Industrial/Flex Land
For Sale or Build-to-Suit

WELTON ENTERPRISES

17 Acres of Industrial/Flex Land Available

Silicon Prairie™, one of Madison's newest mixed use business parks, is located on the west side of Madison at the intersection of Mineral Point Road and South Point Road and has over 51 acres of land available for office, complimentary retail and light industrial. With protective covenants in place you can be ensured that each property will be developed with along term value and constructed to environmentally sustainable standards.

Contact Welton Enterprises, Inc. for more information on the opportunity to locate your new headquarters or facility in the path of growth!

Contact Info: Paul Molinaro
Direct: (608) 661-8803
Cell: (608) 628-5427
paulm@buildtosuit.com

www.buildtosuit.com

Silicon Prairie™ Offering Summary

WELTON ENTERPRISES

Silicon Prairie™ is a master planned development on the west side of Madison along Mineral Point Rd. Designed and planned with a comprehensive and sustainable vision, Silicon Prairie™ will have over 1,000,000 sf of Class A office space/complimentary retail, over 1,000,000 sf of light manufacturing space and over 280 apartment units.

Offering….......Build-to-Suit or For Sale

Build-to-Suit Space.....10,000 sf - 150,000+ sf

Lease Rate.....Build-Out Dependent

Lots For Sale.....1.74 ~ 14.55 acres

Lot Pricing.....See Lot Price Page

Great pricing incentives on land value for long-term build-to-suit projects and projects involving a joint venture with the user

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Silicon Prairie™ Description & Amenities

WELTON ENTERPRISES

Silicon Prairie™

The Silicon Prairie™ Business Park and Community Plat offer a great opportunity for new Class A office space and light manufacturing space with the following amenities:

1.) Great pastoral setting, ideal for a corporate headquarters.

2.) Protective covenants in place to ensure long-term value.

3.) Designed with comprehensive and sustainable vision.

4.) Multiple options for hi-speed data.

5.) Great Westside of Madison location along Mineral Point Rd.

6.) Located in the path of growth and surrounded by existing and future high end residential and commercial development.

7.) Transportation Demand Management plan in place.

8.) The first master planned commercial property in Wisconsin to be awarded The Audobon Signature Program.

9.) Flexible options to meet your needs.

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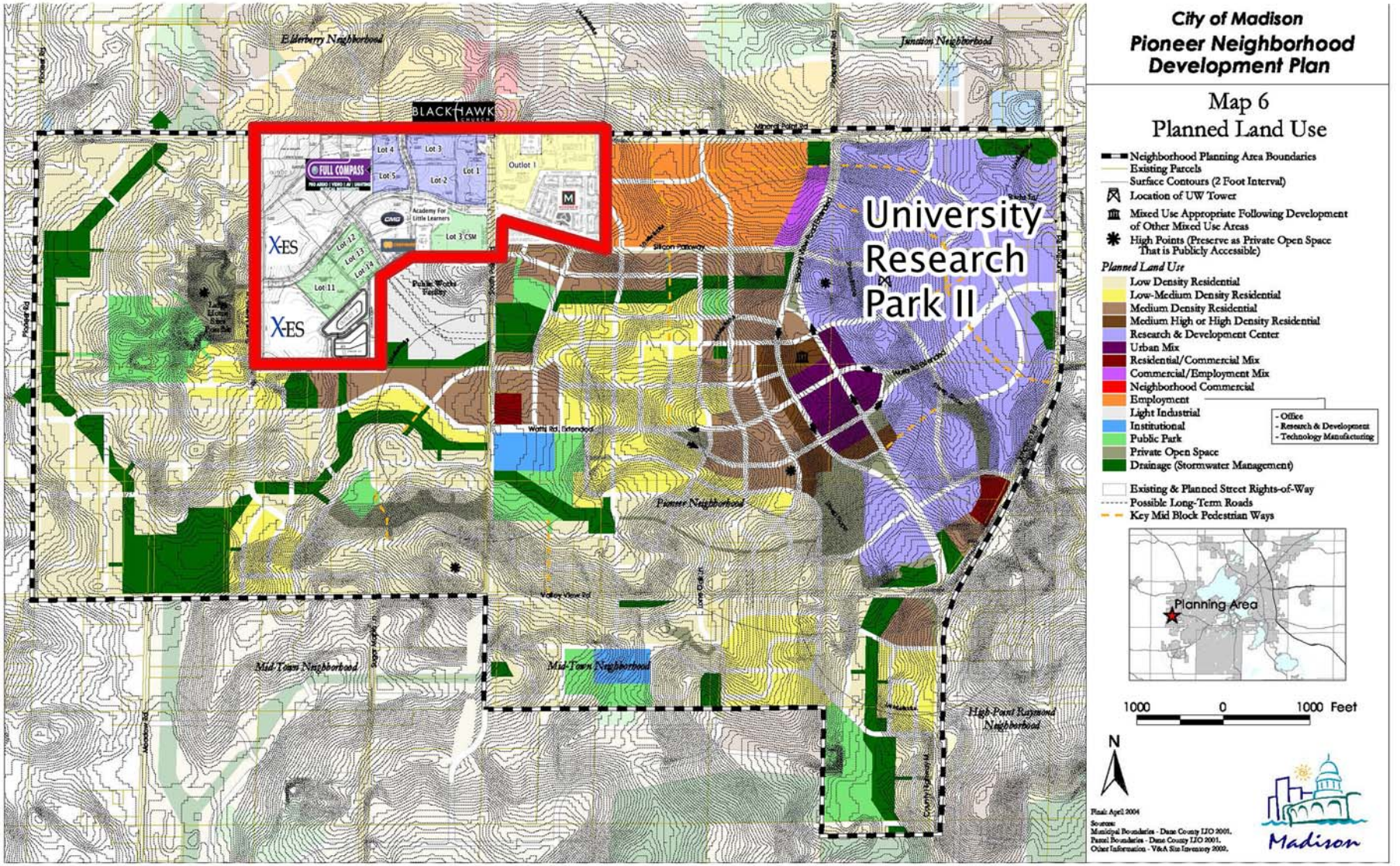
Pioneer Neighborhood Master Plan

WELTON ENTERPRISES

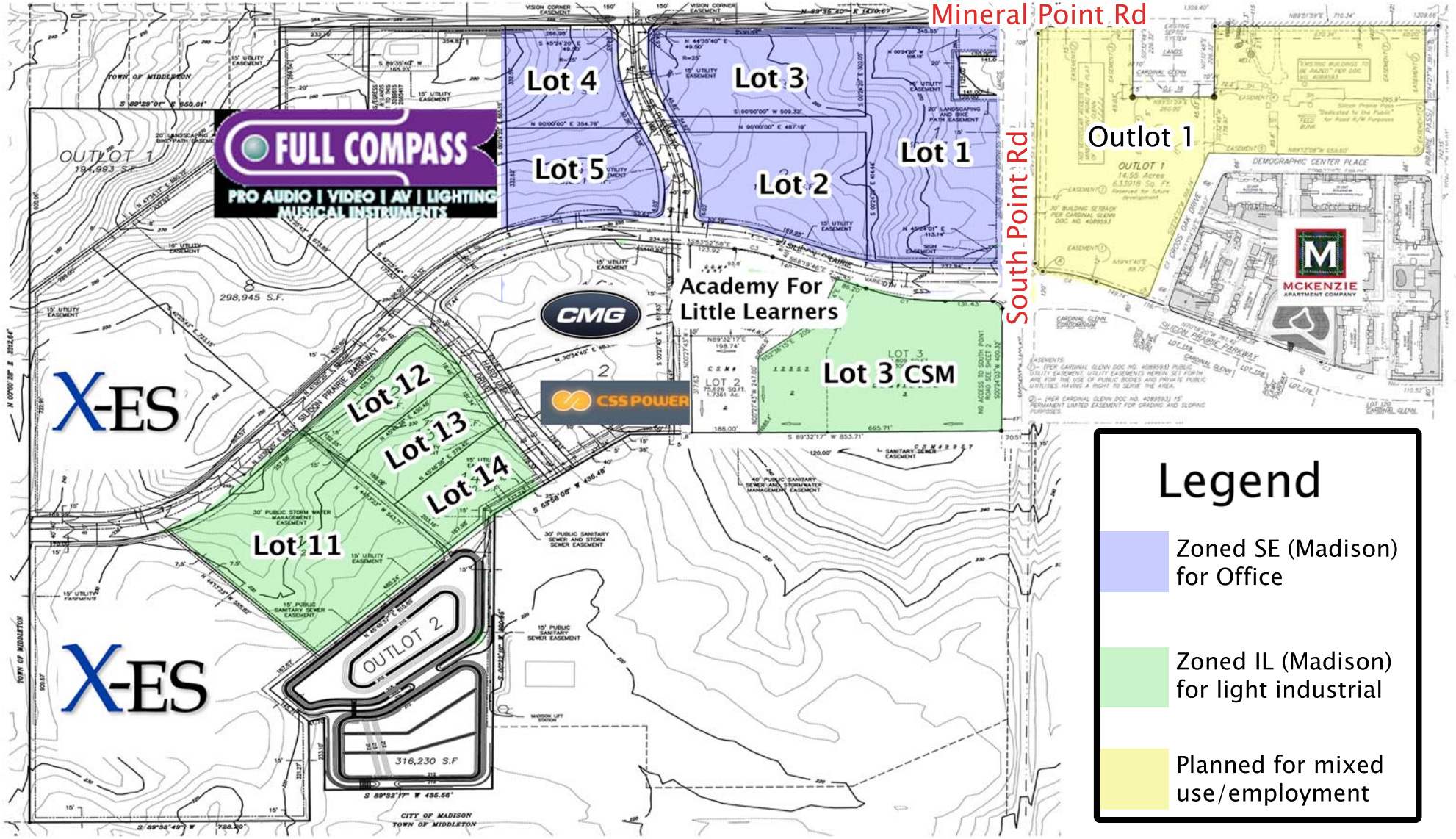
Located in the Pioneer Neighborhood, Silicon Prairie™ is in the path of growth, surrounded by some of Madison's best residential developments and located just down the street from the University Research Park II development.



Silicon Prairie™ Site Plan

WELTON ENTERPRISES

Located at the corner of Mineral Point Rd and South Point Rd, Silicon Prairie™ offers many options for new industrial, office and mixed-use development. Already home to Full Compass Systems, CSS Power, Coated Metals Group, the Academy for Little Leaners, the 286 unit Legacy Apartment complex developed by The McKenzie Apartment company and the future home of Extreme Engineering Solutions.



Silicon Prairie™ Business Park
Lot and Price List

WELTON ENTERPRISES

Office/Mixed-Use Land

Lot	Sq. Ft.	Acres	Zoning	Price/sf	Status
SW Corner					
1	300,017	6.89	SE	$10.00	Available
2	154,526	3.55	SE	$8.00	Available
3	165,175	3.79	SE	$9.00	Available
4	102,448	2.35	SE	$9.00	Available
5	115,201	2.64	SE	$8.00	Available
SE Corner					
1	186,908	4.29	MF	N/A	Sold
2	102,999	2.36	MF	N/A	Sold
3	143,385	3.29	MF	N/A	Sold
Outlot 1	633,779	14.55	Ag	Call	Available

Industrial/Flex Land

Lot	Sq. Ft.	Acres	Zoning	Price/sf	Status
6	273,132	6.27	IL	N/A	Sold
7	211,750	4.86	IL	N/A	Sold
8	298,945	6.86	IL	N/A	Sold
9	370,163	8.50	IL	N/A	Sold
10	594,298	13.64	IL	N/A	Sold
11	255,327	5.86	IL	$5.50	Available
12	76,223	1.75	IL	$6.50	Available
13	76,115	1.75	IL	$6.00	Available
14	75,900	1.74	IL	$6.00	Available
CSM					
1	177,328	4.07	IL	N/A	Sold
2	129,986	2.98	IL	N/A	Sold
CSM					
1	83,807	1.92	IL	N/A	Sold
2	75,626	1.74	IL	N/A	Sold
3	274,809	6.31	IL	$6.50	Available

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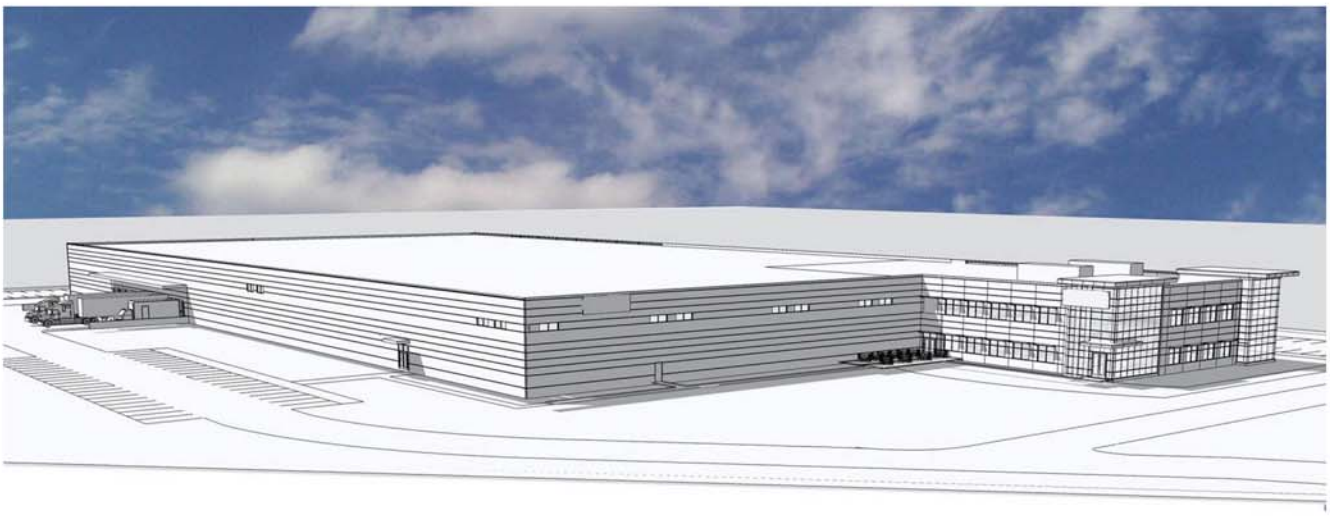
Silicon Prairie™
Conceptual Renderings

WELTON ENTERPRISES



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DISCLOSURE 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 lines 42-51).
(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 (see lines 23-41).
(f) The duty to safeguard trust funds and 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 TO CUSTOMERS 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 lines 42-51).
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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. 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 may 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.

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