



Industrial / Office Building

100% Leased · NNN · 12,000 SF

5485 Express Circle

Madison (Town of Burke), WI 53704

PROPERTY HIGHLIGHTS

Asking Price	\$1,470,000
Building Size	12,000 SF
Finished Office	3,800 SF (32%)
Warehouse	8,200 SF (68%)
Land Area	1.50 Acres · 65,340 SF
Year Built	2002
Construction	Tilt-Up Concrete
Zoning	HC — Heavy Commercial
Clear Height	15' Clear / 17' Eave
Loading	(10) Dock · (1) Drive-In
Power	800 Amp, 3-Phase
Parking	31 Surface Stalls
Occupancy	100% Leased
Parcel	014/0810-191-6023-4

TENANT PROFILE

Staples Contract & Commercial, Inc. occupies the entire building. Staples succeeded the original 2002 occupant, Corporate Express, through its 2008 acquisition, and the space has been continuously occupied since construction apart from a brief four-month gap in 2015. The lease is fully net, with the tenant responsible for taxes, insurance, repairs, maintenance and utilities.

Professionally maintained light industrial building in Madison's Packers Avenue corridor. Built in 2002 and occupied by the same national office-products distributor since construction, the property delivers passive NNN income with a ten-dock loading wall, 3,800 SF of quality office finish, and 1.50 acres of land just minutes from I-90/39.

INVESTMENT HIGHLIGHTS

- True NNN structure — tenant pays taxes, insurance, maintenance and utilities
- 2.5% annual rent escalations
- 23-year occupancy history with the same operating user
- New roof (2019) and repaved dock area and driveways — minimal near-term capital
- Suits a 1031 exchange today or owner-user occupancy at lease expiration

RENT SCHEDULE

TERM	\$/SF	ANNUAL
12/1/23 – 11/30/26	\$8.35	\$100,200
12/1/26 – 11/30/27	\$8.56	\$102,756
12/1/27 – 11/30/28	\$8.78	\$105,325
12/1/28 – 11/30/29	\$9.00	\$107,958

Additional 3-year option with 4% annual escalators extending term to 11/30/2032

Building & Site Specifications

BUILDING SHELL

Gross Building Area	12,000 SF
Foundation	6" poured concrete slab on grade
Exterior Walls	Tilt-up concrete, steel-framed
Roof	Ballasted rubber — new 2019
Clear Height	15' clear / 17' eave (est.)
Windows & Doors	Stationary sash thermopane; glass entries
Interior Finish	Drywall, suspended tile ceilings, vinyl base
Floor Coverings	Vinyl, ceramic tile, commercial carpet
Basement	None

OFFICE IMPROVEMENTS

3,800 SF of finished office comprising open office area, three private offices, a conference room, kitchen, computer room, storage area, one male restroom and one unisex restroom.

LOADING & DOORS

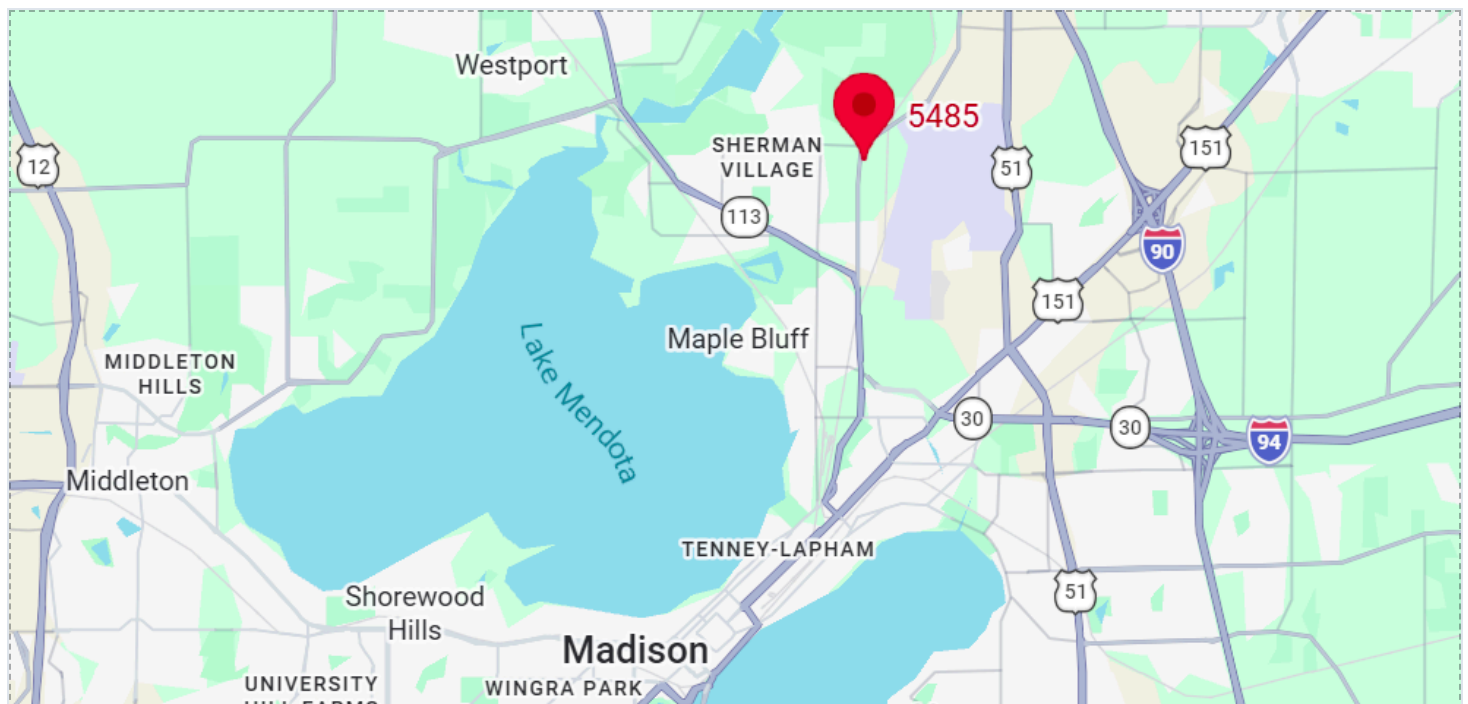
Dock Doors 8'x8'	(8) manual, dock-level
Dock Doors 10'x8'	(2) manual, with dock levelers
Drive-In 12'x12'	(1) manual, grade-level
Dock Apron	Blacktop paved, repaved since 2019

MECHANICAL · ELECTRICAL · PLUMBING

HVAC	Rooftop units serving office; gas-fired overhead unit heaters in warehouse
Insulation	Building fully insulated
Electrical	800-amp, 3-phase, 4-wire main service
Lighting	Metal halide warehouse; fluorescent office
Plumbing	Male restroom (3 fixtures); unisex restroom (2); stainless kitchen sink
Security	Electronic door locking system (2016)

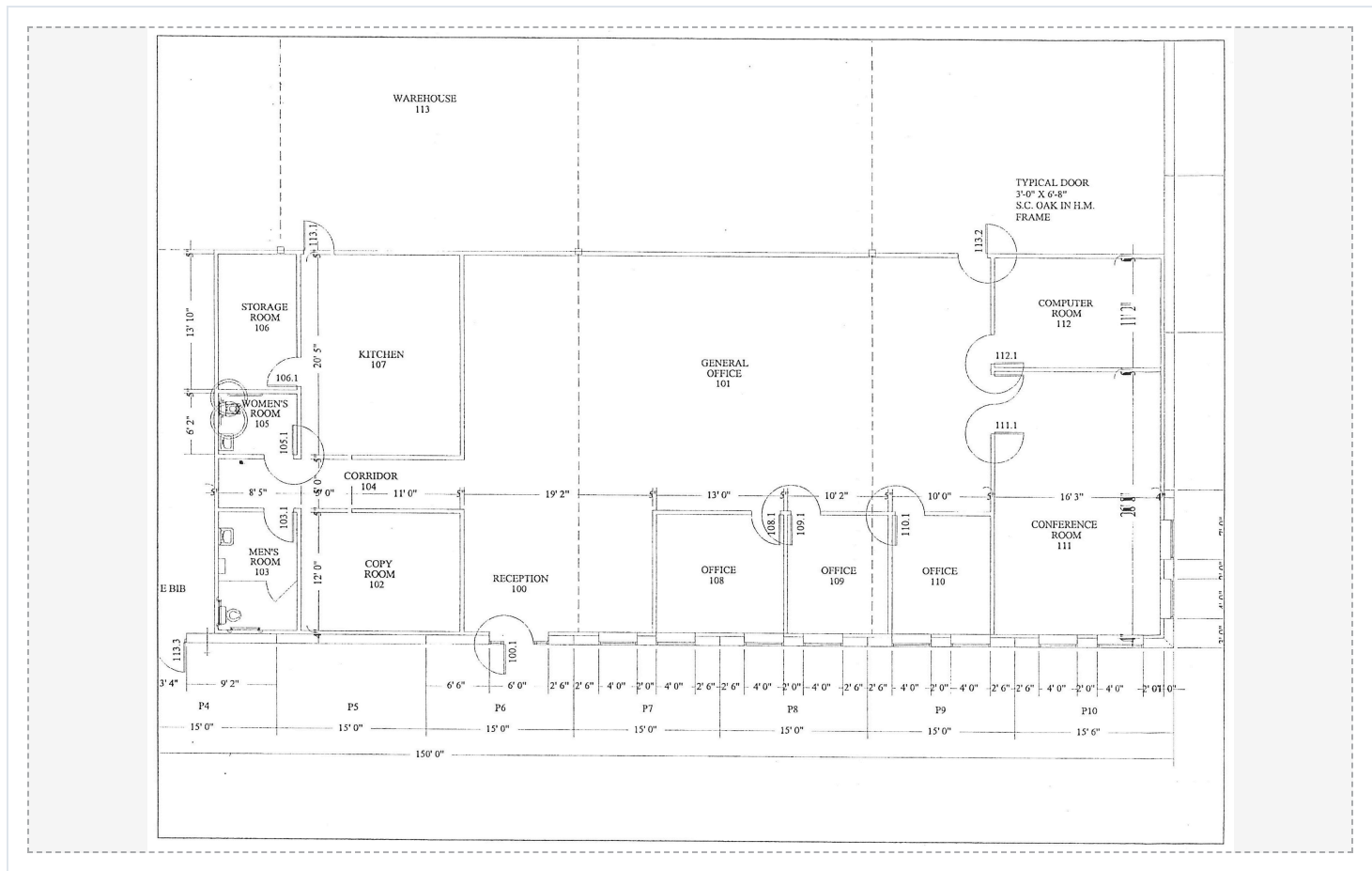
SITE & ACCESS

Land Area	65,340 SF · 1.50 acres
Legal	Lot 3, Dovetail Subdivision, Town of Burke, Dane County
Frontage	±189' on Express Circle; ±190' backing Packers Ave / Cty Hwy CV
Access	2 legal access points from Express Circle
Traffic Count	Packers Ave: 10,700 VPD (WisDOT, 2022)
Parking	31 blacktop-paved surface stalls
Coverage Ratio	~18% footprint — room for future improvement
Flood Zone	None — FEMA #55025C0263H (9/17/2014)



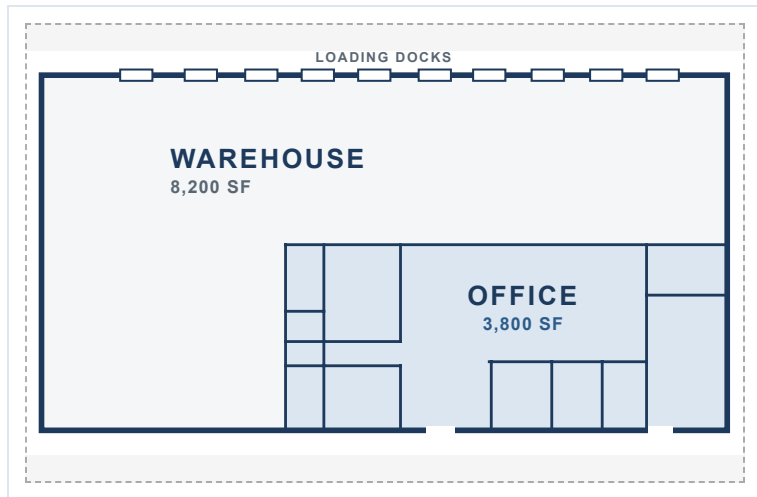
REGIONAL ACCESS — NORTH MADISON, MINUTES FROM DOWNTOWN, US 51, US 151 AND I-90/94

OFFICE AREA FLOOR PLAN



- Reception and open general office
- Conference room
- Computer room and storage room
- Three private offices
- Kitchen and copy room
- Men's and women's restrooms

OVERALL BUILDING PLAN



LOADING

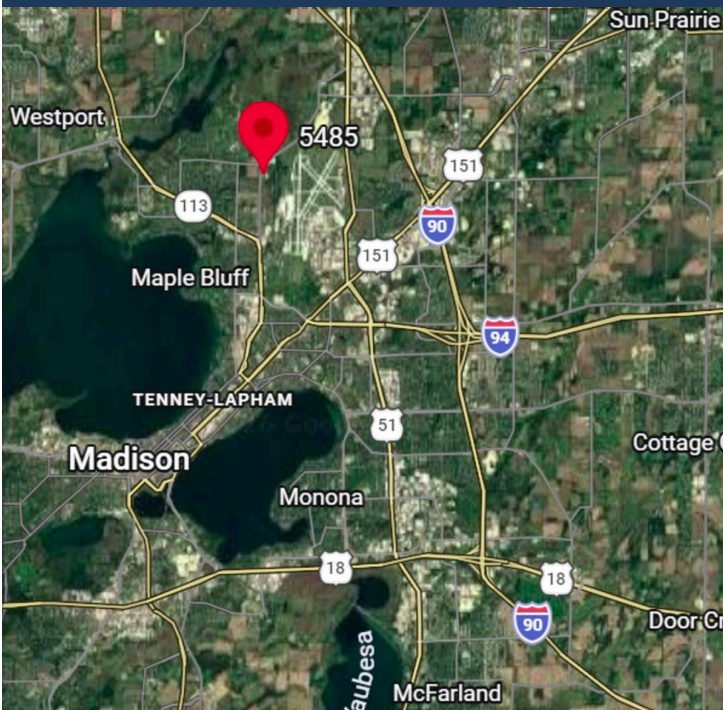
- (8) 8'x8' dock-level doors, manual
- (2) 10'x8' dock doors with levelers
- (1) 12'x12' grade-level drive-in

SUBJECT PROPERTY

5485 Express Circle, Madison, WI 53704



AERIAL MAP



HIGHWAY ACCESS

I-90 / I-94 / I-39	Approx. 4 miles
US Hwy 51	Approx. 2 miles
State Hwy 113	Approx. 1 mile
US Hwy 151	Approx. 2.7 miles
State Hwy 30	Approx. 3 miles
Packers Ave Traffic	10,700 VPD (2022)

LOCATION HIGHLIGHTS

- Established Packers Avenue industrial and commercial corridor
- Five highway systems within four miles for regional distribution
- Town of Burke zoning with heavy commercial flexibility
- Minutes from Dane County Regional Airport and downtown Madison

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Effective July 1, 2016

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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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