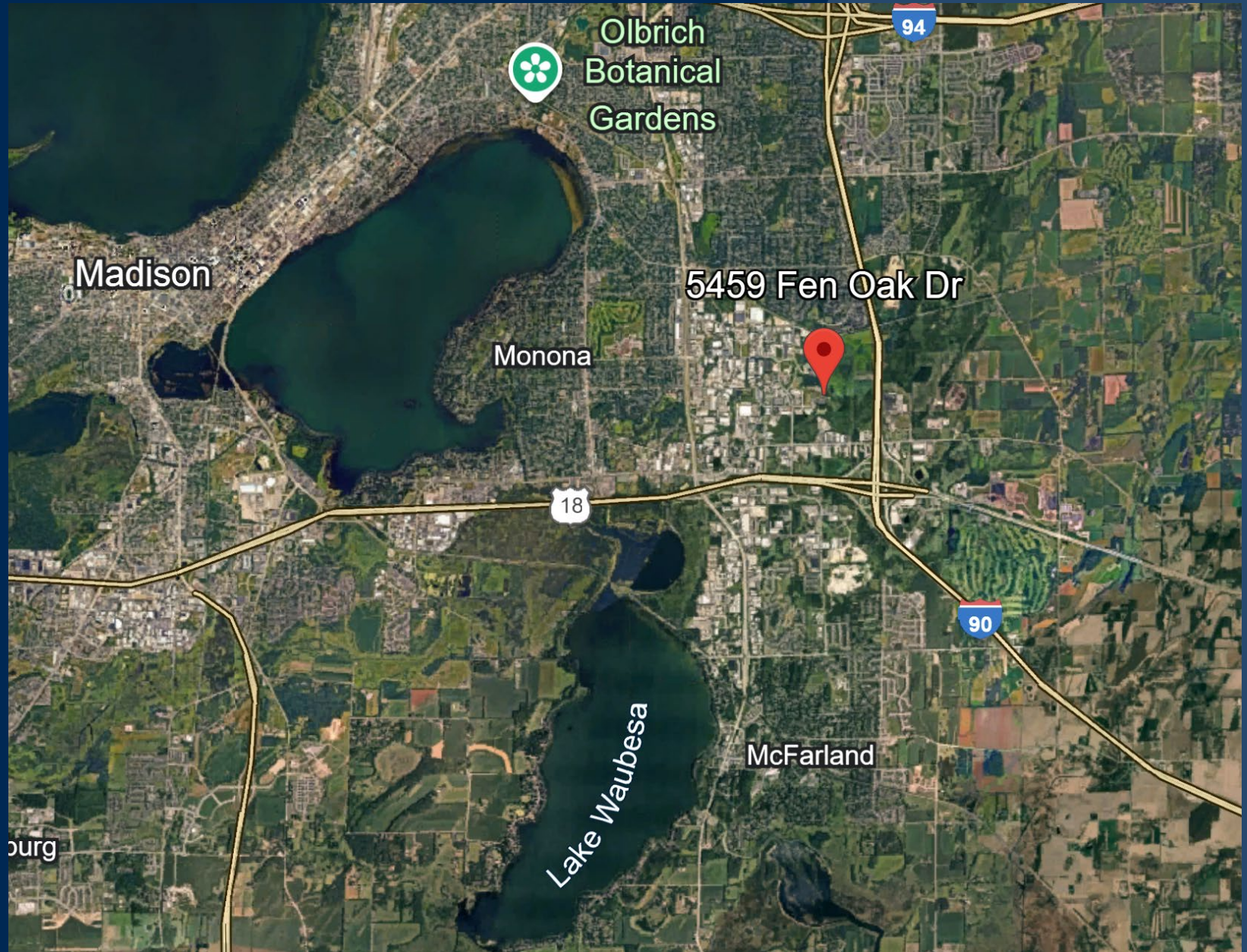


Floor Plan



PARCEL #251/0710-221-0409-7
3.45 ACRES





RENT ROLL

5459 FEN OAK DR MADISON, WI

TENANT	LEASED SF	LEASE TERM	LEASE TYPE	RENT PER SF	MONTHLY RENT	ANNUAL RENT
Marquip-Ward United	6,097 SF	5-year term expiring 2030	Modified Gross	\$19.19	\$9,750	\$117,000
Vacant	25,101 SF	--	--	--	--	--
LEASE TERM	% INCREASE	LEASE TYPE	RENT PER SF	MONTHLY RENT	ANNUAL RENT	
2026	2.5%	MG	\$19.67	\$9,994.73	\$119,936	
2027	2.5%	MG	\$20.16	\$10,244.51	\$122,934	
2028	2.5%	MG	\$20.66	\$10,500.62	\$126,007	
2029	2.5%	MG	\$21.18	\$10,763.14	\$129,157	
2030	2.5%	MG	\$21.71	\$11,032.22	\$132,386	

TENANT PROFILE



MarquipWardUnited is one of the nine subsidiaries of BW Papersystems, a division of Barry-Wehmiller, which includes BW Bielomatik, Curioni, JAG SYNCHRO, Kugler-Womako, SHM, VortX, WillPemcoBielomatik, and Wrapmatic.

Barry-Wehmiller is a \$2.4 billion dollar capital equipment and engineering solutions firm. Headquartered in Phillips, Wisconsin, the company is built from a collection of well-established brands and serves customers in more than 120 countries

MarquipWardUnited is a global manufacturer and supplier of equipment for the corrugated paperboard and folding carton industries. The company is known for its corrugators, roll stands, rotary die cutters, and finishing machines. Formed in 2002 through the merger of Marquip, Inc., Ward Machinery Co., and United Container Machinery Co., MarquipWardUnited combines a legacy of innovation with modern computer-controlled technologies to provide solutions for paper and packaging converting.



3 MARKET OVERVIEW

LOCATION MAP



TRAFFIC COUNTS

Femrite Dr	7,900 VPD
Agriculture Dr	6,400 VPD
Highway/Interstate 12	86,700 VPD
Highway/Interstate 51	54,400 VPD

DRIVE TIMES

Milwaukee/Airport	1 Hour 18 Minutes
Chicago/O'Hare Airport	1 Hour 55 Minutes
Dane County Airport	16 Minutes
Highway/Interstate 90	6 Minutes
Highway/Interstate 18/51	4 Minutes
Highway/Interstate 94	10 Minutes



HIGHLIGHTS

MANUFACTURING SECTOR

Madison, WI's advanced manufacturing sector is defined by its strong biopharmaceutical industry, with companies like Catalent investing heavily in development and manufacturing.

INNOVATION TECHNOLOGY

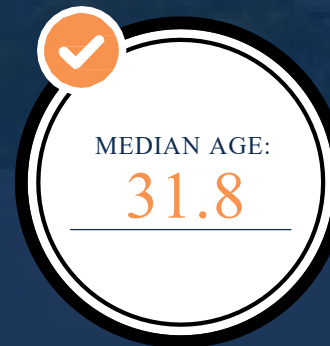
Madison's IT sector is characterized by a strong presence of large tech companies like Google and Sony, significant health-tech innovation centered around Epic Systems, and a growing startup ecosystem.



ECONOMY

- Madison's is characterized by a resilient and diverse mix of advanced manufacturing, healthcare, information technology, and bioscience sectors, significantly bolstered by the presence of the University of Madison-Wisconsin.
- Highly educated workforce and low unemployment, leading strong job growth and competition for talent, especially high-skill areas.

DEMOGRAPHICS





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