

**2537 Daniels Street  
Madison, WI 53718**



**For Sale or Lease**

**Lab/Flex/Manufacturing  
64,940 SF**

**For More Information**



**Tim Ridders**  
608.669.4153  
tridders@cresa.com



**Connor Bernier**  
608.467.0452  
cbernier@cresa.com

613 Williamson Street, Suite 210, Madison, WI 53703





## Property Snapshot

<b>Building Size</b>	64,940 SF
<b>Divisible</b>	To 37,919 SF and 27,021 SF
<b>Year Built</b>	2001
<b>Parking Ratio</b>	~3:1,000 SF (surface)
<b>Clear Height</b>	14' - 18'
<b>Power</b>	Heavy - (2), back-up generators
<b>Loading</b>	(1) dock and (2) drive-ins

## Divisible Sections

<b>Full Building</b>	<b>64,940 SF</b>
<b>Suite 100</b>	<b>37,919 SF</b>
<b>Suite 101</b>	<b>27,021 SF</b>

## Building Features

- Former Corporate HQ facility
- 100% climate controlled
- Building is fully furnished and in like new condition
- Excellent combination of warehouse, training, conference, assembly, open engineering and private offices

## Full Building Available for Sale or Lease



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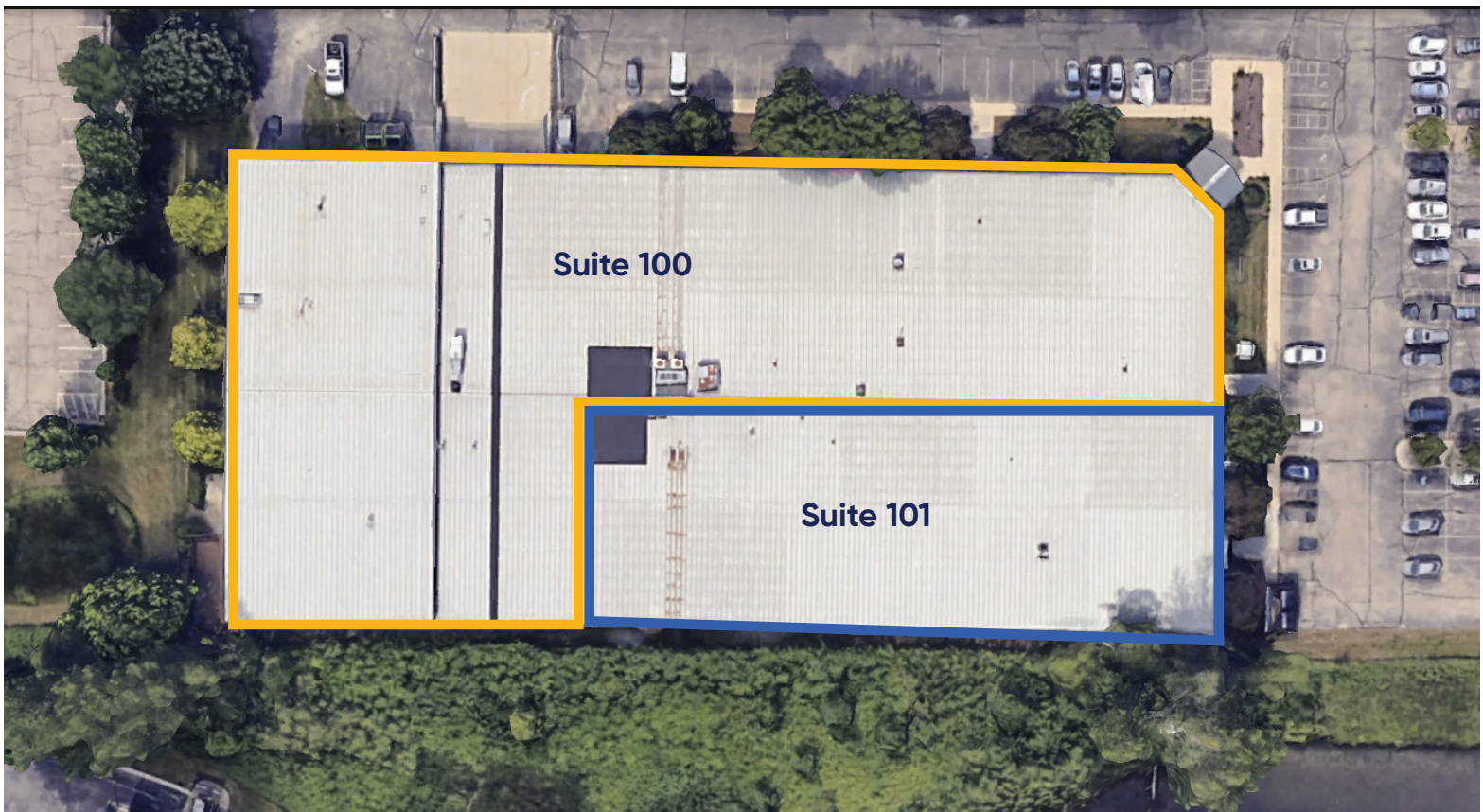
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## Divisible Sections

Full Building 64,940 SF

Suite 100 37,919 SF

Suite 101 27,021 SF



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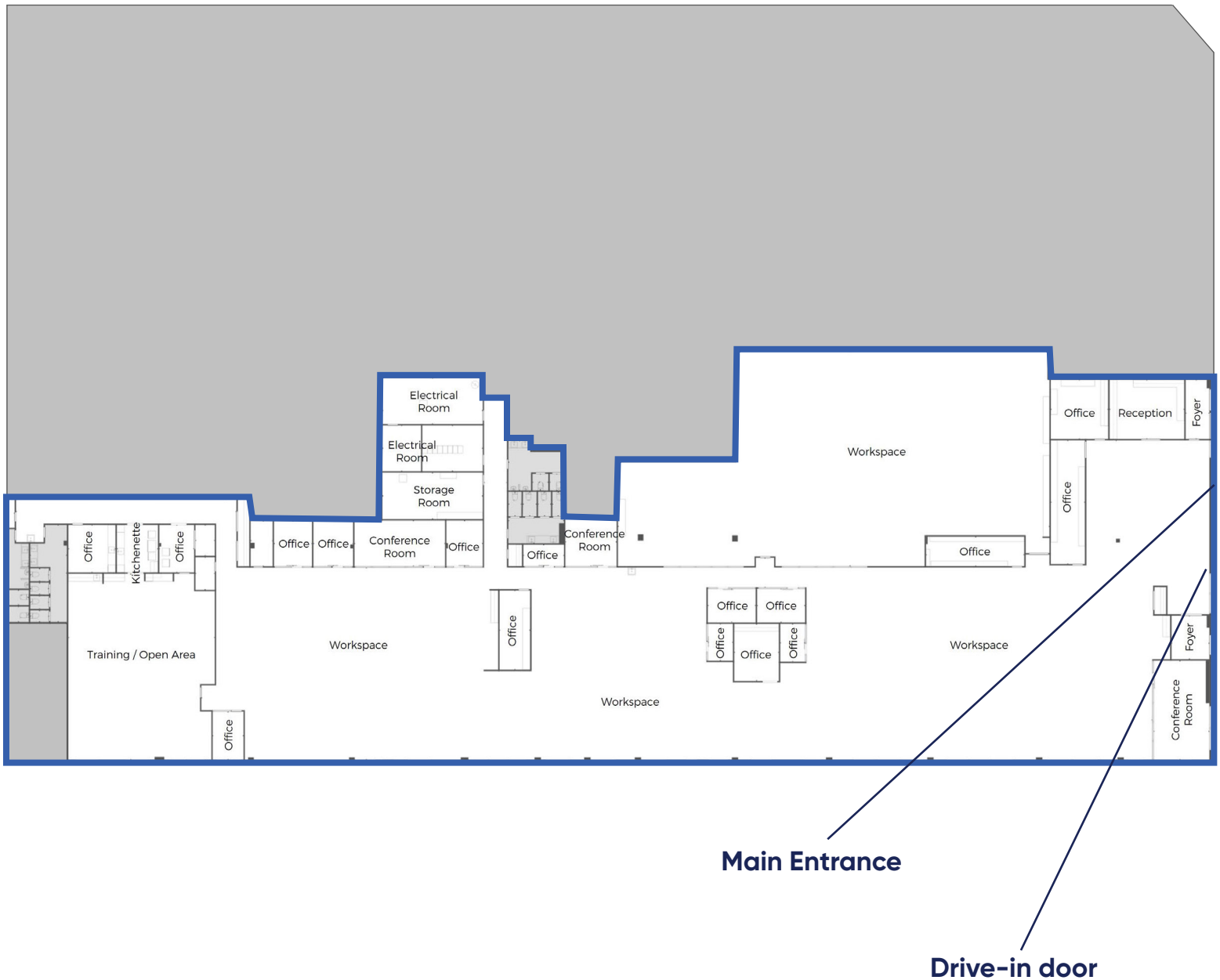


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# Suite 101

27,021 SF



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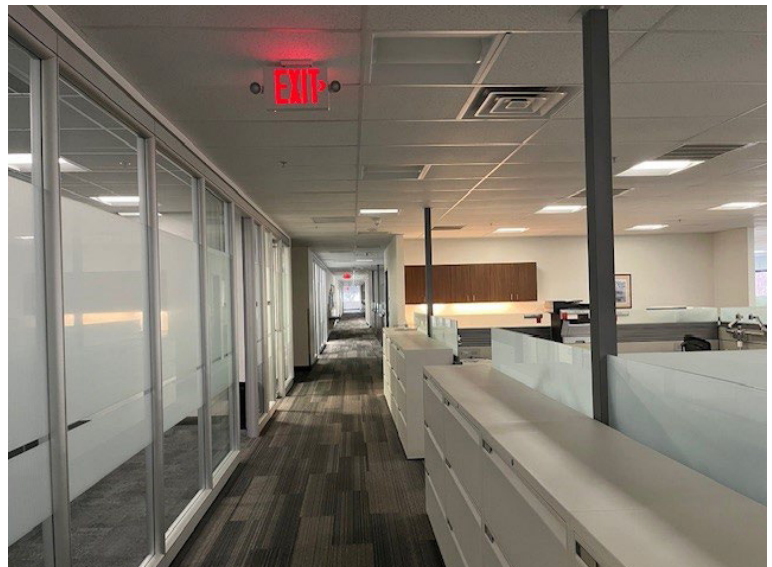
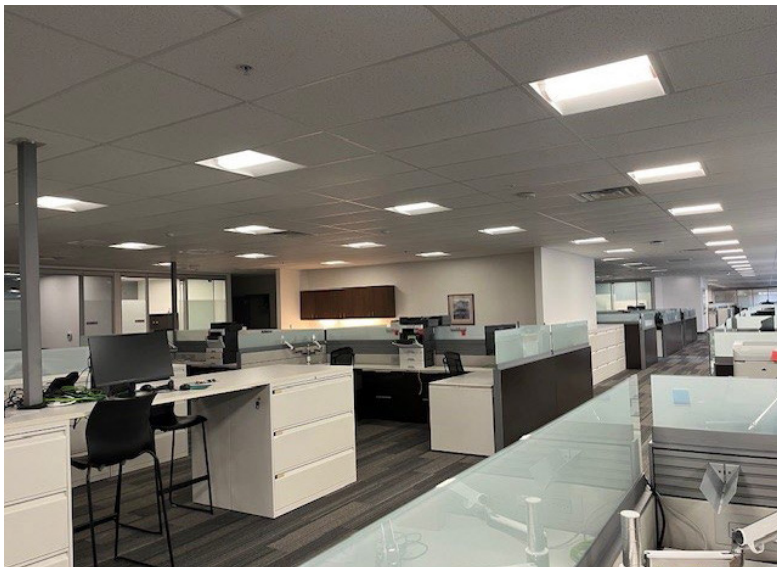


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INTERIOR PHOTOS

2537 Daniels Street, Madison, WI 53718



Main Entrance



Suite 100 Drive-in & Dock Door



Suite 101 Drive-in Door



For More  
Information:

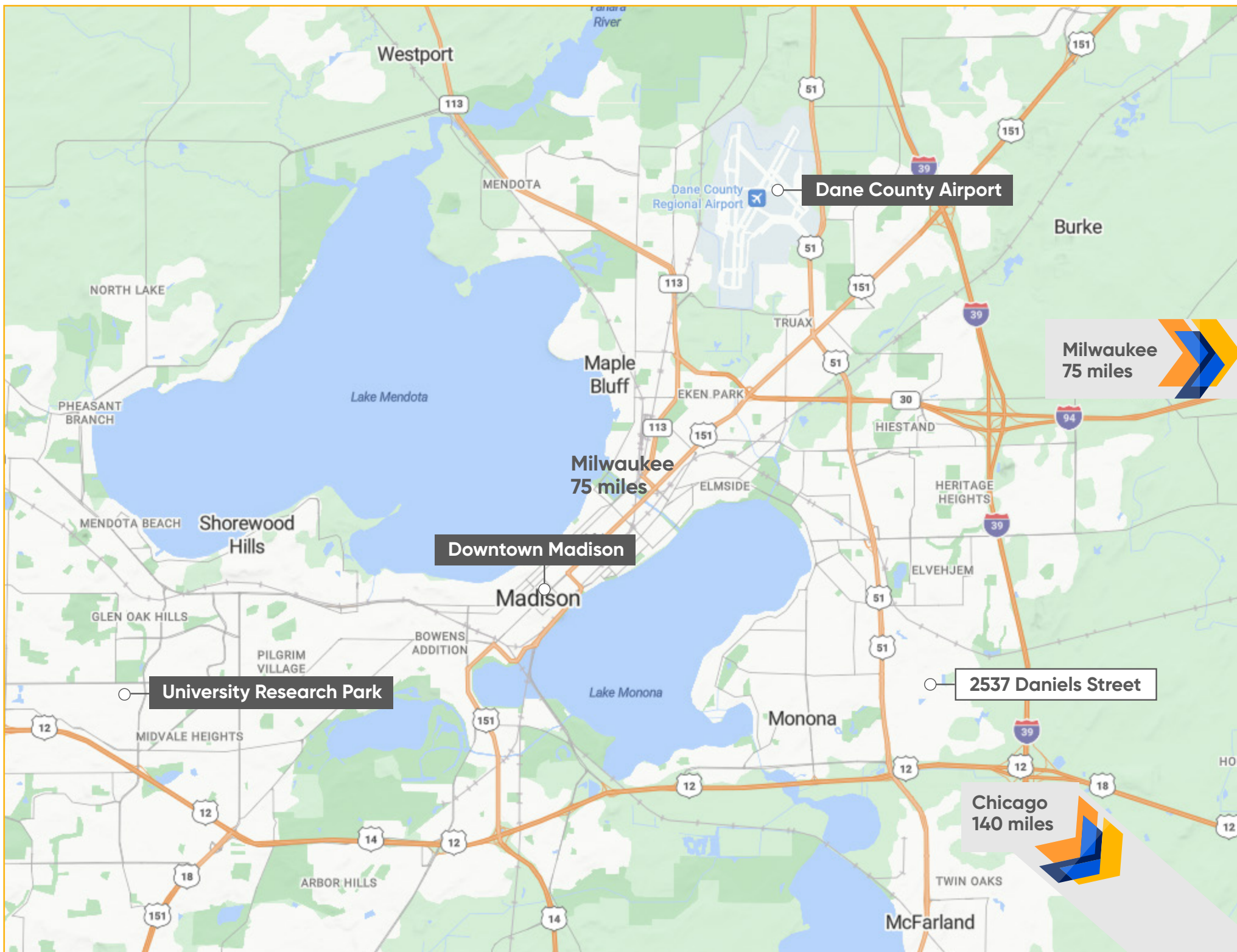


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**Dane County Airport**

**Milwaukee  
75 miles**

**Milwaukee  
75 miles**

**Downtown Madison**

**2537 Daniels Street**

**Chicago  
140 miles**

**University Research Park**



**#1**  
Best Place to Live  
Livability, 2022

**#1**  
College Town to Life in  
After Graduation  
Livability, 2024

**#4**  
Best City for  
Work-Life Balance  
Coworking Cafe, 2024

**#5**  
Best City for  
College Grads  
Apartment Advisor, 2024

**#8**  
Greenest City in US  
EcoCation, 2024

**#5**  
Fittest City In The US  
American Fitness Index, 2024

**#4**  
Happiest Cities  
In America  
American Fitness Index, 2024

## Madison, WI

Madison, Wisconsin is a vibrant, growing city that benefits from its proximity to major Midwestern cities including Chicago, IL; Milwaukee, WI; and Minneapolis, MN. As the state capital and the county seat of Dane County, Madison serves as a critical hub in the region. It is uniquely situated on an isthmus between two scenic lakes, offering a combination of urban amenities and natural beauty that enhances the city's appeal for both residents and businesses.

With a population of over 280,000 and a Madison Metropolitan Statistical Area (MSA) population of 705,299, Madison is the second-largest city in Wisconsin. Both the

city and MSA have experienced steady population growth over the past two decades, with a projected growth rate of 5.19% over the next five years. This growth reflects Madison's strong economic fundamentals and high quality of life.

Ranked as one of the best places to live in the U.S., Madison is known for its abundant green spaces, biking trails, cultural institutions, and recreational opportunities. The city's thriving economy, supported by a focus on education, healthcare, and technology, makes it an attractive destination for investors and businesses alike.



# 2537 Daniels Street

Madison, WI 53718

For Sublease

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64,940 SF

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