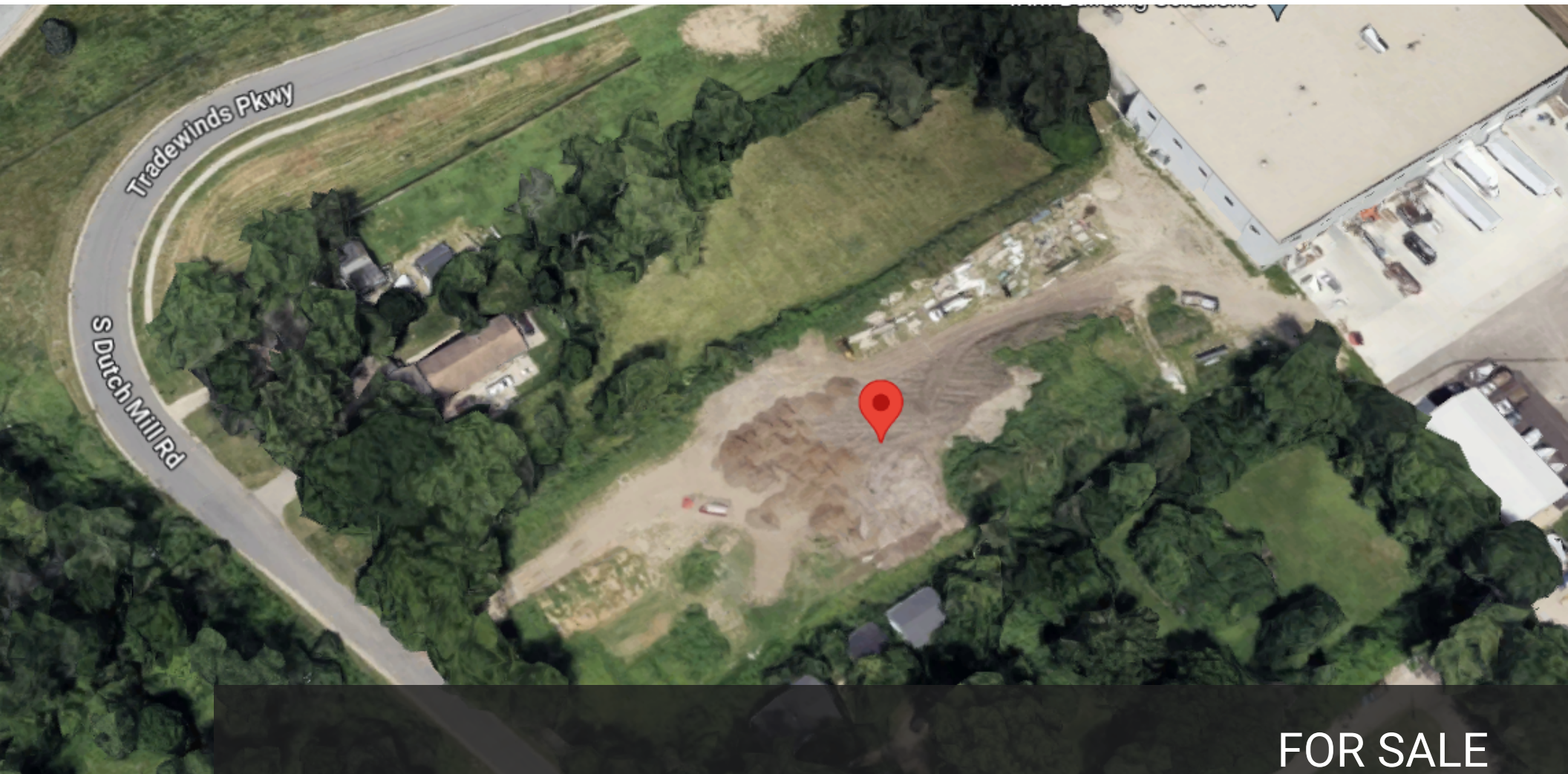


LAND FOR SALE - 1.94 ACRES OF INDUSTRIAL DEVELOPMENT LAND

3701 S DUTCH MILL RD

3701 SOUTH DUTCH MILL ROAD, MADISON, WI 53718



FOR SALE

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



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

3701 S Dutch Mill Rd
3701 South Dutch Mill Road | Madison, WI 53718



Property Summary

Price:	\$465,000
Price / SF:	\$5.50 P/SF
Lot Size:	1.94 Acres
Access:	UW HWY 51 & Voges Rd
Cross Streets:	Tradewinds Pkwy & Voges Rd
Frontage:	190 - S Dutch Mill Rd
Traffic Count:	32,900 VPD - US HWY 51
Outside Storage:	Permitted
Signal Intersection:	Voges Rd & UW HWY 51
Utilities:	Present at Street
Zoning:	IL - Industrial Limited
APN:	251/0710-272-0084-0

Property Overview

Excellent opportunity to build in a growing business park. Well-known location next to Wisconsin Management Company, Illingsworth-Kilgust, Lions Eye Bank, Amazon, Sleep Inn & Suites, and Ho-Chunk Nation. Close proximity to Beltline. All utilities present at the street. Permitted uses include professional office, limited production, light manufacturing, public utility, private ambulance, medical facilities, contractor business/showroom, and many more.

Location Overview

Located directly south of the US HWY 12/18 on Madison's East side. 2 Minutes off of UW HWY 51 and easy access to I90/94.

PROPERTY PHOTOS

3701 S Dutch Mill Rd

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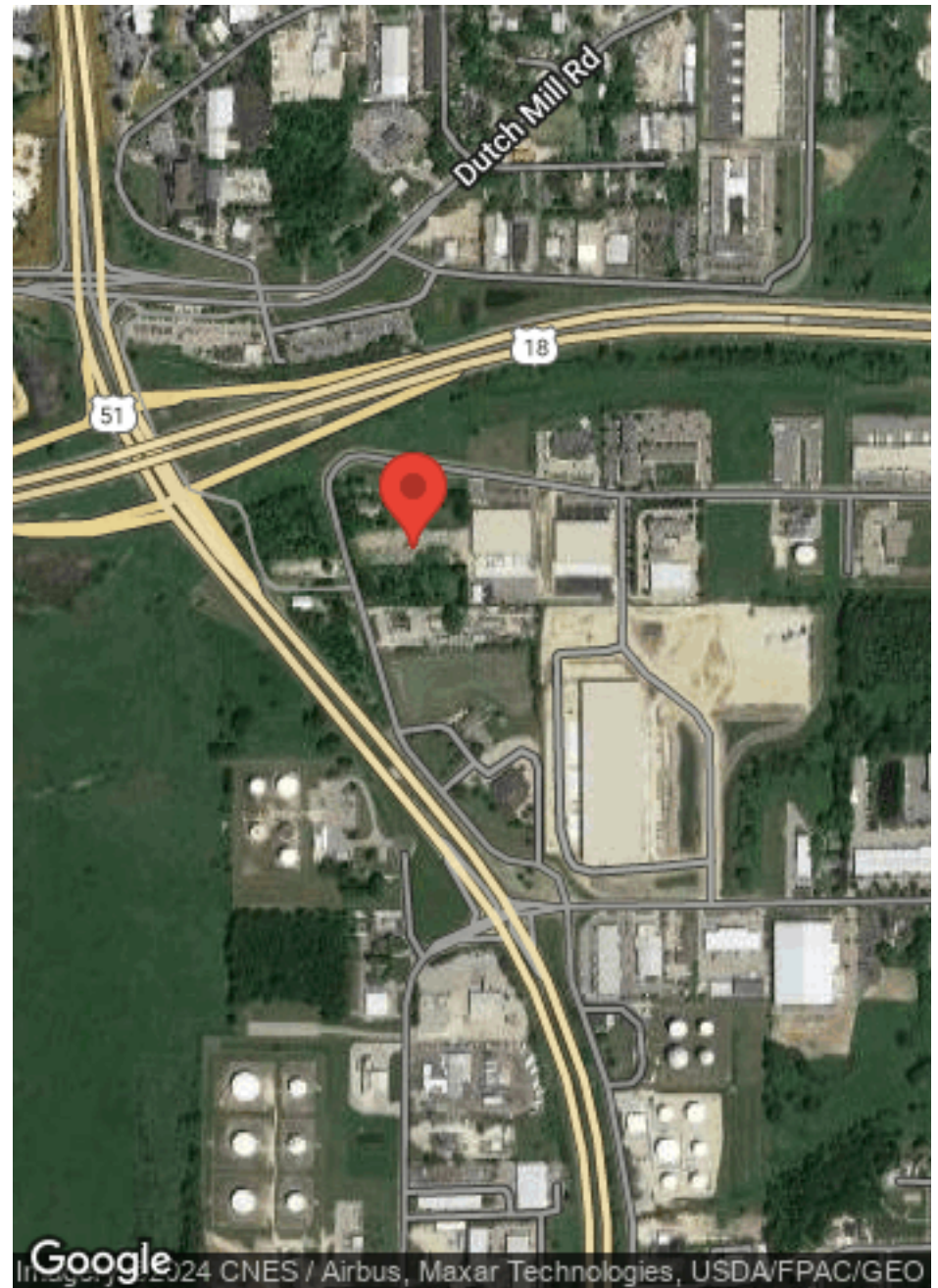
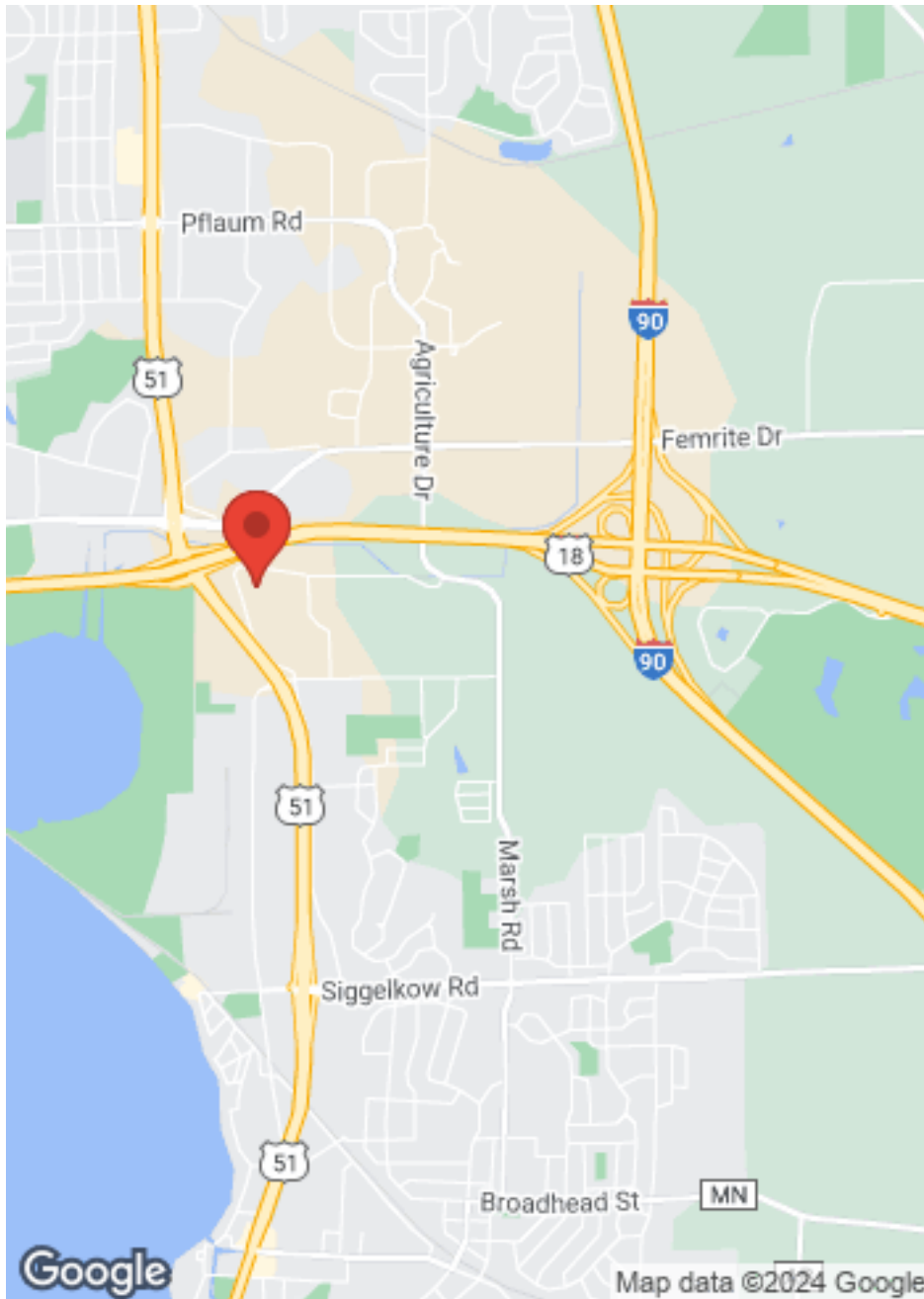
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 **Oakbrook**
Integrated Real Estate Services

LOCATION MAPS

3701 S Dutch Mill Rd
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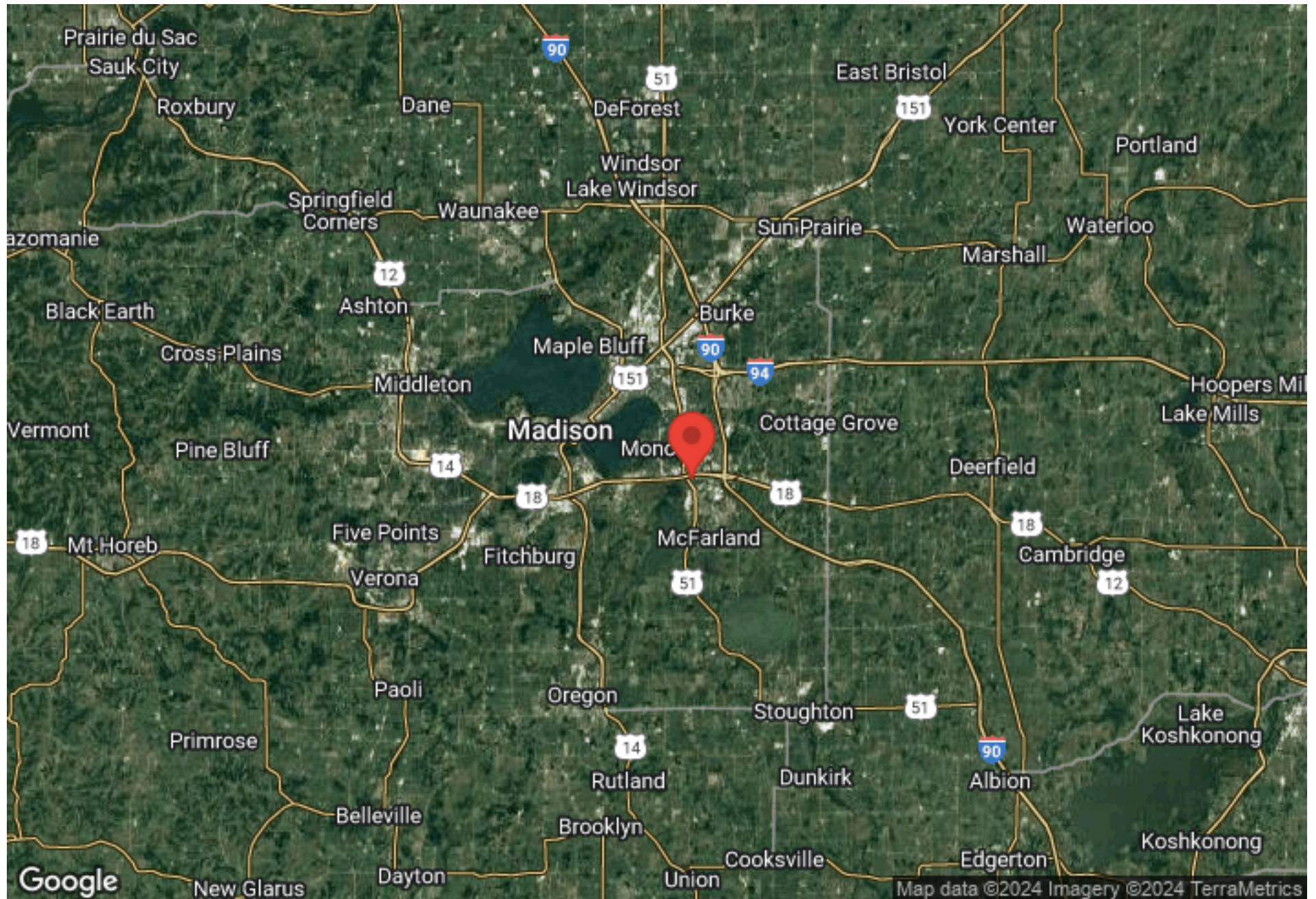
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REGIONAL MAP

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AERIAL MAP

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DISCLAIMER

3701 S Dutch Mill Rd
3701 South Dutch Mill Road | Madison, WI 53718

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