

**FOR SALE or
LEASE**

**Class A - Multi-Tenant
Industrial Flex**

22,500 SF Building for Sale

**5,000 SF Available for
Lease**

"The Flex Building"

**2530 Agriculture Drive
MADISON, WI 53718**

**DEVELOPED BY TJK DESIGN
BUILD**



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PROPERTY SUMMARY

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



Property Summary

| | |
|-------------------|--------------------------------------|
| Available SF: | 5,000 |
| Building SF: | 22,500 |
| Clear Height: | 20' |
| Column Space: | 50' x 25' |
| Lease Rate: | \$8.50 P/SF NNN |
| Lot Size: | 2.45 Acres |
| Parking Ratio: | 1.75/1000 |
| Parking: | 46 |
| Power: | 1600 AMP Service / 120/208 / 3-Phase |
| Price: | \$3,300,000 |
| Percentage Leased | 78% |
| Year Built: | 2023 |

Property Overview

"The Flex Building" is a representation of industrial contemporary, multi-tenant, commercial sophistication situated on the East side of Madison. It is a premier multi-tenant building that not only fulfills the demands of the modern business landscape but also enriches the urban fabric with its aesthetic allure and functional design. This framework not only provides a sturdy foundation but also serves as a canvas for the application of premium finishes and features, offering flexible tenant spaces that can easily adapt to varying needs and preferences.

The building is available for sale as an investment opportunity or a solution for an owner occupant looking for a new home for their business.

Contact Brokers for existing lease information.

Location Overview

Located a few miles from US HWY 51, US HWY 12/18(Beltline), and ease of access to I/90/94.

PROPERTY PHOTOS

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



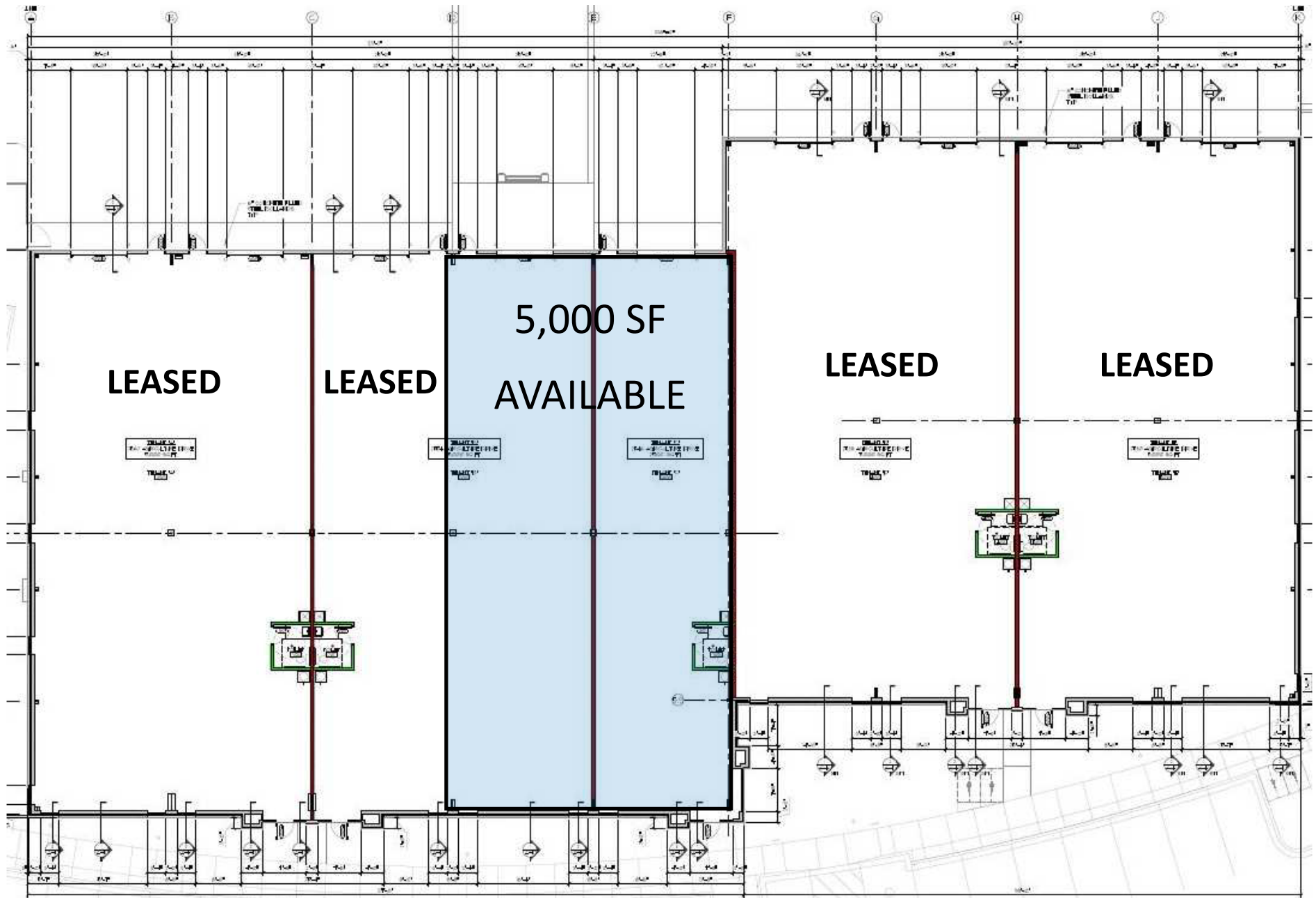
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BUILDING PLAN

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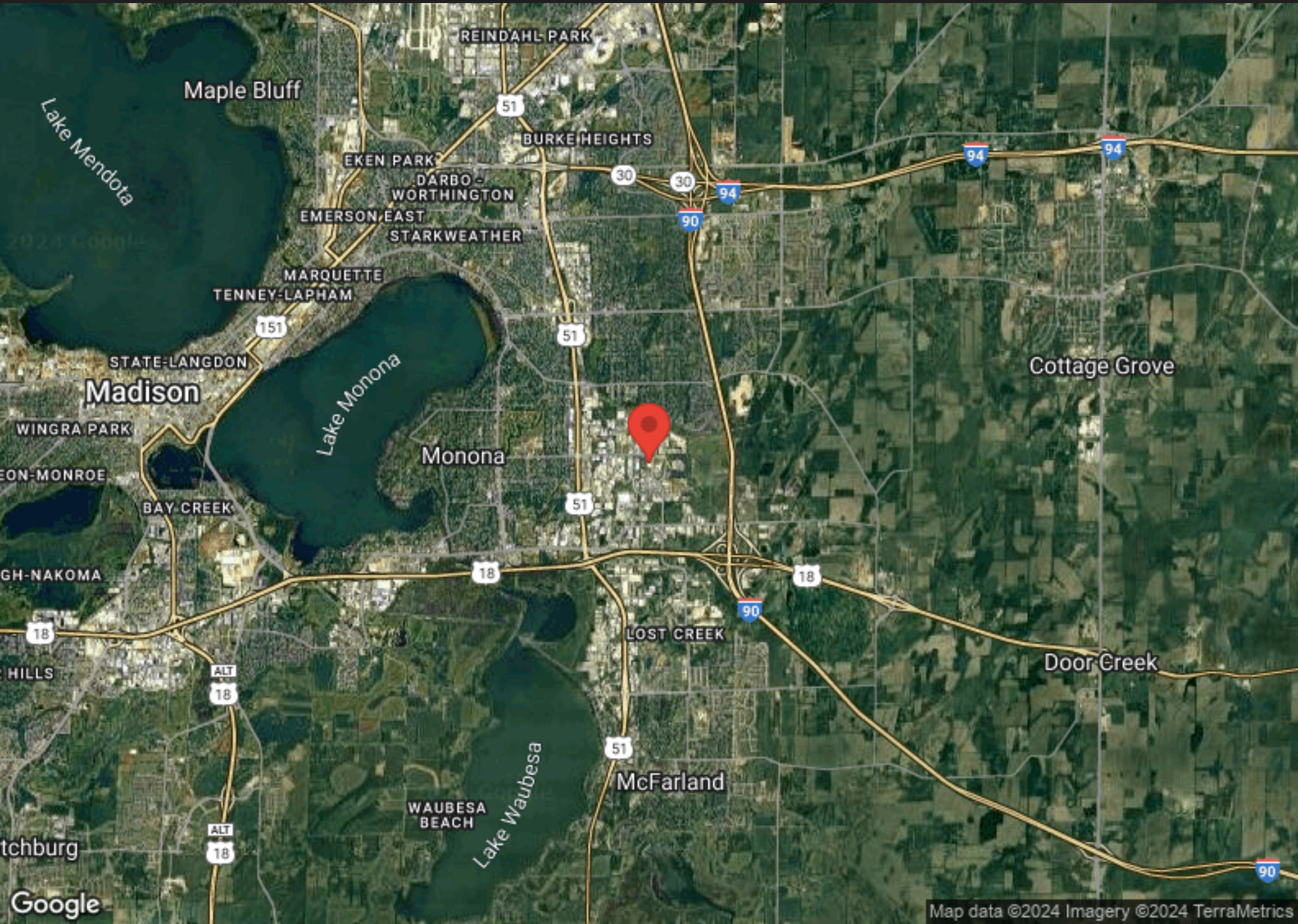
LOCATION MAPS

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



REGIONAL MAP

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



DISCLAIMER

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