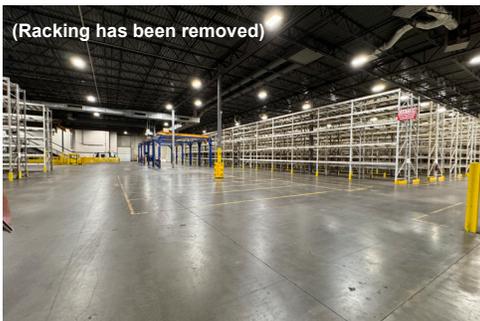


# FOR LEASE

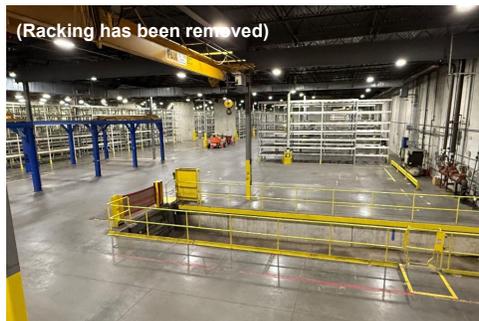
2803 S. STOUGHTON RD.  
MADISON, WI 53703



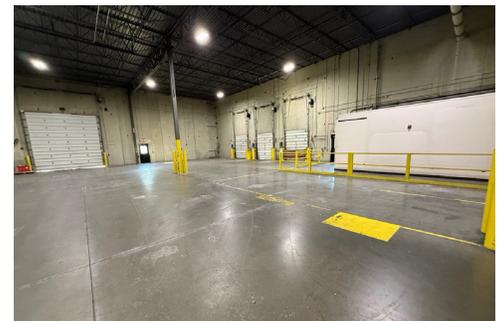
## 85,500 SF INDUSTRIAL PROPERTY FOR LEASE



(Racking has been removed)



(Racking has been removed)



### ABOUT THE PROPERTY

A rare opportunity to acquire a well-maintained 85,800 SF industrial facility with exceptional outdoor storage capabilities. The property features approximately 1.5 acres of secure concrete yard space — an increasingly scarce amenity within the City of Madison — making it ideal for manufacturing, distribution, or contractor users requiring controlled outdoor operations. Constructed with durable tilt-up concrete and offering 23' clear heights, 4,000 SF office, multiple dock and grade-level loading options, and strong highway access, the building supports efficient logistics and long-term operational flexibility. Its strategic location along U.S. Highway 51 provides immediate connectivity to the Beltline and Interstates 39/90/94, further enhancing its appeal to regional and national users. Can be demised to 44,750 (north/office side) or 40,750 (south side).

### PROPERTY HIGHLIGHTS

- Fenced Site - All asphalt (2 acres outdoor storage)
- Electrical: 600 Amp - 480V - 3 Phase
- Column Spacing: 40'
- Drive-in Doors: (2)
- Loading Docks: 6
- Clear Height: 23'
- Interior Cranes: 10T interior crane (flatbed loading dock)
- 5T interior assembly cranes
- Sprinkler System: Wet
- **LEASE RATE: \$8.25 NNN**



Artisan Graham Real Estate  
106 E. Doty St. Suite 320  
Madison, WI 53703

p: (608) 416-5664  
m: (920) 728-1111

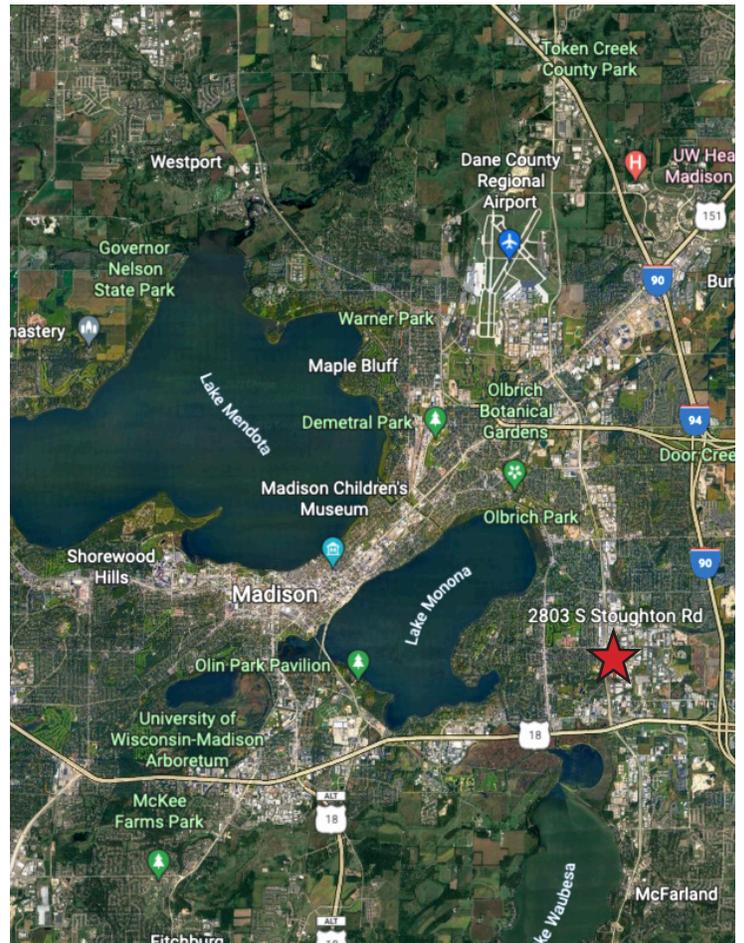
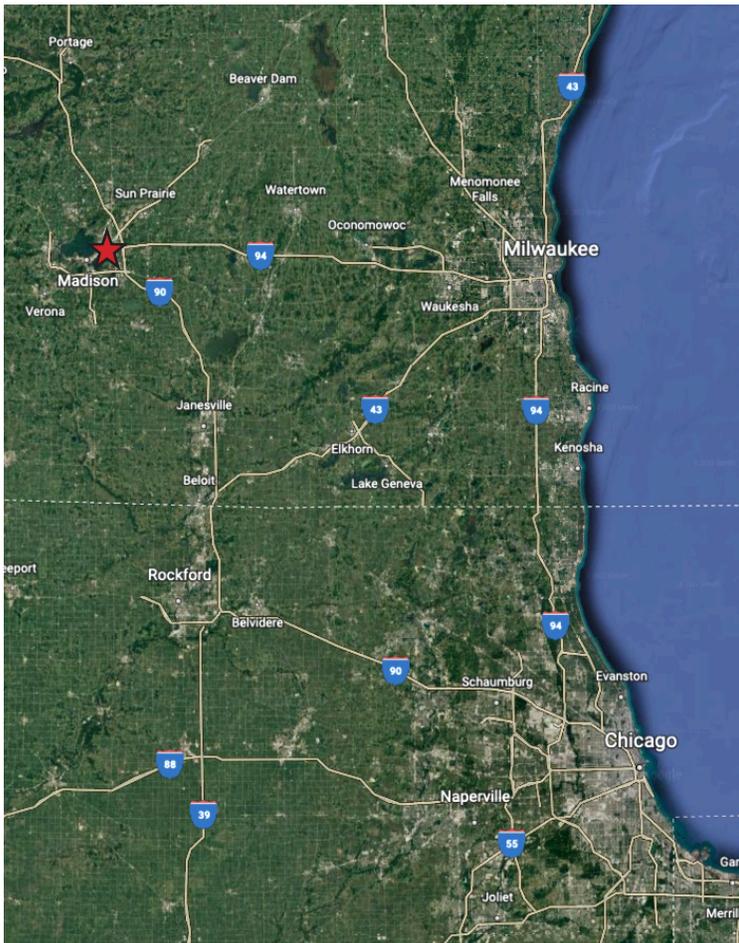
e: [jhoeye@artisangraham.com](mailto:jhoeye@artisangraham.com)  
w: [www.artisangraham.com](http://www.artisangraham.com)

# FOR LEASE

4501 TOMPKINS DR.  
MADISON, WI 53716



## MAP / LOCATION



Artisan Graham Real Estate  
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**ARTISAN  
GRAHAM**  
Real Estate

## EXTERIOR PHOTOS



**Separate Shipping and Receiving Areas**



**6 Total Loading Docks**



**Aerial View**



**3600 SF Office (2 Stories)**



Tompkins Dr.

S. Stoughton Rd.  
(42,000 VPD)



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS

(Racking has been removed)

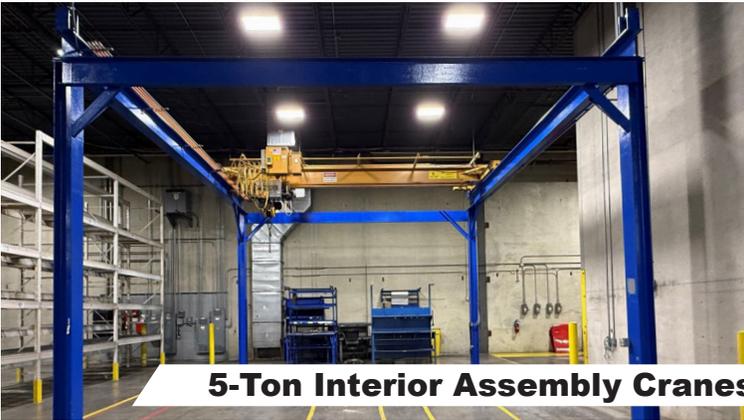


**10-Ton Interior Flat Bed Loading**

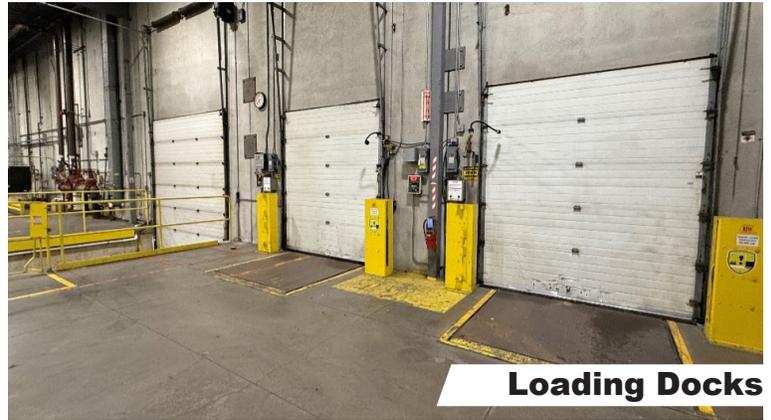
(Racking has been removed)



**5-Ton Interior Assembly Cranes**



**5-Ton Interior Assembly Cranes**



**Loading Docks**

## ENHANCED STORAGE EFFICIENCY WITH AVAILABLE RACKING LOCATIONS

(Racking has been removed)



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## AERIAL VIEW OF TRUCK FLOW/STORAGE YARDS



Designed for efficient truck flow, the property features clearly defined ingress and egress routes along with multiple secured outdoor storage yard areas — a rare operational advantage within the City of Madison industrial market.

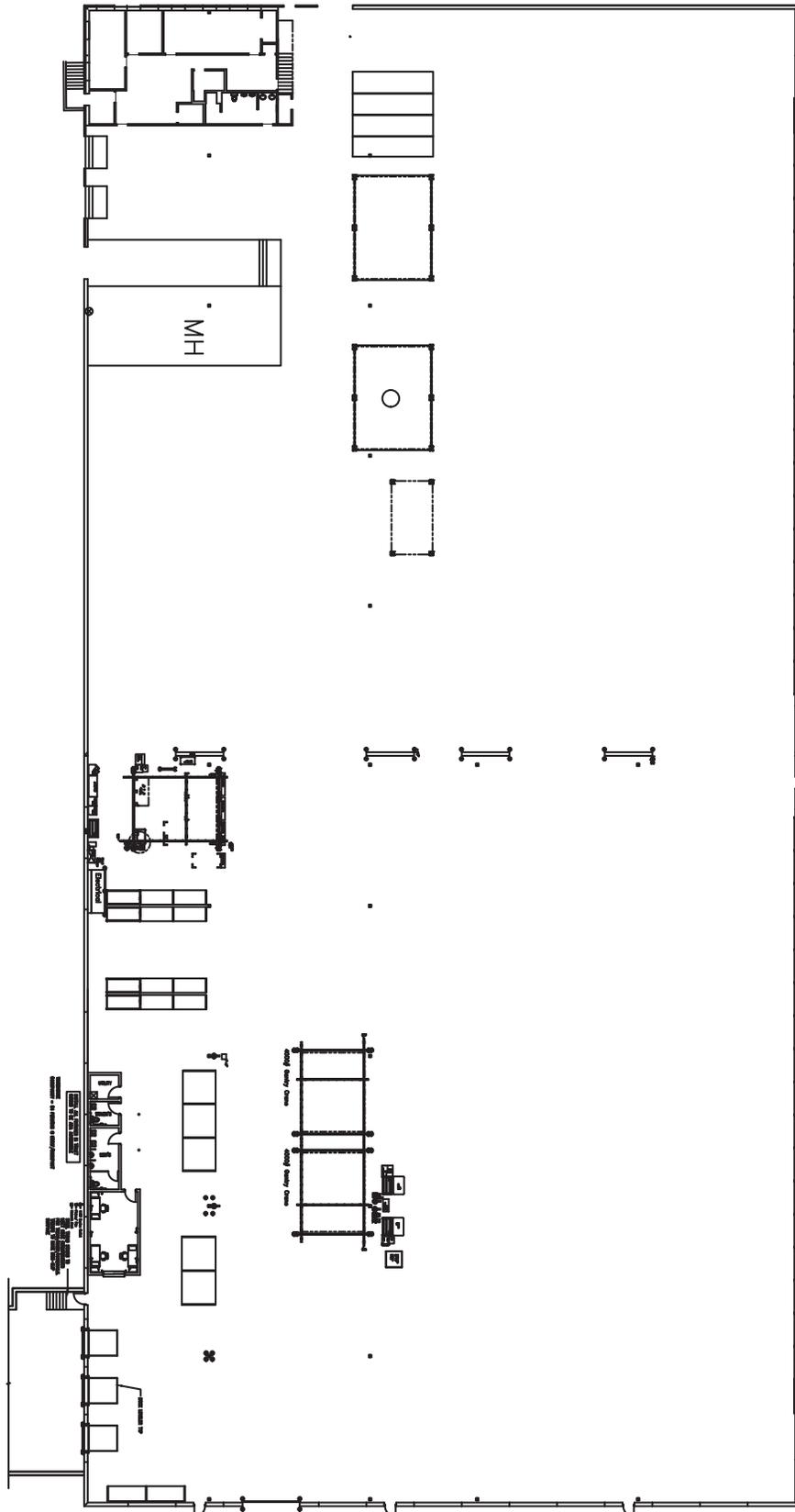
## ELECTRICAL SYSTEM (outlined in red)



Concrete storage yard with exterior racking and truck loading access.



## FLOOR PLAN



# STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

**Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.**

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_  
\_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
\_\_\_\_\_

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

## DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

