

200 Interstate Boulevard

Edgerton, WI 53534

57,600 - 158,400 SF of Dry Warehouse/Distribution Available for Sublease



Offering Summary

200 Interstate Blvd presents a rare opportunity to sublease a high-quality industrial asset in Southern Wisconsin. The location offers **immediate access to Interstate 90/39**, providing linkages to Madison, Janesville/Beloit, Rockford, Chicago, and Milwaukee (via I-43 or I-94).

The building is in excellent condition, offering superior clear height, a significant number of loading docks, and ample trailer and employee parking.

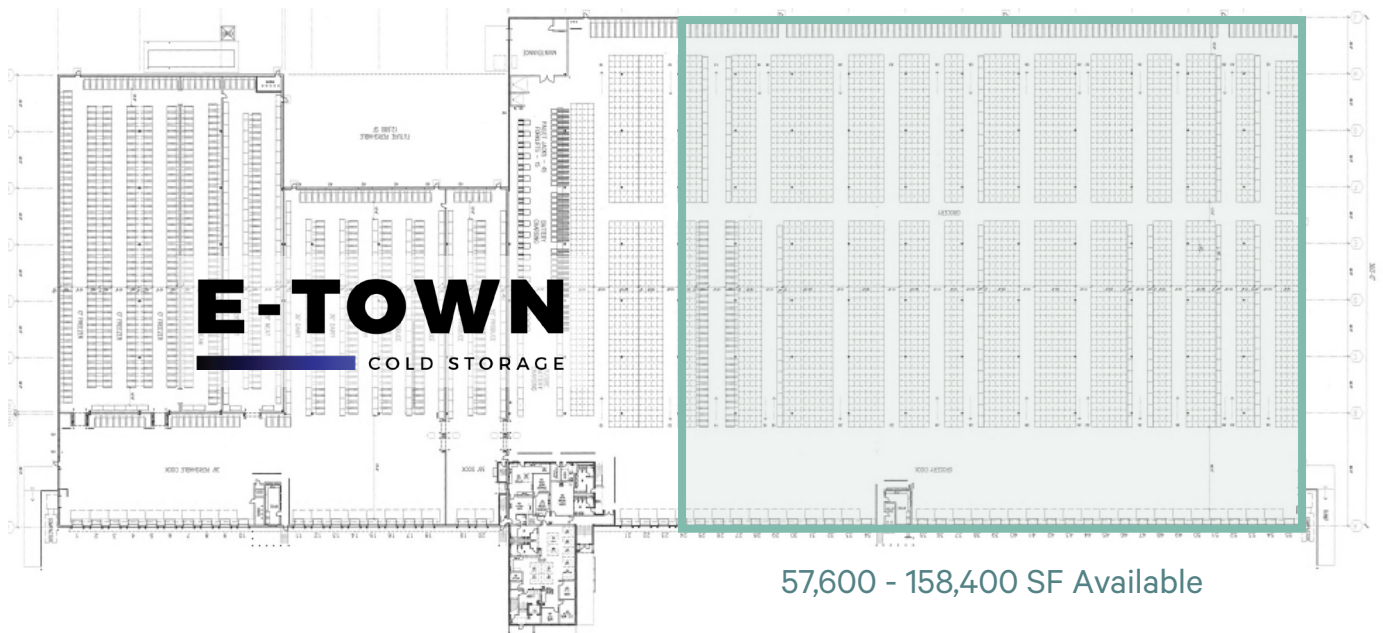
Cold storage available by the pallet on a monthly basis through the master tenant.
Logistics services for product distribution available per a separate agreement.

Available Space	Approximately 57,600 - 158,400 SF (14,400 SF per bay)
Base Rent	\$5.25-5.50/SF, NNN
Lease Term	3-5 Years
Office Space/ Restrooms	TBD based on Tenant needs.
Cold Storage Space	Potential for on-site cold storage (freezer/ cooler) on a per pallet, per month basis, at additional cost. Approximately 40,000 SF of cooler, and 40,000 SF of freezer available, operated by E-Town Cold Storage.



Building Overview

Land Area	29.28 Acres
Zoning	Industrial
Year Built	2002
Clear Heights	30' - 32'
Column Spacing	40' x 40' with 80' speed bay
Car Parking	Approximately 100 stalls available
Trailer Parking	Approximately 39 stalls available
Loading	Up to 35 dock doors with levelers and locks + 1 grade level door
Drive-in Door	1 Drive-in door accessed from the east side of the building.
HVAC	Warehouse is heated with rooftop units.
Power	3,000 Amp, 480v Main service to the building
Lighting	Primarily LED fixtures on motion sensors
Fire Protection	ESFR



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Parcel Map



FOR MORE INFORMATION CONTACT:

Chase Brieman

CBRE Madison

Senior Vice President

+1 608 332 6561

chase.brieman@cbre.com

James West

CBRE Madison

Vice President

+1 608 441 7578

j.west@cbre.com

Andy Lubinski

Colliers

Executive Vice President

+1 952 924 4872

Andy.Lubinski@colliers.com

Tom Lyons

Faelon Partners, Ltd

President

+1 763-231-4432

lyons@faelon.com

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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 & 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. <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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

