

FOR LEASE

Available January 1, 2022

LIGHT INDUSTRIAL | FLEX | WAREHOUSE

3302 Dairy Drive, Madison, WI 53716



DISTANCE TO	MILES
Beltline Hwy. 12/18	.7 Miles
I-90/39	2.4 Miles
State Capital/Downtown	6.3 Miles
Milwaukee	71 Miles
Chicago/O'Hare	122 Miles

PROPERTY SUMMARY

Status	Completion fall 2021	Clear Height	22'
Space Available	Up to 74,400 SF	Column Spacing	40'
Divisible To	6,000 SF	Loading Docks	12
Base Rent	\$7.50/SF, NNN (\$2.50 psf additional expenses)	Drive-In Doors	14 doors at 12'x14' insulated
Operating Expenses	By tenant	Fire Protection	ESFR sprinkler system
Real Estate Taxes	By tenant	HVAC	Gas-fired unit heaters
Utilities	By tenant	Electric Service	1,200 amp, 208/120 3-phase
Parcel Size	6.2 acres	Lighting	High-Bay LED fixtures
Construction Type	Precast concrete panels with architectural metal and glass storefront/windows	Office/Showroom	TBD/Build-to-Suit
Floor Thickness	5.5" slab with 6" dock apron and 7" driveway approach	Parking	100 stalls
Roof Type	Ballasted EPDM	Truck Court	130'
Year Built	2021	Zoning	IL (Industrial Limited)



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