

# FOR LEASE - FLEX INDUSTRIAL

## 2,505 SF - PREMIUM HWY 51 VISIBILITY

3035 S STOUGHTON RD, MADISON, WI



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,505 SF
<b>LEASE RATE:</b>	\$7.00 P/SF NNN
<b>OPEX:</b>	\$4.29 P/SF
<b>CLEAR HEIGHT:</b>	18'-21'
<b>OH DOOR:</b>	(1) 12'x14' Door
<b>HVAC:</b>	HVAC in Warehouse & Office
<b>LIGHTING:</b>	High Bay LED
<b>POWER:</b>	3-Phase 200 Amp Service
<b>SPRINKLER:</b>	Wet Sprinkler System
<b>ZONING:</b>	IL - Industrial Limited
<b>FLOOR DRAIN:</b>	Pit Drain

### PROPERTY OVERVIEW

3035 S Stoughton Rd is 2,505 SF of fully heated and cooled flex industrial space located along Highway 51. The office consists of a reception and waiting area, 2 offices, and kitchenette. The warehouse consists of one overhead door, service door, a utility sink, pit drain, LED lighting, and wet sprinkler system.

Tenant is additionally responsible for separately metered utilities, phone/data, and in-suite janitorial.



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

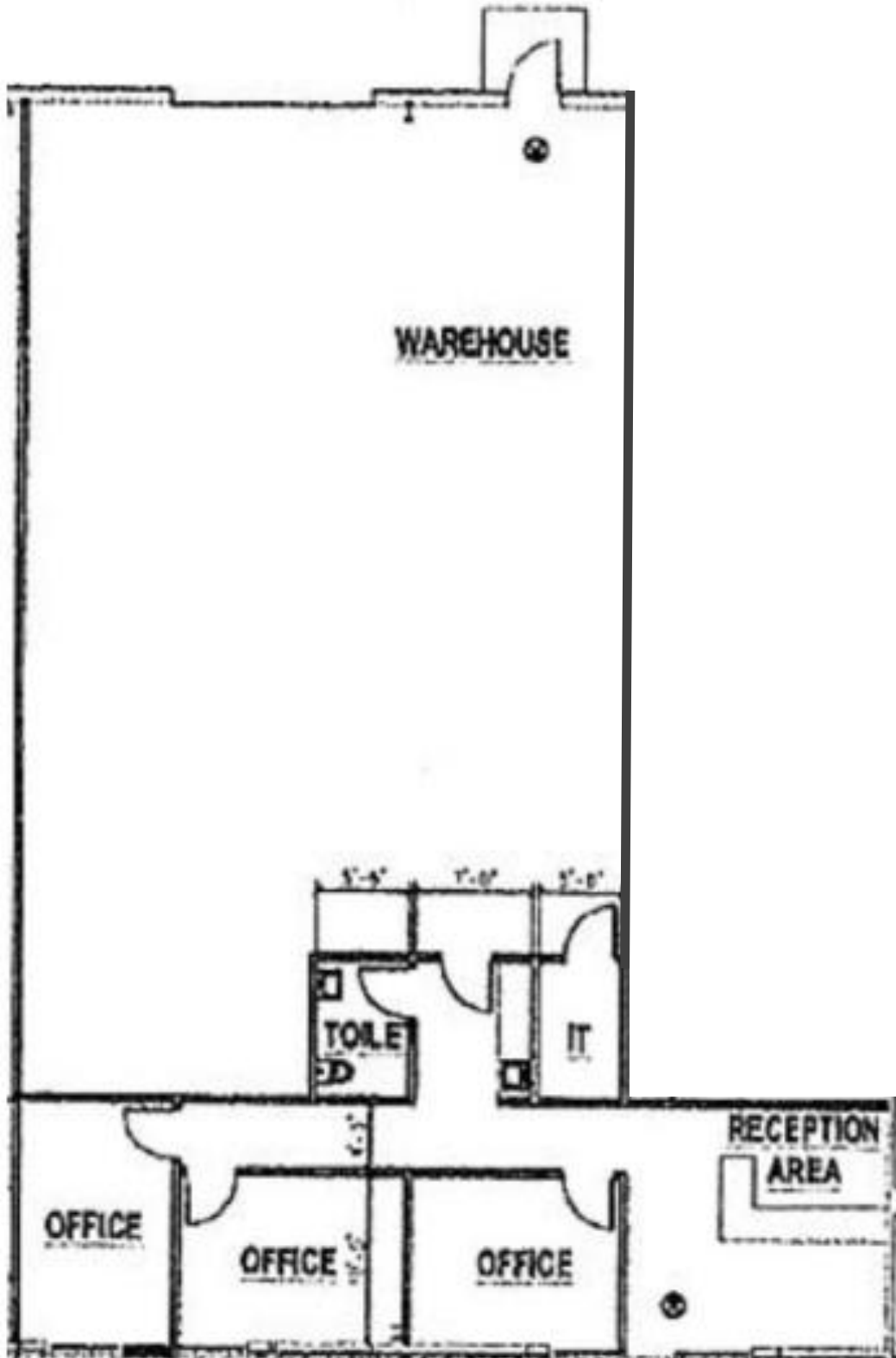


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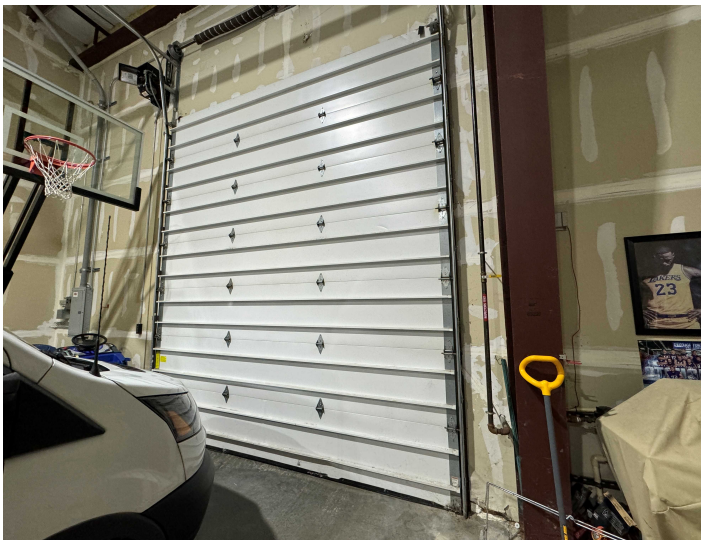
# FLOOR PLAN

3035 SOUTH STOUGHTON ROAD



# PROPERTY PHOTOS

3035 SOUTH STOUGHTON ROAD



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*PRESENTED BY:*

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