

Prime Flex/Industrial Property –
Available for Immediate Occupancy

For Sale or Lease

Current owner/occupier will be relocating to a larger facility



515 Atlas Avenue
Madison, WI

Asking Lease Rate: \$9.00 NNN

Asking Purchase Price: Contact Broker for Pricing Guidance

For More Information

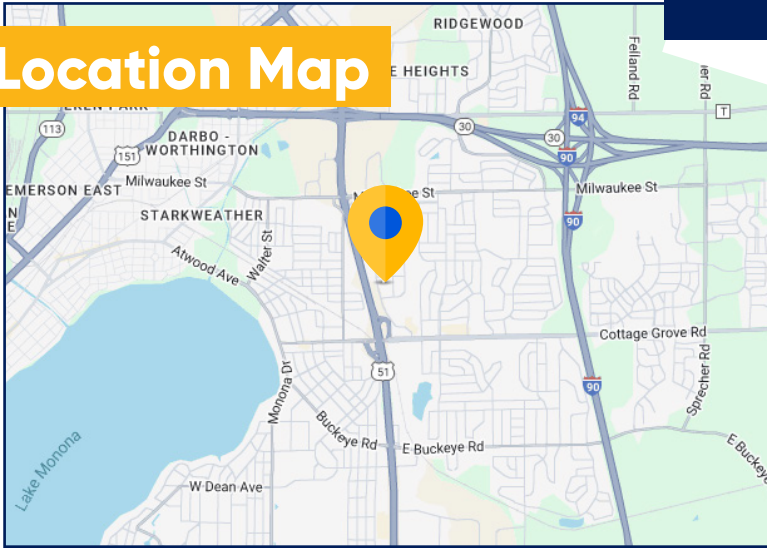


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Location Map



Space Profile



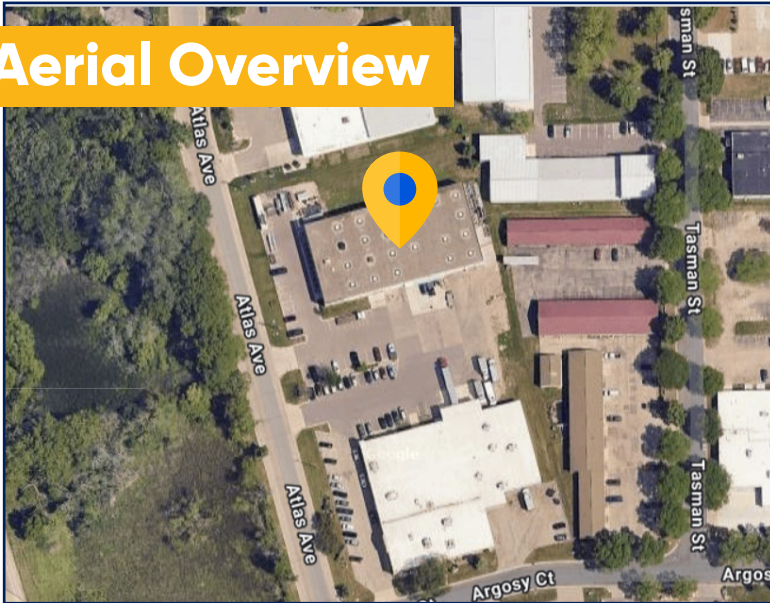
Land Size:
1.57 Acres/
68,476 SF



Building Size:
20,000 SF

Building Size:	20,000 SF
Office:	~1,500 SF (4 Offices, Conference Room, Kitchenette, 2 Bathrooms)
Mezzanine:	~1,500 of Mezzanine Storage
Fenced Storage Yard:	~2,000 SF Fenced Area
Year Built:	1974 / Renovated 2022
Zoning	IL
Parking:	Ample Car & Truck/Trailer
Ceiling Height:	~21'
Loading:	Four (4) Dock Doors (2 Levelers) Two (2) Drive-In Doors
Fire Protection:	Wet Sprinkler System
Power:	3 Phase/1200 AMP + 800 AMP
Heating/Cooling:	Fully Conditioned in Office. Modine Heaters in Warehouse

Aerial Overview



Exterior



Features

Major recent building updates include:

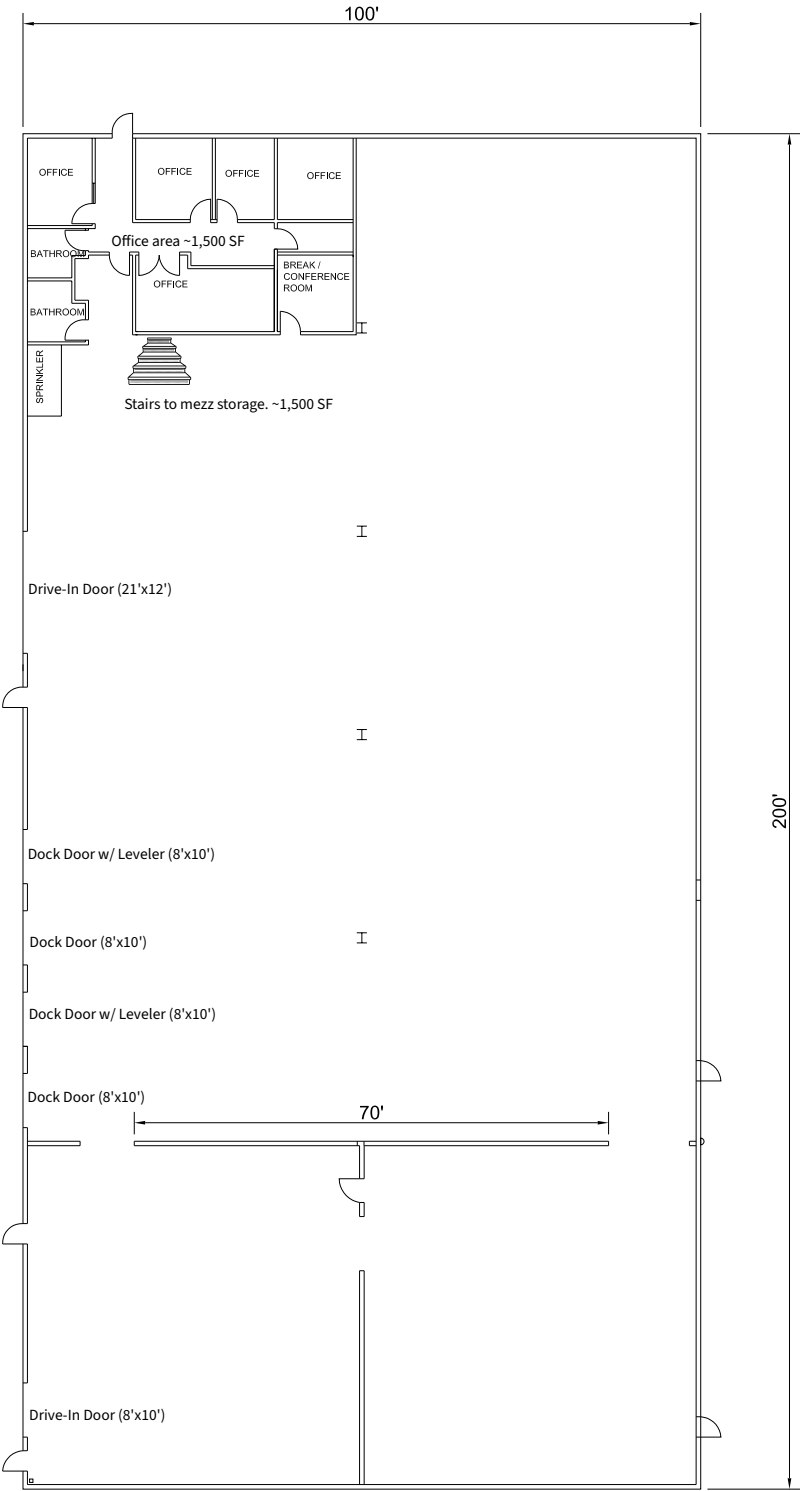
- New roof with new skylights
- Parking lot resurfaced
- New facade curtain wall with glass windows
- Updated office finishes

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Floor Plan



Site Plan



Photos



Photos

