

# INDUSTRIAL FOR LEASE

2917 DAIRY DRIVE  
MADISON, WI 53718



**SINGLE-TENANT INDUSTRIAL - FOR LEASE -  
AVAILABLE 2027**

**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711



*PRESENTED BY:*

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# PROPERTY SUMMARY

Dairy Drive  
2917 Dairy Drive | Madison, WI 53718



## Property Summary

Address1:	2917 Dairy Drive
Address2:	Madison, WI 53718
Lease Rate:	\$9.75 P/SF NNN
Operating Expenses:	\$3.00 P/SF
Available SF:	21,250 SF
Clear Height:	20-21'
Dock Doors:	2 - 9' x 9'
Grade Doors:	3 - 12' x 14'
Power:	800 Amps - 120/802 - 3 Phase
Lot Size:	1.5 Acres
NNN:	No
Office SF:	Build-To-Suit
Parking:	21 Stalls
Rentable SF:	21,250
Roof:	Ballasted EPDM

## Property Overview

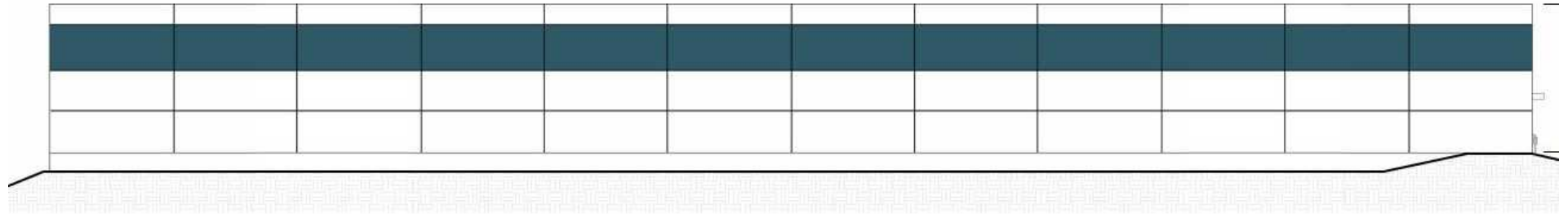
This planned 21,250-square-foot flex industrial property will feature 20–21-foot clear heights, two dock doors, three grade-level doors, and 800-amp three-phase power. The property will also offer 21 parking stalls, a durable ballasted EPDM roof, and an ESFR sprinkler system. Construction is anticipated to begin in October or November 2026, with occupancy targeted for late summer or early fall 2027. The flexible design provides an excellent opportunity for industrial users seeking modern, functional space tailored to their operational needs.

## Location Overview

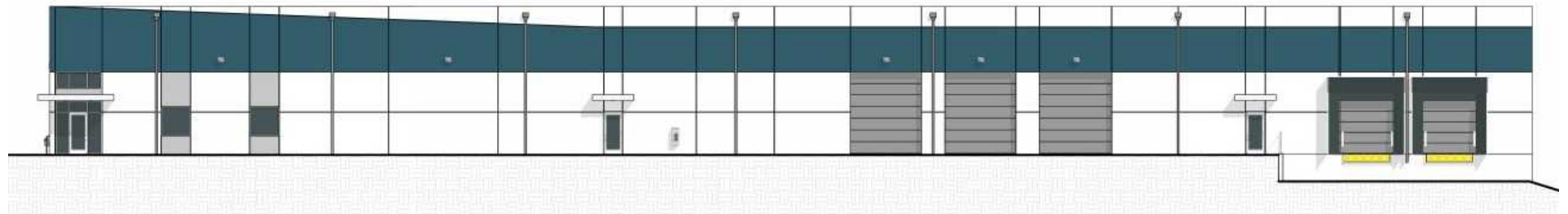
Located within Madison's established East Side industrial corridor, 2917 Dairy Drive offers convenient access to Stoughton Road, the Beltline Highway, and Interstate 39/90. The property provides efficient connectivity throughout the Madison area and to major regional transportation routes. Surrounded by a strong base of industrial and commercial users, the location is well suited for businesses seeking accessibility, visibility, and operational efficiency.

# ELEVATIONS

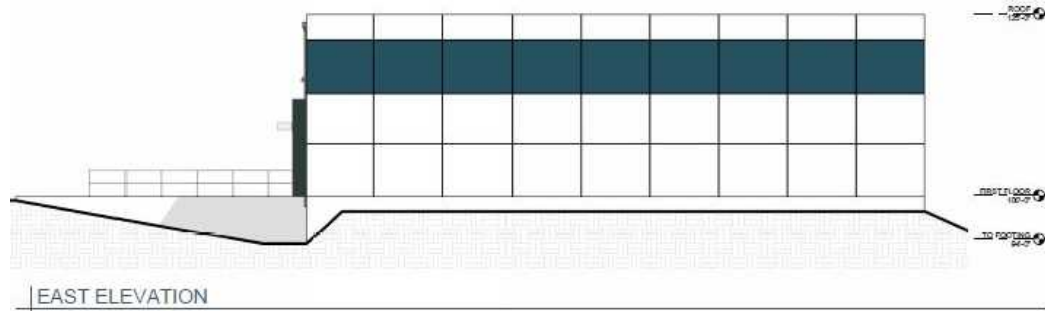
Dairy Drive Flex  
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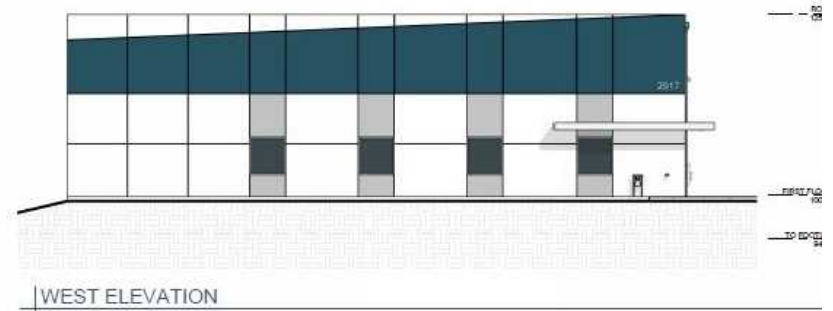
RTH ELEVATION



UTH ELEVATION



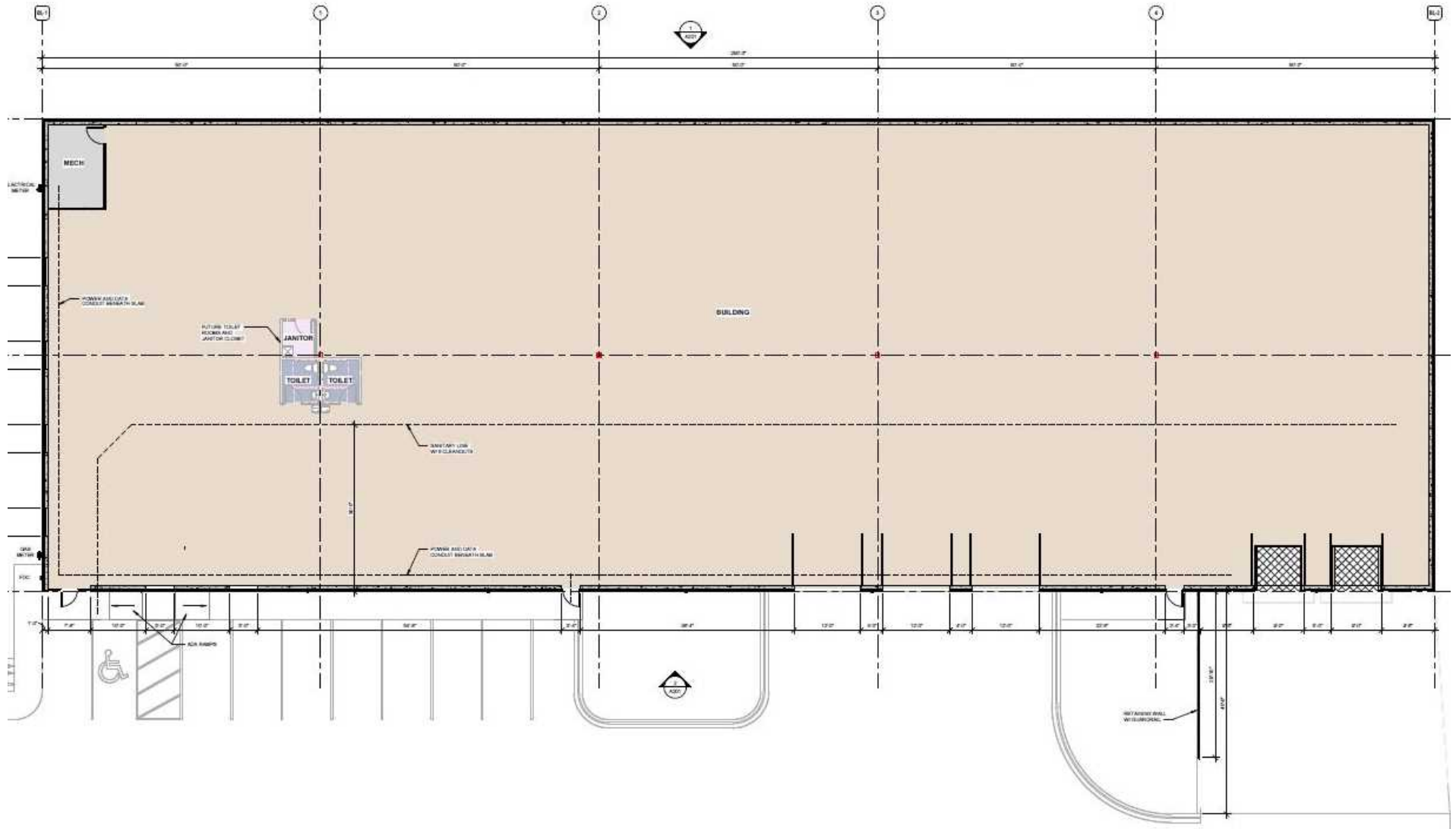
EAST ELEVATION



WEST ELEVATION

# FLOORPLAN

Dairy Drive Flex  
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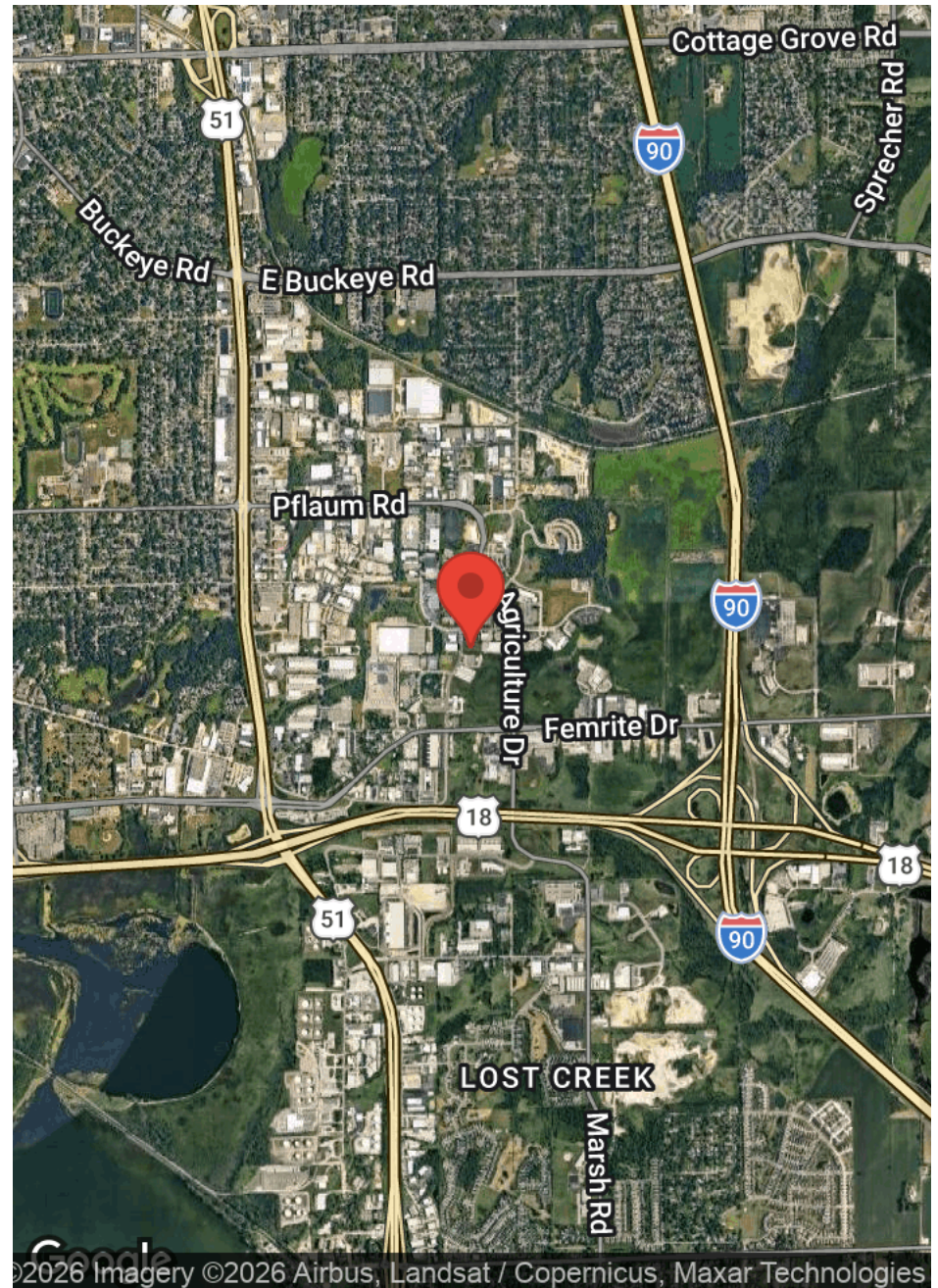
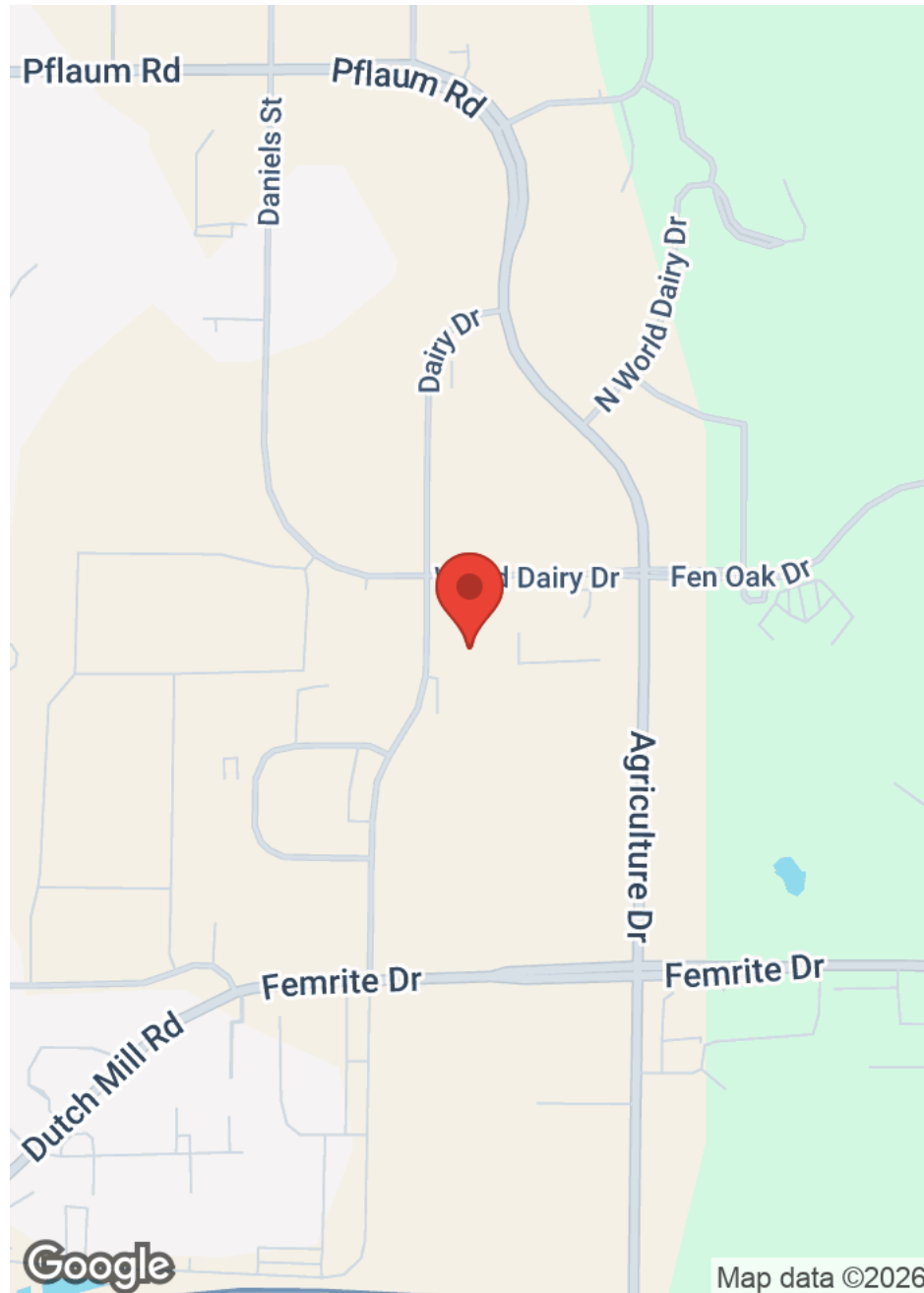


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# LOCATION MAPS

Dairy Drive Flex  
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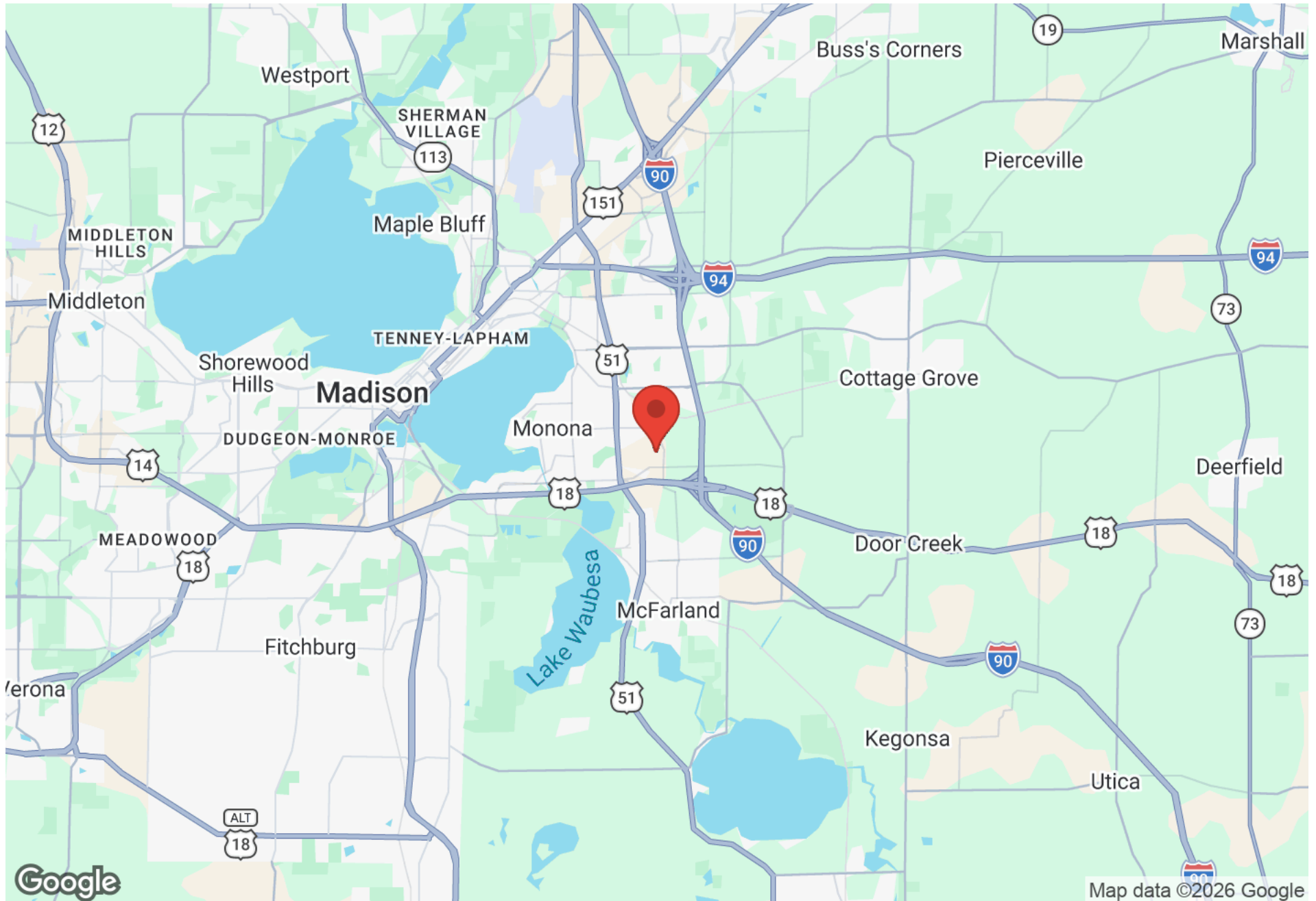
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# REGIONAL MAP

Dairy Drive Flex  
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# AERIAL MAP

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# DISCLOSURE TO CUSTOMER

Dairy Drive Flex  
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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 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 "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 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.