SUN PRAIRIE BUSINESS PARK EXPANSION

1845 North Bristol Street
Sun Prairie, WI 53590

Developed by Marshall Park Investments

5.8 - 66 Acres of Industrial
Land For Sale

Build-To- Suit Class A Industrial

Manufacturing, IOS, Distribution, and Warehousing

Building Image is Conceptual

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Integrated Real Estate Services

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Property Summary

Building Sizes:	82,500 - 773,750 SF
Access:	Bristol St / Technlogy Dr
APN:	282/0911-321-8390-2
Clear Height:	Class A - 32'
Drainage:	Two Future Detention Ponds
Frontage:	830' N Bristol St
Lot Size:	5.8 - 66 acres
Zoning:	Suburban Industrial
Building Types:	Precast Concrete
Power:	Customized for the user
Dock Doors:	9'x10'
Grade Doors:	14'x16'

Property Overview

This multi-phase Class A industrial development offers a range of flexible building sizes to accommodate users from 82,500 - 773,750 SF. The park is ideally suited for users seeking modern, scalable space within a business-friendly industrial environment.

Developer is willing to sell land. Lot sizes ranging from 5.8 - 66 Acres. $5.25 - 5.75 P/SF.

Location Overview

Strategically located at 1845 N. Bristol Street in Sun Prairie, Wisconsin, the property offers exceptional access to the greater Madison region and major Midwest transportation corridors. Just minutes from U.S. Highway 151 and Interstate 39/90/94, the site provides efficient connectivity to Madison, Milwaukee, Chicago, Minneapolis, and other key distribution markets.

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. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

MSA

Sun Prairie Business Park

DEVELOPMENT CONCEPTS

1-LOT CONCEPT

August 17, 2026

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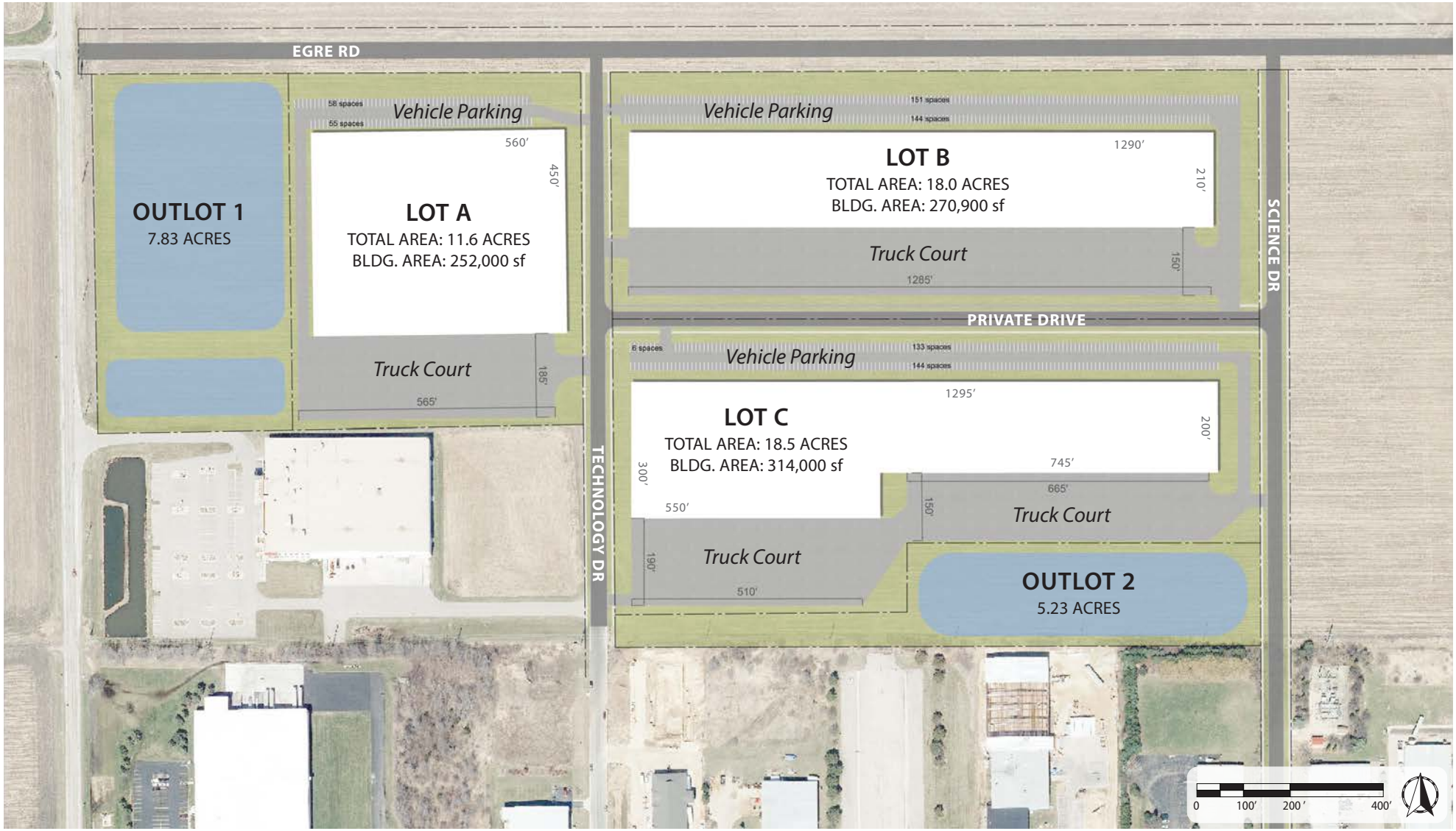
DEVELOPMENT CONCEPTS

3-LOT CONCEPT
August 17, 2026



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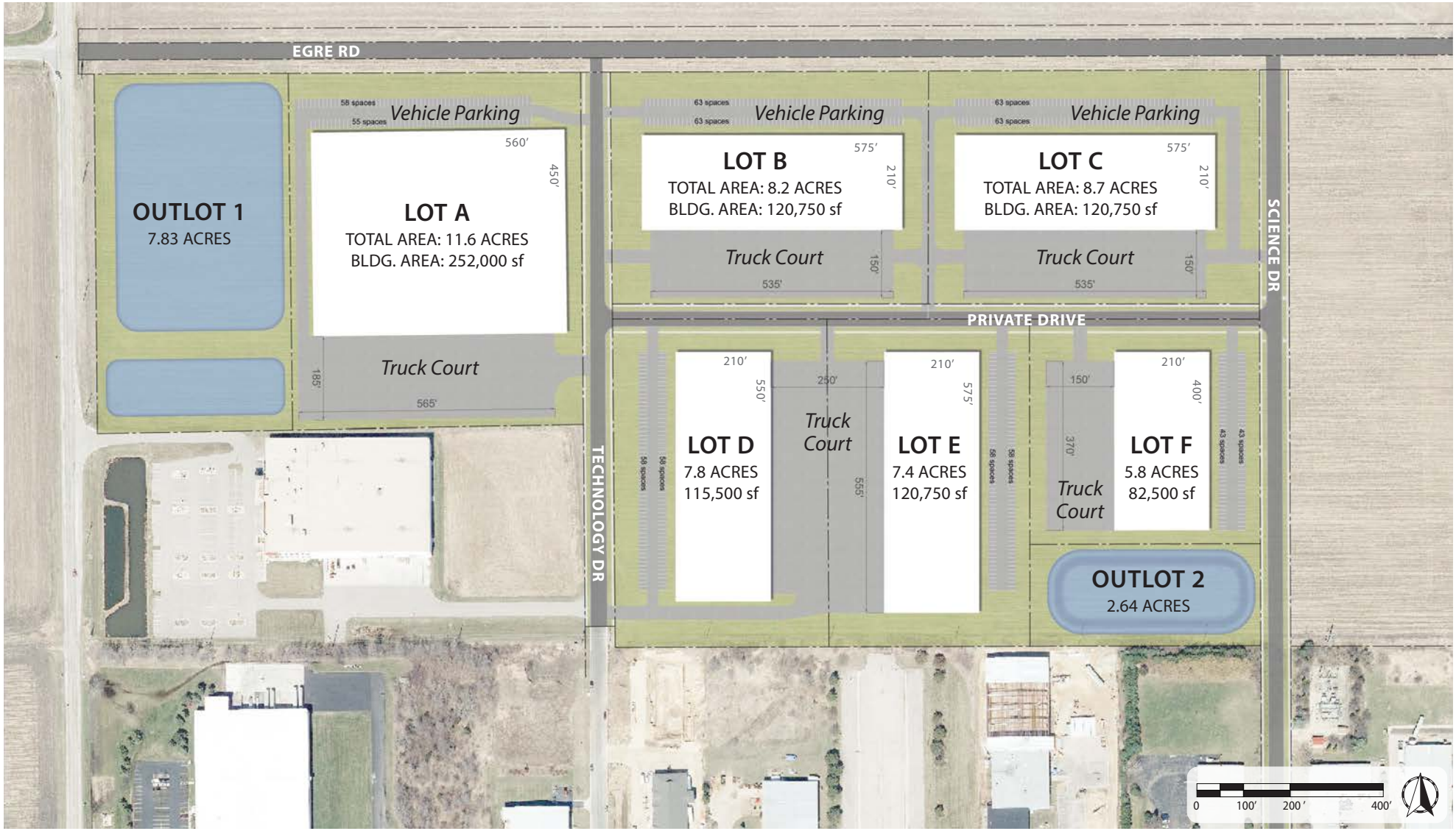
DEVELOPMENT CONCEPTS

6-LOT CONCEPT

August 17, 2026



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Sun Prairie Business Park Attributes

- The Sun Prairie Business Park was first created in 1983 and is current over 430 acres with over 40 businesses and 1,600 employees.
- Conveniently located in the Madison, Wisconsin region for quick access to I-39/90/94, U.S. 151, the Dane County Regional Airport, and Madison Metro Bus service
- Consistently one of the fastest growing cities in WI (population growth, net new construction, etc.).
- Flexible & scalable high-speed business internet over dedicated fiber with speeds up to 1 GBPS.
- In house commercial & industrial plan review (vs. sending into the State of Wisconsin).
- Fast zoning approvals (less than 8 weeks or faster for projects that qualify for staff level approvals).

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REGIONAL MAP

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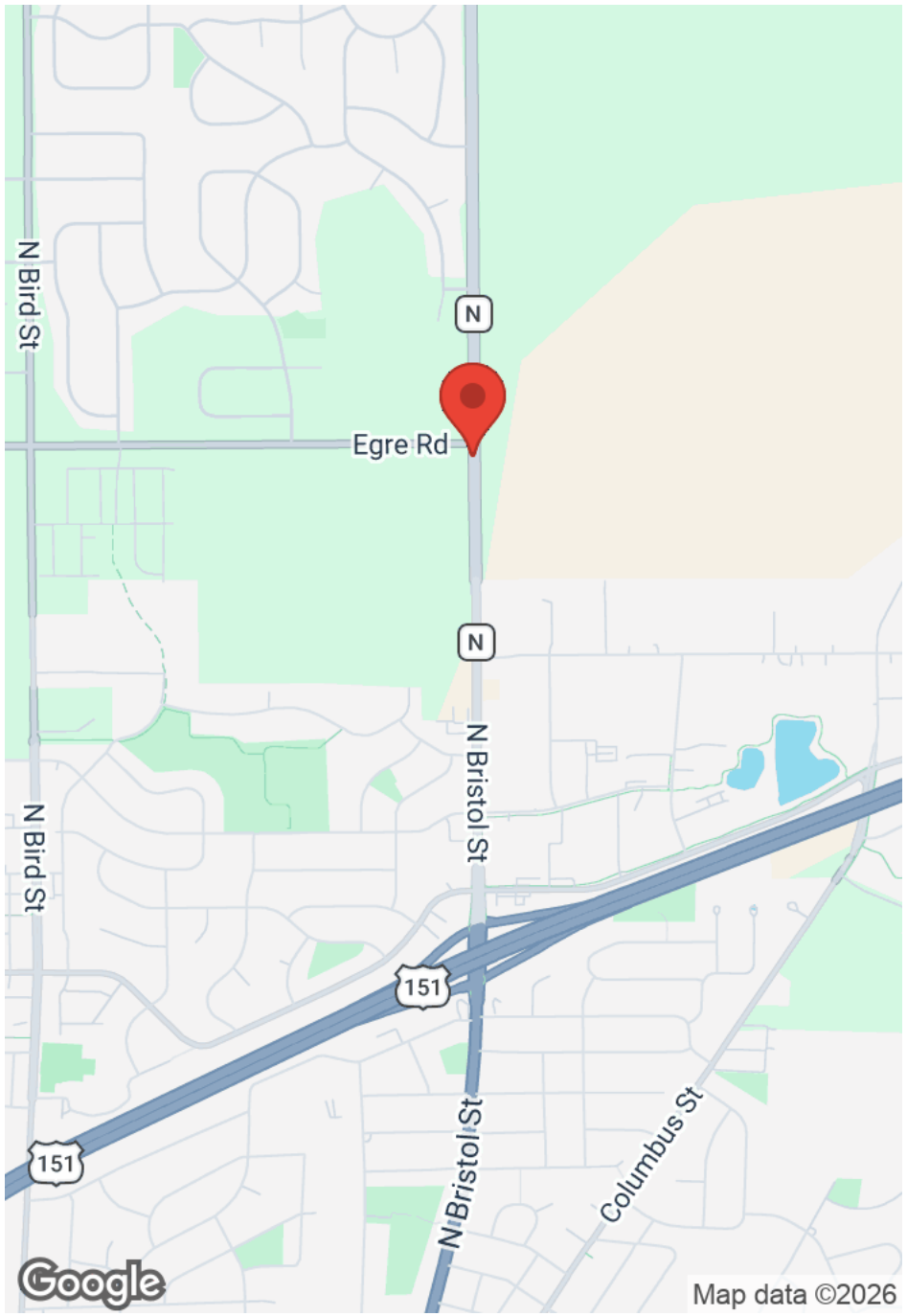
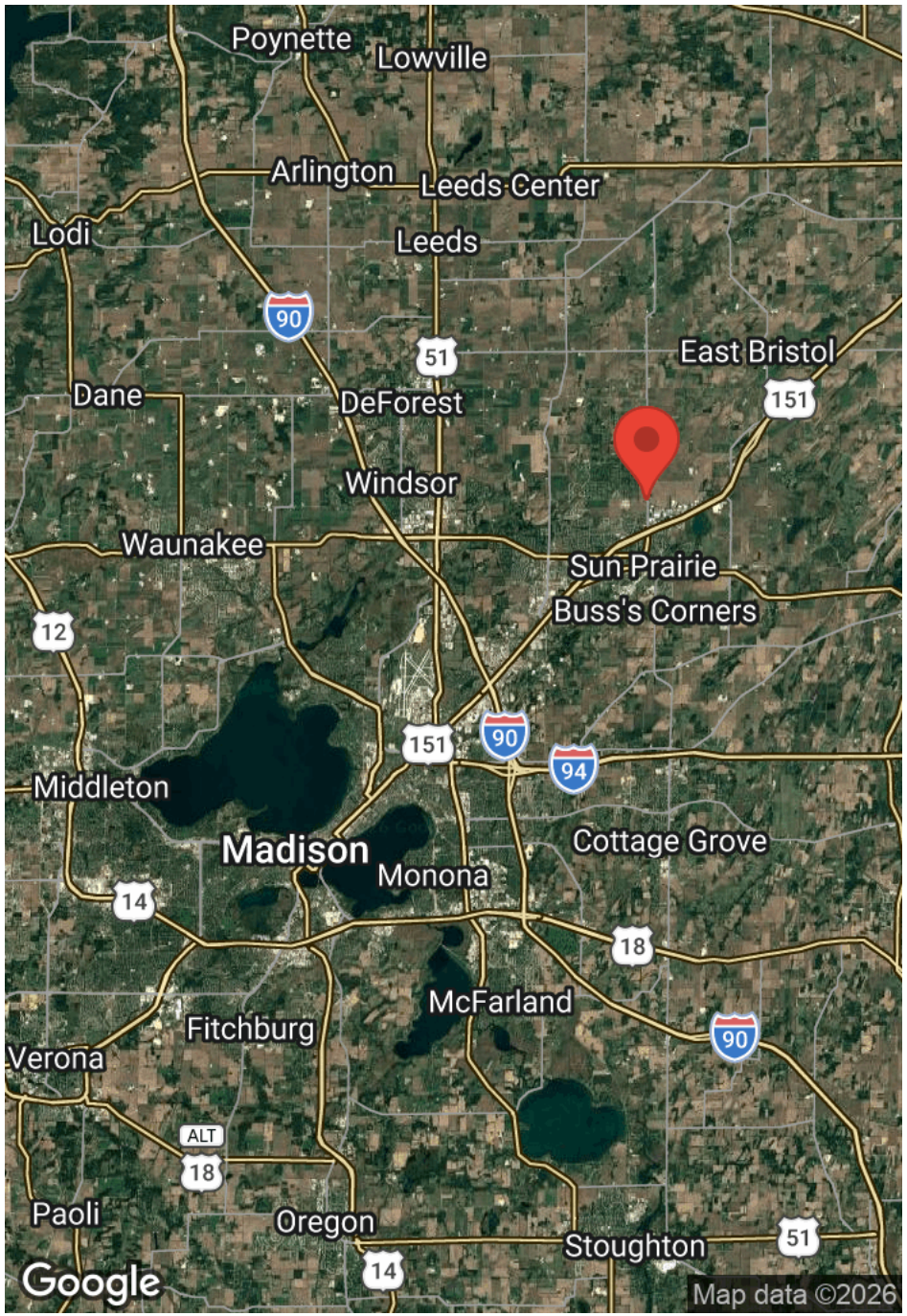
LOCATION MAPS





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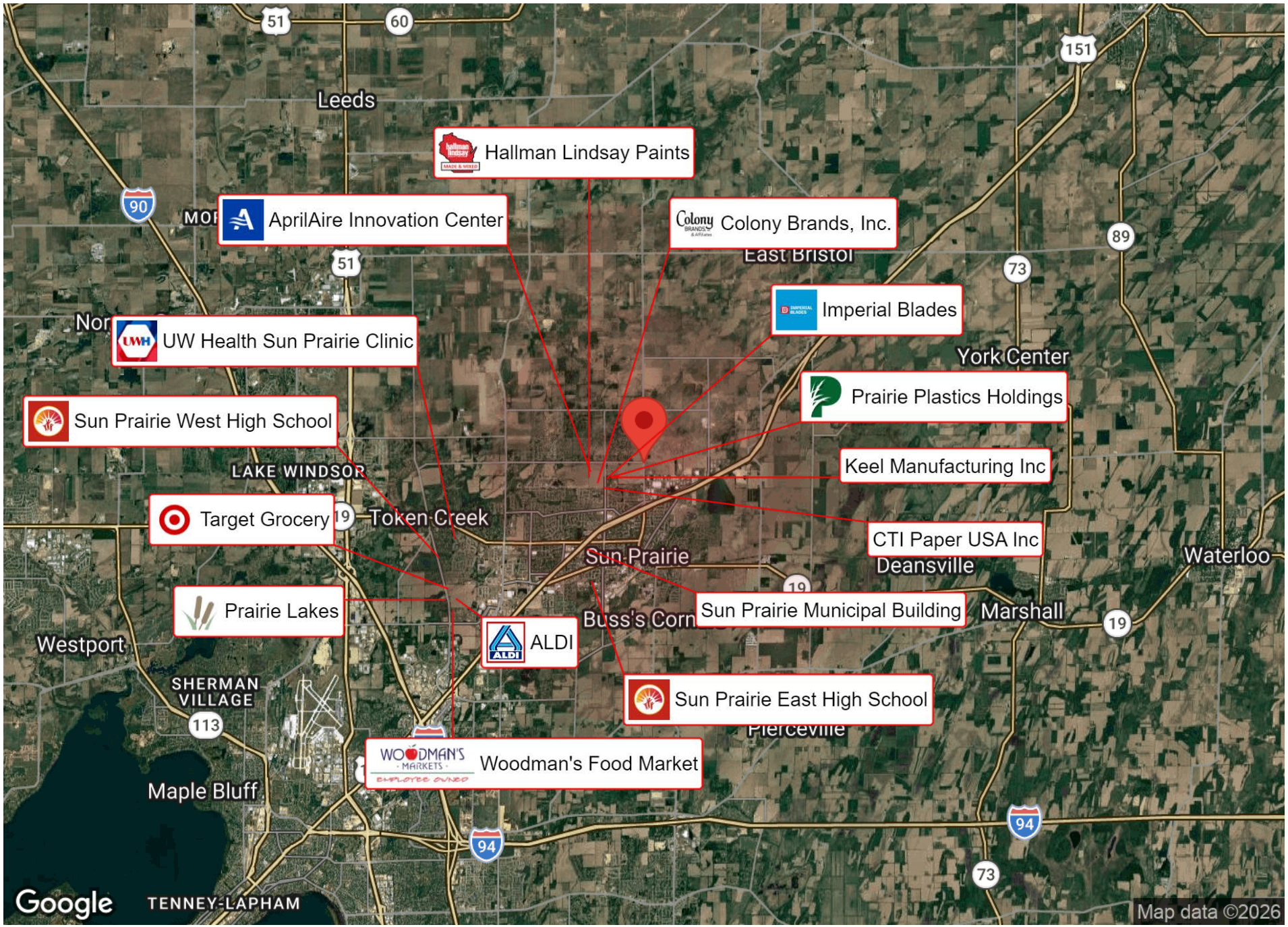
BUSINESS MAP



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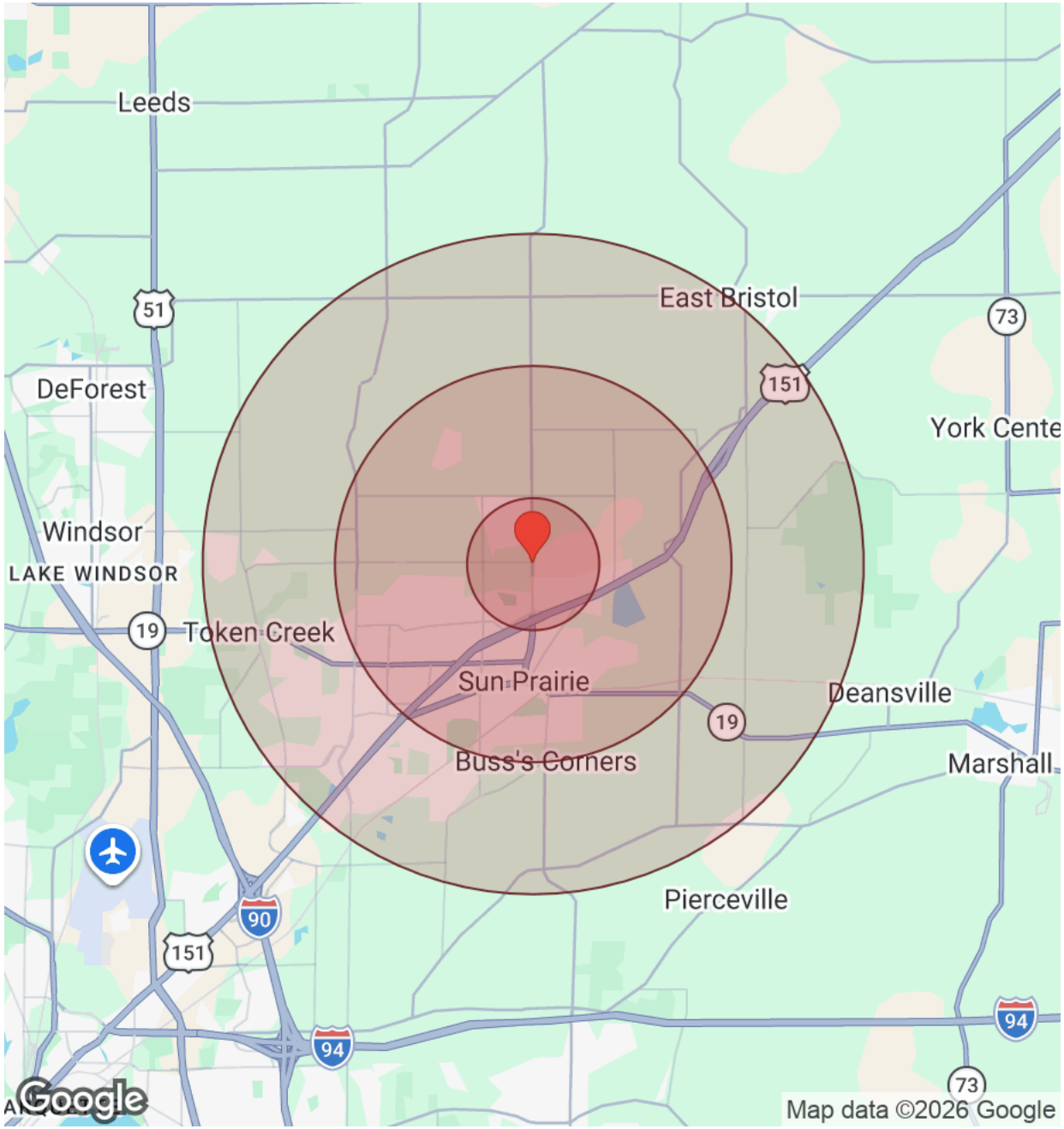
DEMOGRAPHICS



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,492	14,589	23,912
Female	1,517	15,307	25,078
Total Population	3,010	29,896	48,989

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,482	22,446	36,560
Black	114	2,323	3,302
Am In/AK Nat	5	60	98
Hawaiian	2	9	10
Hispanic	120	2,120	3,547
Asian	195	1,907	3,821
Multiracial	89	999	1,597
Other	2	33	54

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,230	12,839	21,776
Occupied	1,135	11,857	20,092
Owner Occupied	910	7,849	12,493
Renter Occupied	225	4,008	7,599
Vacant	96	982	1,683

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	573	5,815	9,422
Ages 15 - 24	415	3,949	6,493
Ages 25 - 54	1,230	12,324	20,861
Ages 55 - 64	366	3,242	5,057
Ages 65+	426	4,565	7,157

Income	1 Mile	3 Miles	5 Miles
Median	$106,202	$97,028	$100,569
Under $15k	44	464	564
$15k - $25k	16	439	726
$25k - $35k	20	617	940
$35k - $50k	66	998	1,794
$50k - $75k	242	2,172	3,503
$75k - $100k	130	1,406	2,462
$100k - $150k	298	2,622	4,183
$150k - $200k	129	1,312	2,276
Over $200k	188	1,828	3,644

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State of Wisconsin - Disclose 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 TOCUSTOMERS

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 my 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.

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