OWNED AND DEVELOPED BY LIKEWISE PARTNERS

CLASS A INDUSTRIAL BUILDINGS FOR LEASE

6101 PEDRELLI ROAD
DEFOREST, WI 53532

- PRIME INTERSTATE VISIBILITY
- DEFOREST PRO-BUSINESS ENVIRONMENT
- CUSTOMER FOCUSED OWNERSHIP
- 138,012 SF - AVAILABLE SUMMER 2027
- 602,000 SF OF GROWTH POTENTIAL

Oakbrook
Integrated Real Estate Services

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Broker, Associate
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Property Summary

Park Name:	Madison Logistics Park
Available SF in Park:	602,000
Building 2 SF:	138,012
Clear Height:	32'
Construction Start:	Fall 2026
Shell Completion:	Summer 2027
Construction Type:	Precast Concrete
Office SF:	Build-to-Suit
Yard:	Potential for Additional Trailer Parking
Zoning:	M1

Property Overview

Multi-phase Class A Industrial Development with a variety of building sizes that can accommodate up to 602,000 SF. Likewise Partners will begin construction on this Phase 2 Building of 138,012 SF in Fall 2026 with full occupancy by Summer 2027. Future Daentl Road improvements are to be completed by 2026.

Location Overview

This well located logistics hub has premier Interstate 39/90/94 visibility with ease of access to the park via Daentl Rd and lighted intersection at Hwy 51 & CTY CV. Located just 5 miles north of Dane County Regional Airport and 10 miles to Downtown Madison. This site is well positioned for both local and regional distribution. Enjoy a Madison location but with the lower taxes and regulation by being in DeForest.

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Property Highlights

- Construction to Start in Fall 2026.
- Steel Frame with 50' x 54' columns and a 60' speed bay
- Precast Concrete Walls
- Architectural metal and extensive glass
- Divisible to 23,002 SF
- 32' Clear Height
- ESFR Sprinkler System
- 7" concrete floor
- Gas-fired heat
- 14 (9 x 10' Docks) with Levelers with knock-outs for additional docks
- 4 (14'x16') Drive-in Doors
- 3,000 Amps / 480 Volts Electrical
- High Bay LED Lighting
- 122 Parking stalls
- Large truck court
- Potential for additional trailer parking
- Build-to-Suit office
- Site can accommodate additional buildings of up to 602,000 Sq. Ft.
- Unmatched freeway visibility and access
- DeForest pro-business environment
- Hands on customer focused ownership

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PROPERTY PHOTOS

Image is representative of completed Building 1
6101 Pedrelli Rd | DeForest, WI 53532

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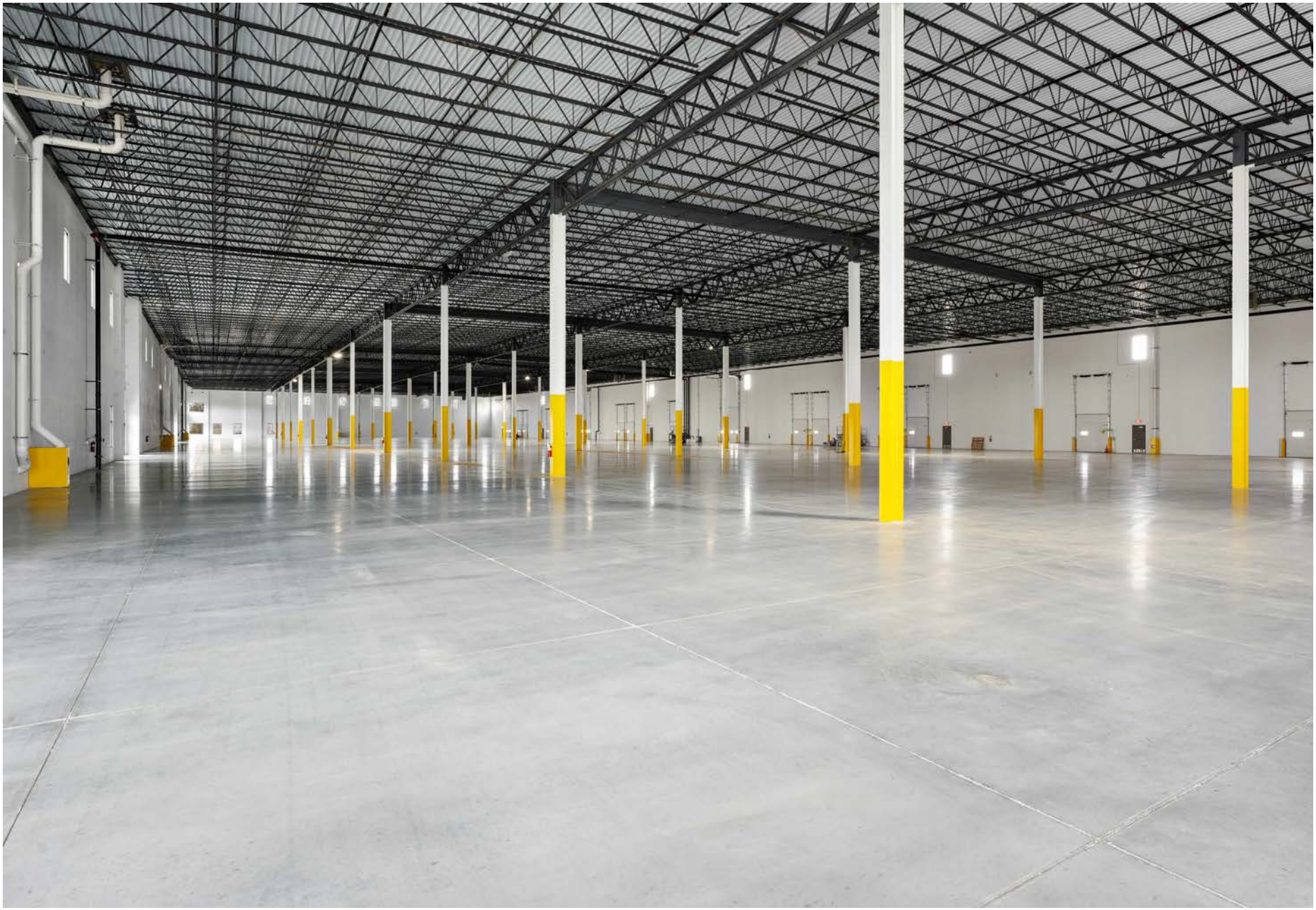

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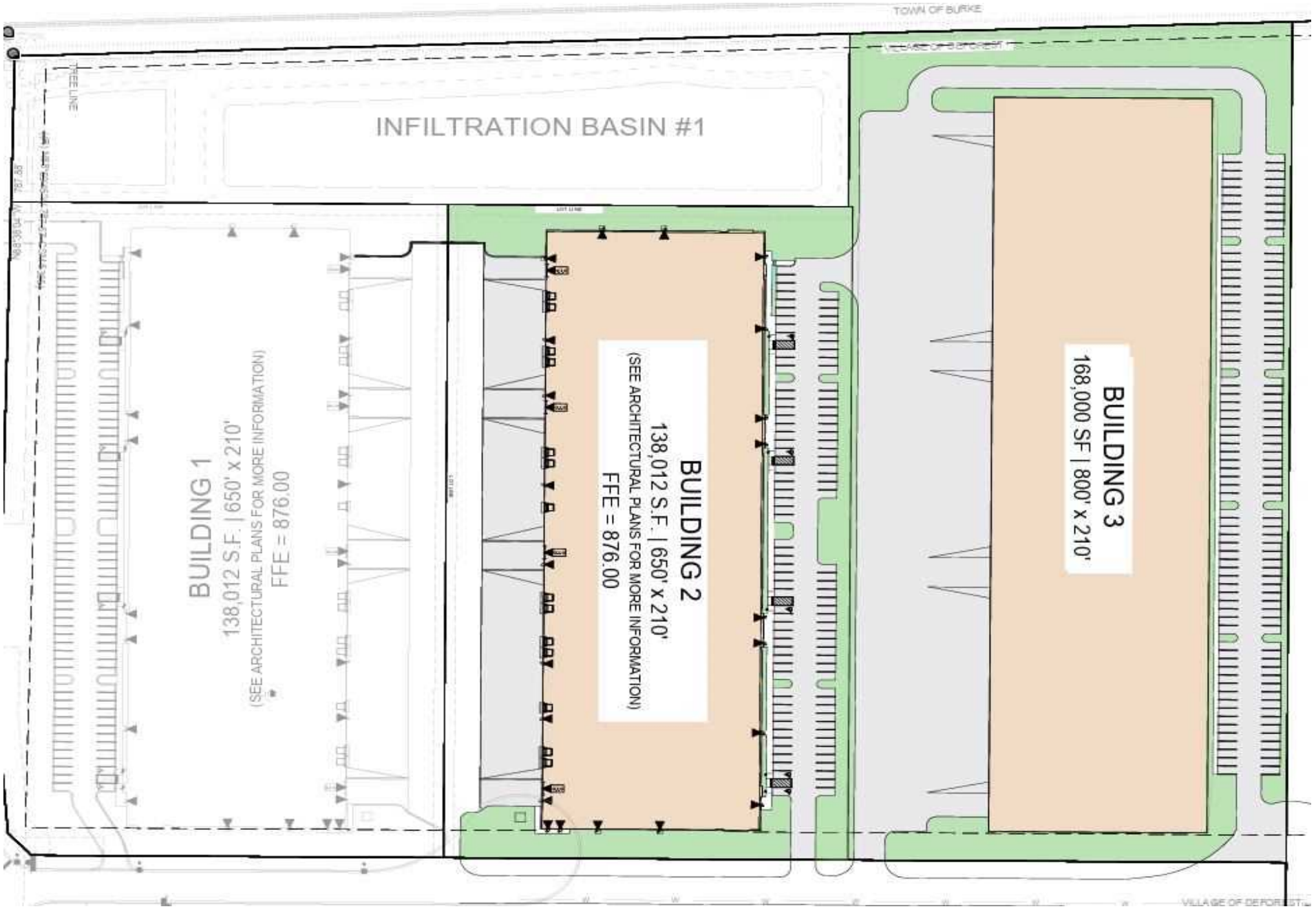

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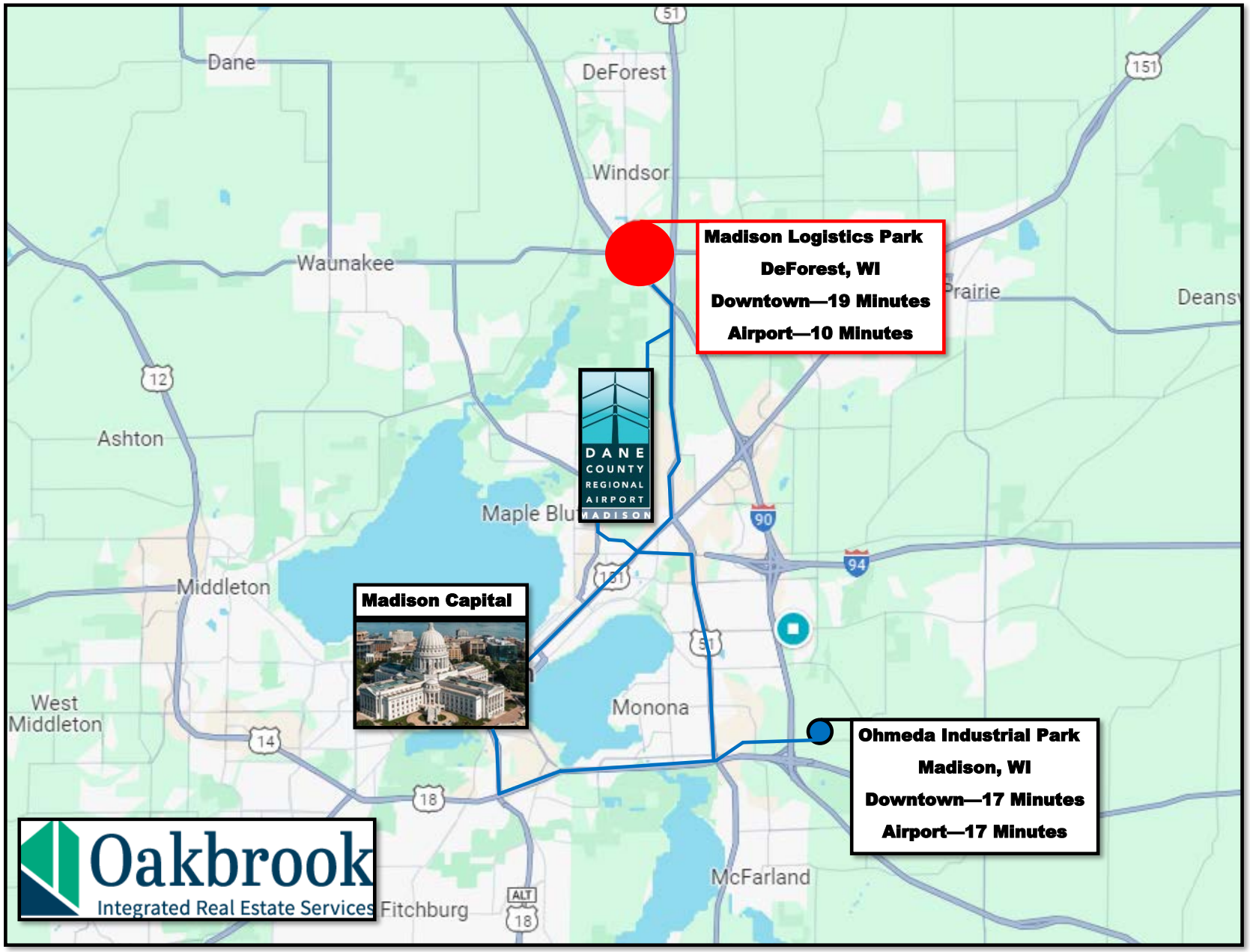
LIKEWISE MADISON LOGISTICS PARK LOCAL DRIVE TIME COMPARISON



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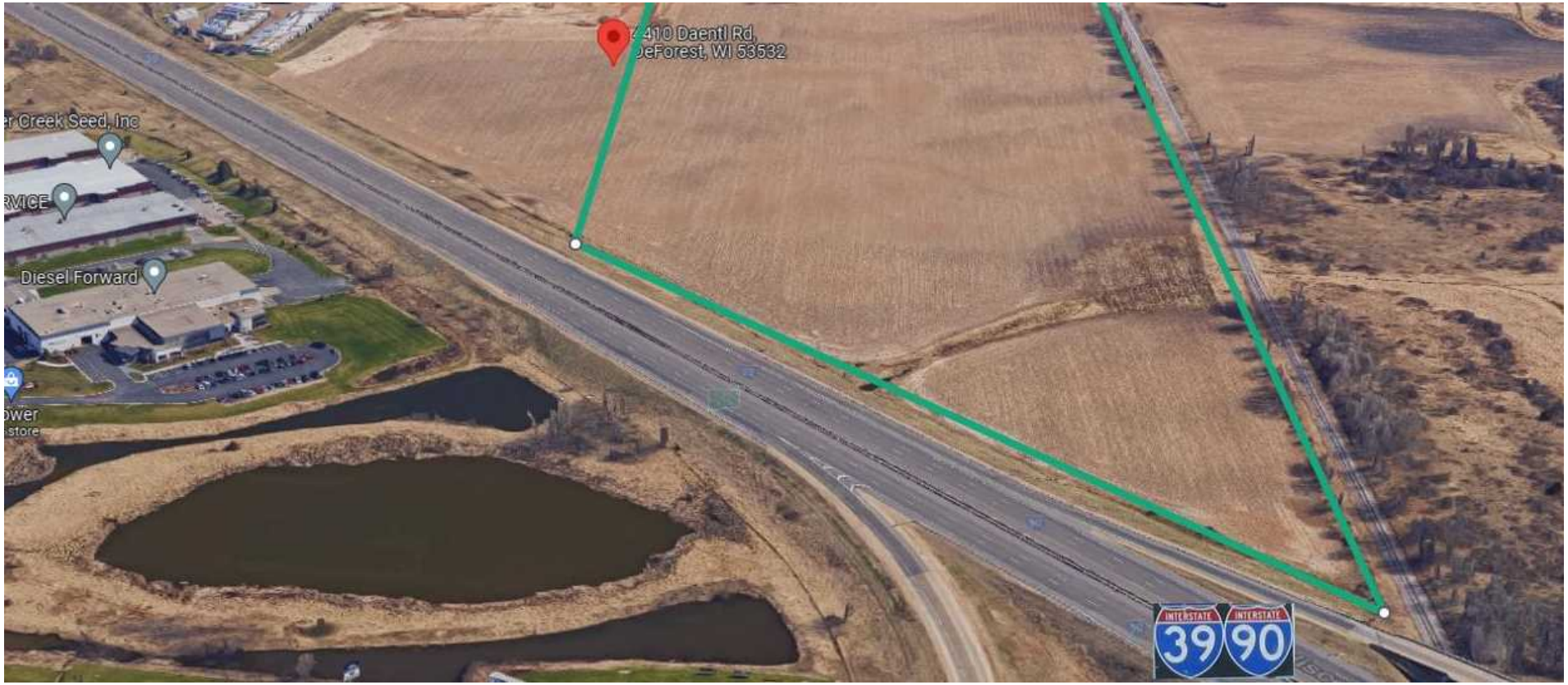
Drive Time to Key Areas with nearly 75,000 (East/West) VPD 130/90

- US HWY 51 - 1 Mile
- I39/90/94 - 2 Miles
- Dane County Regional Airport - 6 Miles
- Madison - 10 Miles
- Janesville 44 Miles
- Milwaukee - 79 Miles
- Appleton - 104 Miles
- Chicago O'Hare - 137 Miles
- Minneapolis - 262 Miles



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DeForest—Local Business/Economic Benefits:

- Serve as the designated point of contact for the business community, offering a single point of assistance to navigate approvals, address issues, and advocate for business needs.
- Maintain a strong partnership with the DeForest Area Chamber of Commerce, collaborating on confidential business retention visits.
- Uphold a commitment to high-quality infrastructure through proactive maintenance of networks that support local businesses.
- Provide specialized training for local businesses, including active shooter response and other safety protocols, through our Public Safety team.

DeForest Windsor Area
Chamber of Commerce
advocate • educate • promote

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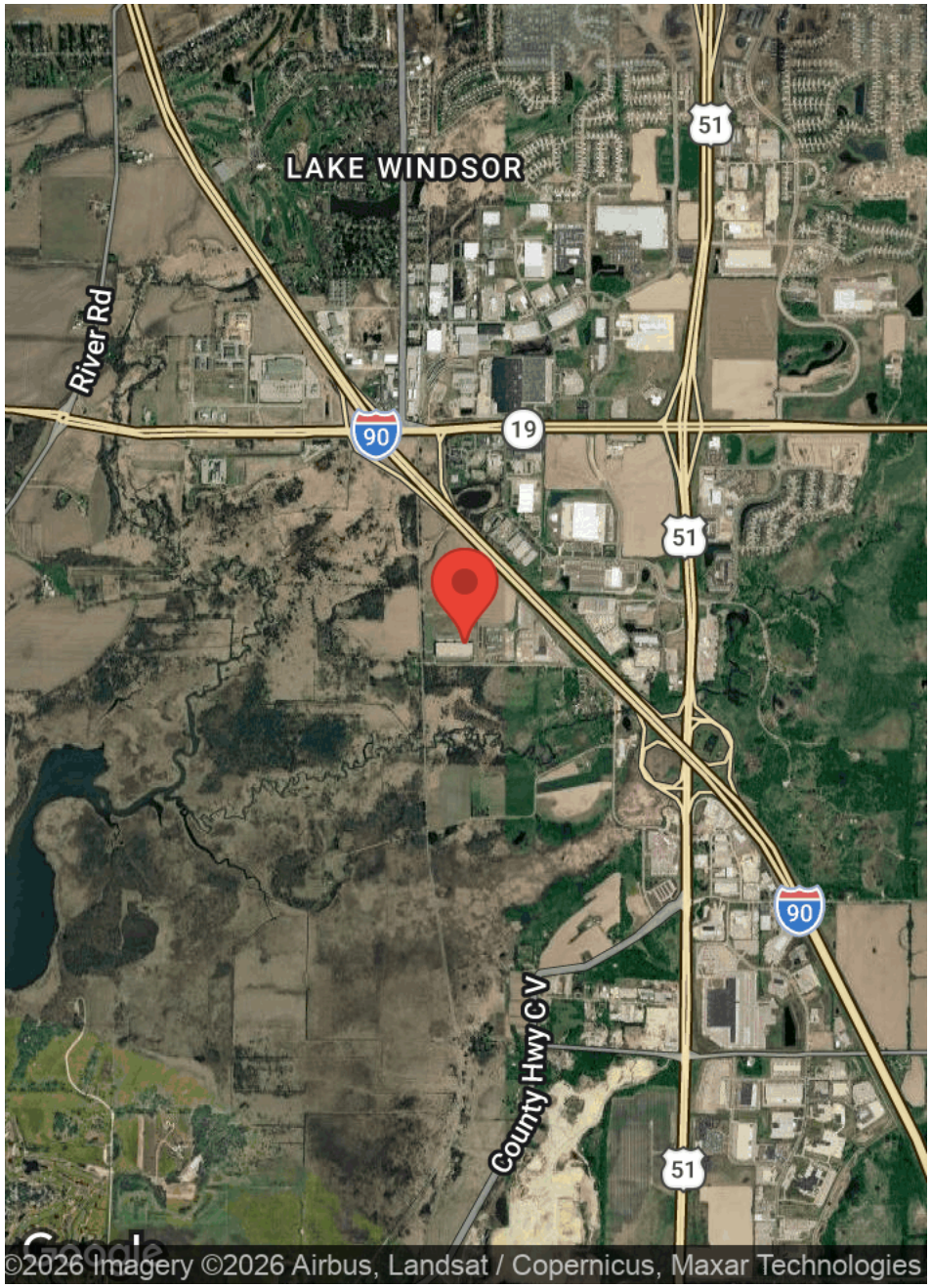
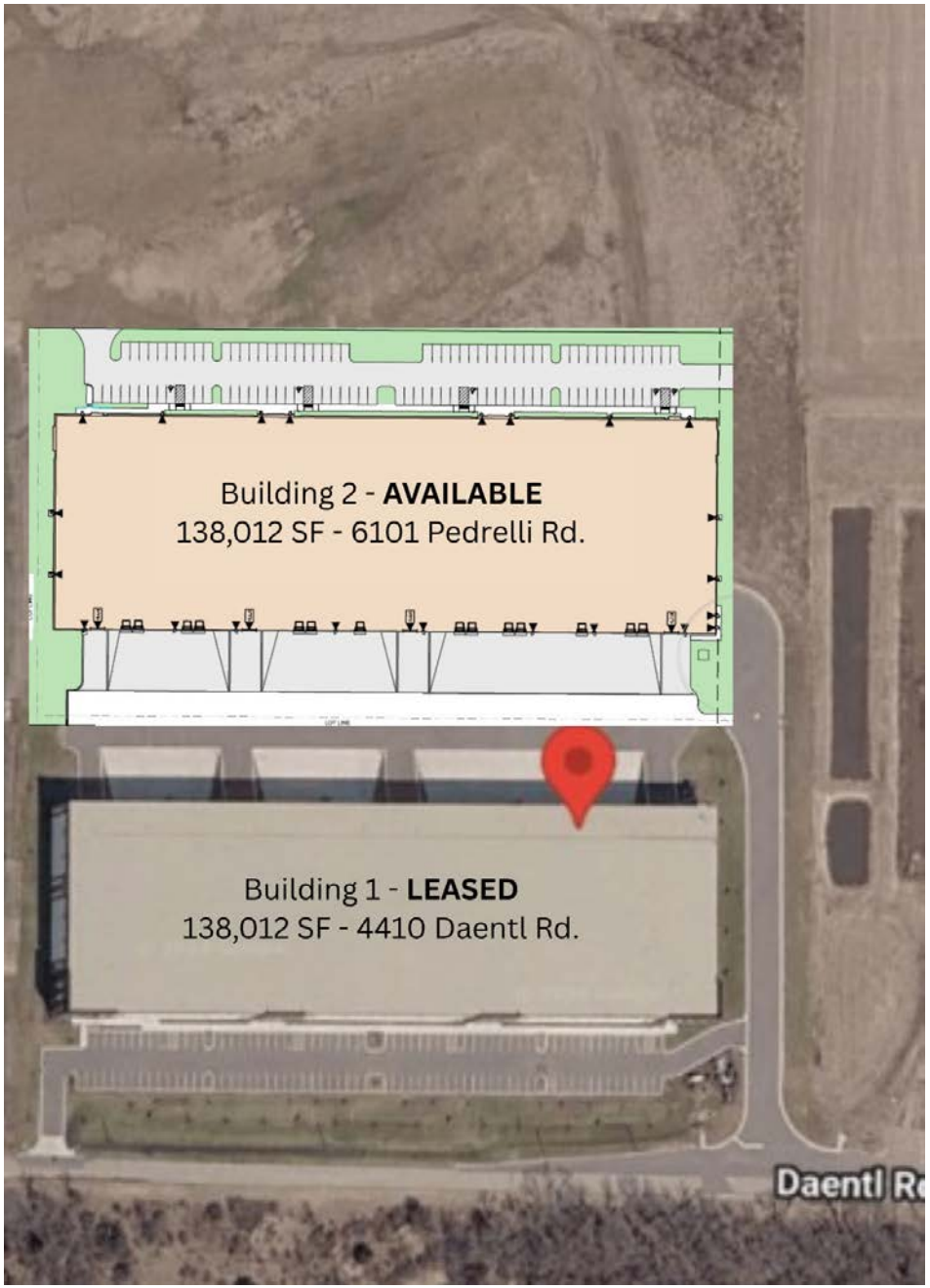
LOCATION MAP

Building 2
6101 Pedrelli Rd | DeForest, WI 53532





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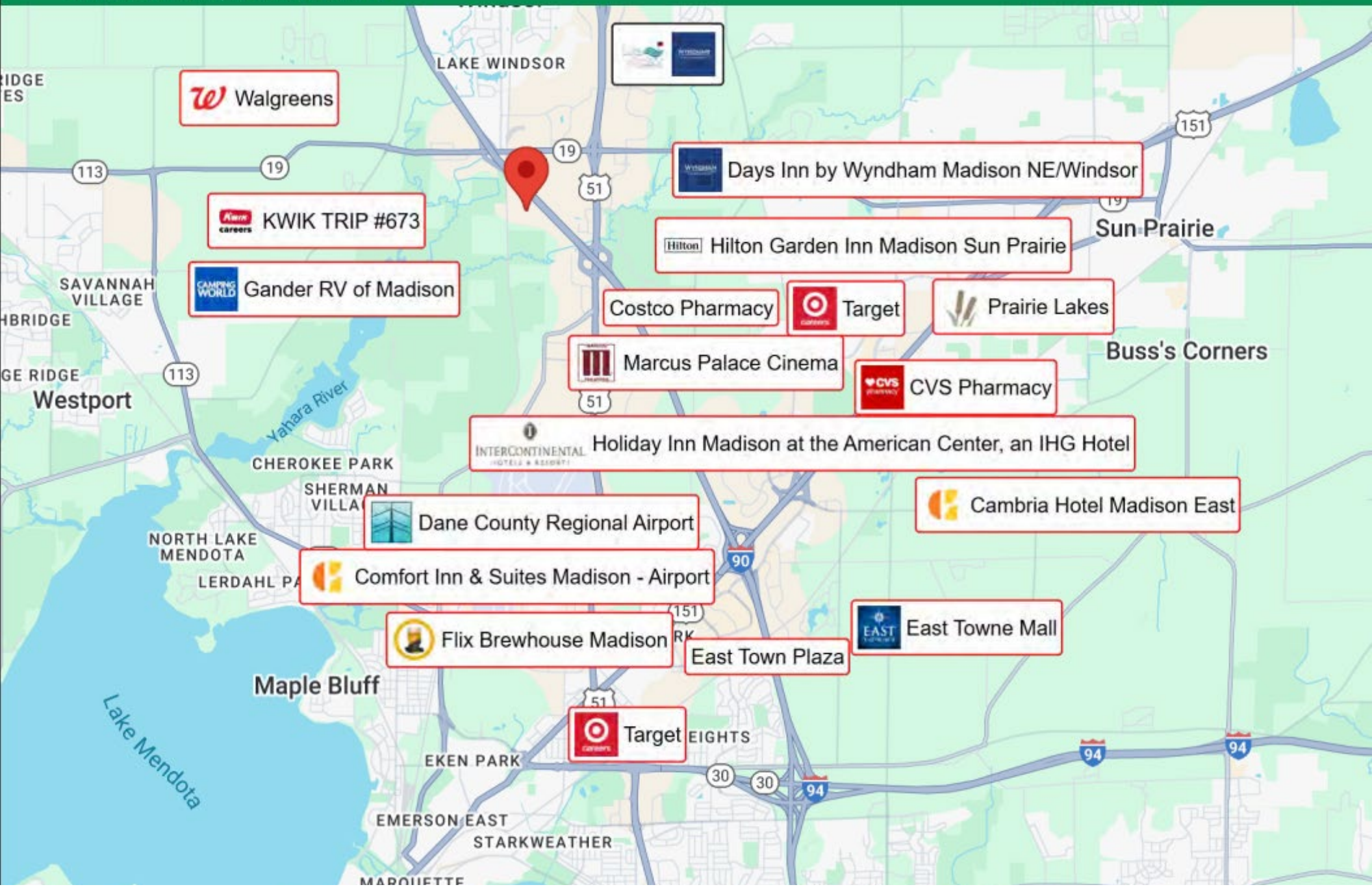

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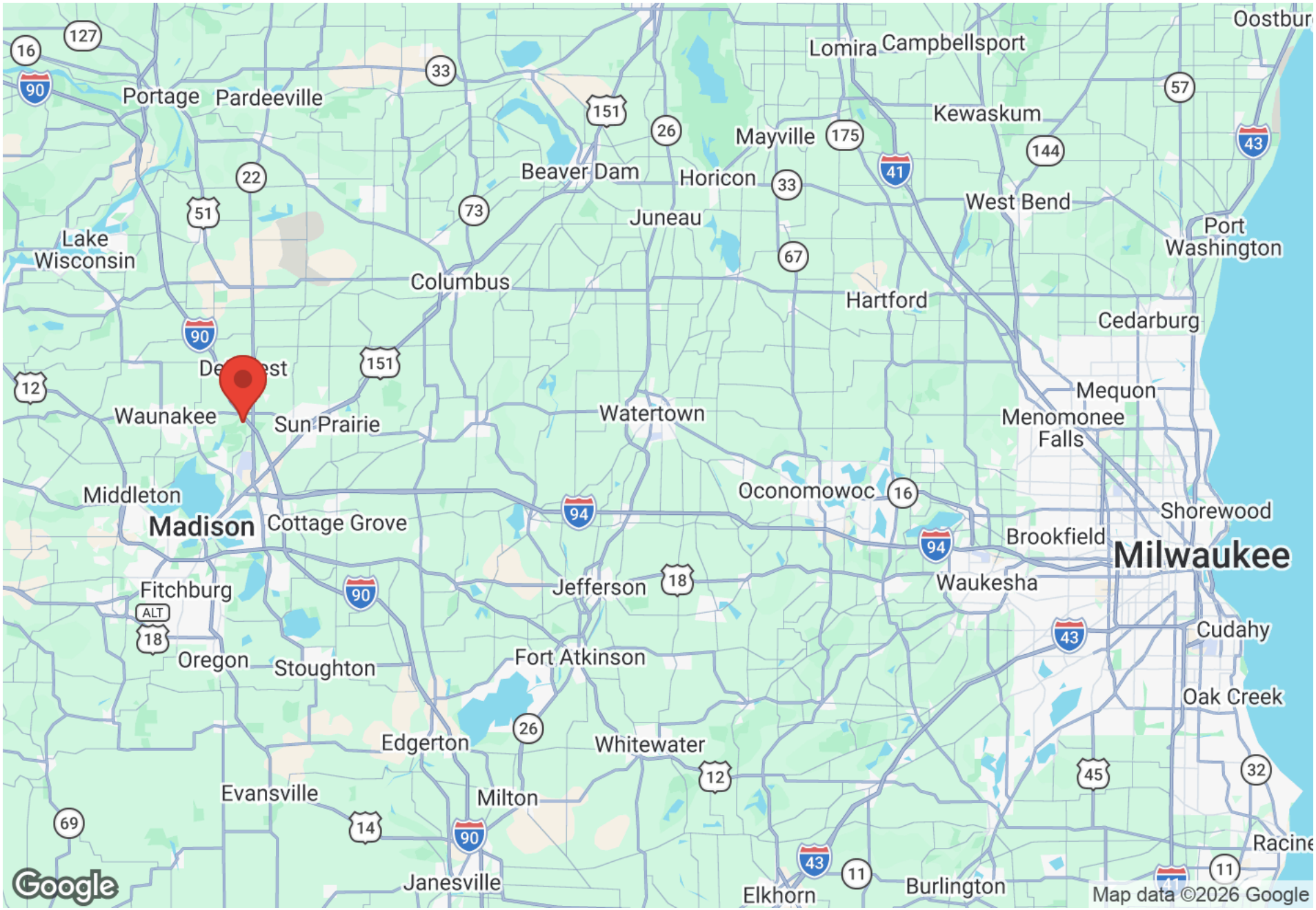

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State of Wisconsin - Disclose to Non-Residential Customers

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.