

Property Overview

22 Transport Ct is a 53,000 SF commercial facility with 5,880 SF of office or warehouse space available for immediate occupancy. Owner is willing to demo office space and convert into warehouse space per client request. This warehouse space will have 25' clear height ceilings and column free space. Please see photo on following page.

This state-of-the-art property features reinforced concrete construction, 25' ceilings and up to (2) 12' x 14' potential overhead doors with office space as needed. Employee and client-friendly features include conference rooms, a coffee station, and a 91-car surface parking lot.

Adjacent to Interstate 94, this property offers efficient transportation. The building also offers a premiere signage opportunity facing the freeway, reaching over 62,000 vehicles a day. The property is just 10 minutes from Dane County Airport and 20 minutes from downtown Madison.

22 Transport Ct is located just outside Madison, WI in a growing hub for advanced manufacturing, agriculture, healthcare, and information technology. This strategic position offers additional amenities, including neighboring hotels, restaurants, and multiple truck fueling options.

5,880

SF of Available
Office or Warehouse Space

53,000

Total SF Building

12x14

Overhead Doors



John Schlueter
Broker, Owner
jks@frontlinecre.com
(414) 769-7000

FOR LEASE

CLASS A DEVELOPMENT

Now Leasing: Office or Warehouse Space

22 Transport Ct, Madison, WI 53704

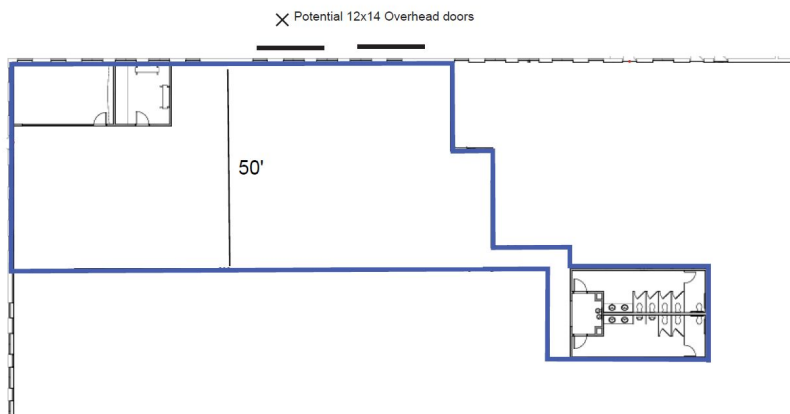


Leasing Info	
Lease Rate	NEGOTIABLE Warehouse/Office
Additional Rent	\$2.66 SF (estimate)
Specifications	
Building Size	53,000 SF
Office or Warehouse Space	5,880 SF
Location	.5 Mile to I-94 Interchange
Construction	Reinforced Concrete
Signage	On-Building and Free-Standing
Clear Height	25' Ceilings
Column Spacing	Column-free for this Unit
Overhead Doors	(2) 12' FT x 14' FT, Potential
Parking	Surface, 91 Spaces

Utilities
Gas
Water
Sewer
Heating

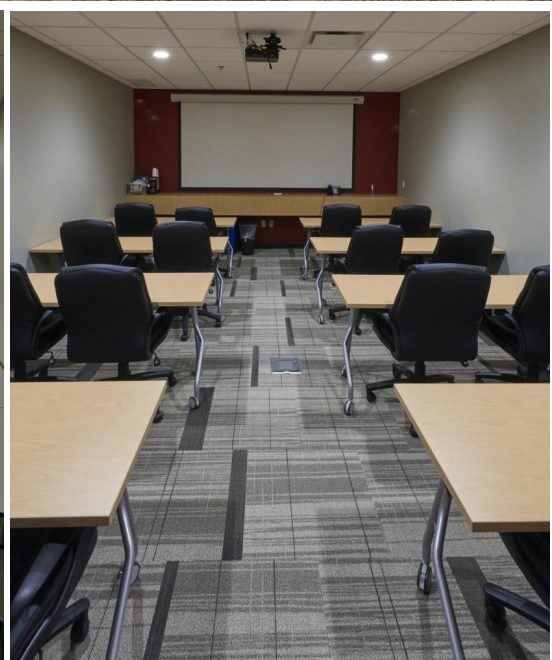
Information shown is deemed reliable and is believed to be accurate, but no warranty or representation is made to the accuracy thereof and is subject to correction. Prices and terms are subject to change without notice.

FLOOR PLAN: AVAILABLE SPACE IN BLUE OUTLINE



John Schlueter
 Broker, Owner
jks@frontlinecre.com
 (414) 769-7000

www.frontlinecre.com | 7265 S 1st St, Oak Creek, WI 53154 | (414) 769-7000



FOR LEASE

CLASS A DEVELOPMENT

Now Leasing: Office or Warehouse Space

22 Transport Ct, Madison, WI 53704



Amenities & Logistics

Destination	Distance	Drive Time
I-94 Freeway	< 0.1 MI	1 MIN
I-94 Interchange	2.5 MI	4 MIN
FedEx Distribution Center	1 MI	3 MIN
Downtown Madison	9 MI	20 MIN
Milwaukee	78.8 MI	1 HR 15 MIN
Minneapolis	261 MI	3 HR 50 MIN

Transportation	
Dane Co. Airport	4.7 MI 9 MIN
Railroad	6.7 MI 13 MIN

www.frontlinecre.com | 7265 S 1st St, Oak Creek, WI 53154 | (414) 769-7000