



**FOR LEASE**

**Manufacturing & Distribution Buildings**

**2701 South Stoughton Road &  
4501 Tompkins Drive  
MADISON, WI 53716**

**LINK TO VIDEO HERE**

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## Property Summary

Building SF:	Approx. 225,300
Available SF:	42,000 - 225,300
Average Clear Height:	27' & 23'
Construction Type:	Metal & Tilt-Up Concrete
Overhead Cranes:	15 Total (5-20 Ton Capacity)
Dock Doors:	6
Grade Doors:	9
Lot Size:	18.0 Acres
Outside Storage:	Permitted - Fenced
Power (Amps):	8,000(MFG) / 600(DC)
Sprinklers:	Yes
Yard:	Approximately 3 acres
Year Built:	1971-2014 & 2001/2008
Zoning:	IG - Industrial General

## Property Overview

High-quality manufacturing and distribution facility with heavy power, cranes, and fenced outdoor storage.  
Main plant 124,500 SF with 34,000 SF office  
Warehouse 85,800 SF with 3,600 SF office  
Pole Building 15,000 SF unheated  
265 parking stalls

## Location Overview

Ideal Madison East location along US HWY 51 with excellent visibility and ease of access to US HWY 12/18 and I90/94, perfect for local and regional manufacturers and distributors.



# PROPERTY PHOTOS

Weir - Main Campus  
2701 South Stoughton Road | Madison, WI 53716



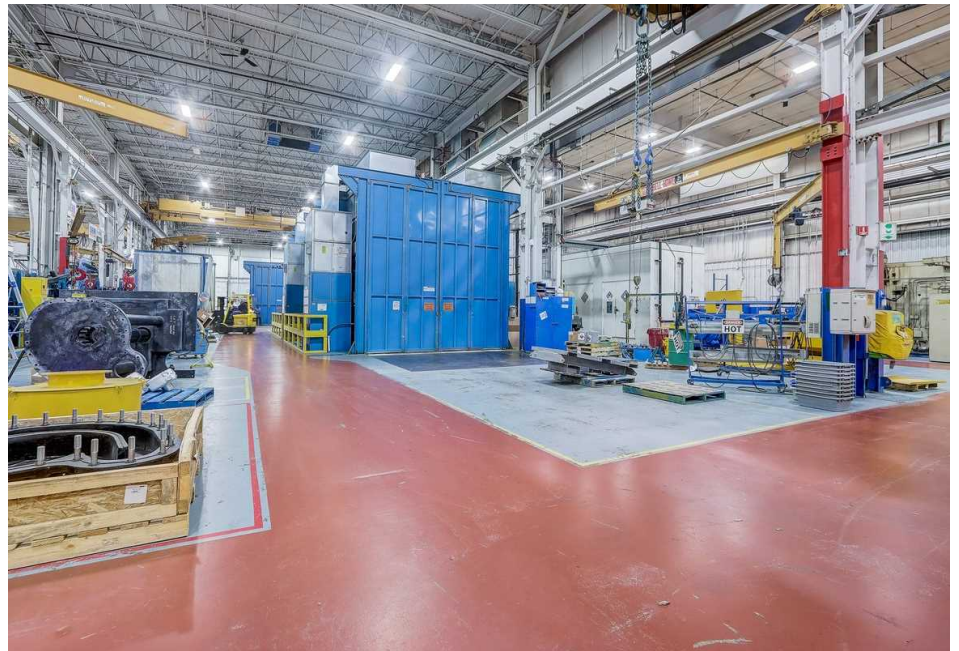
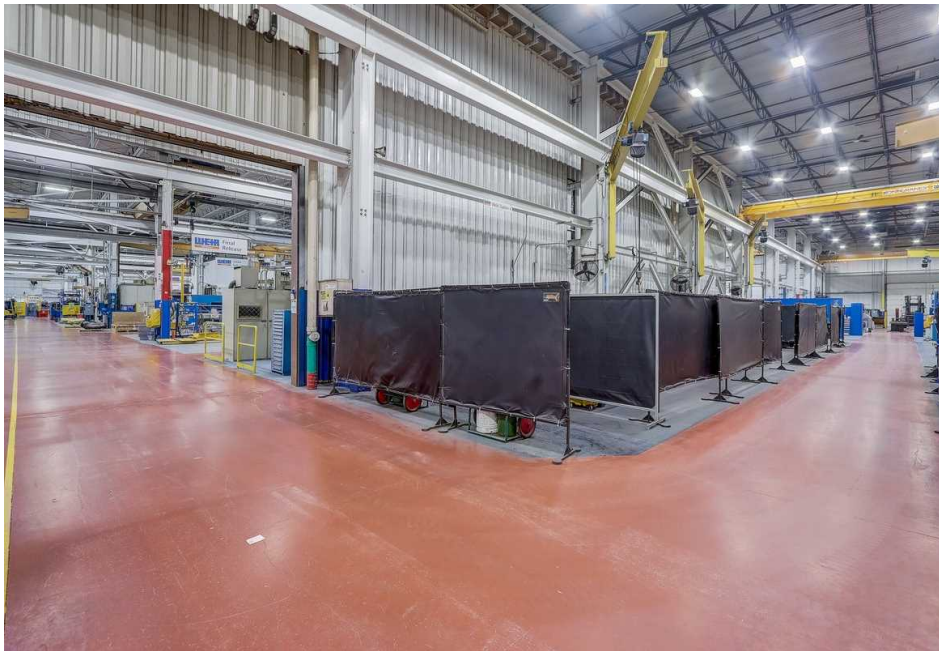
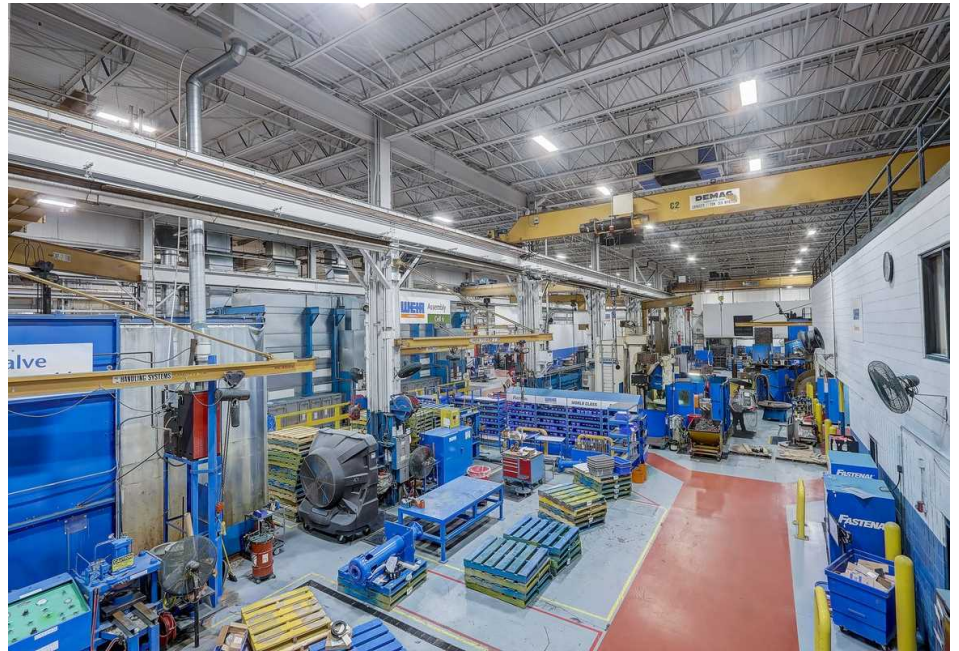
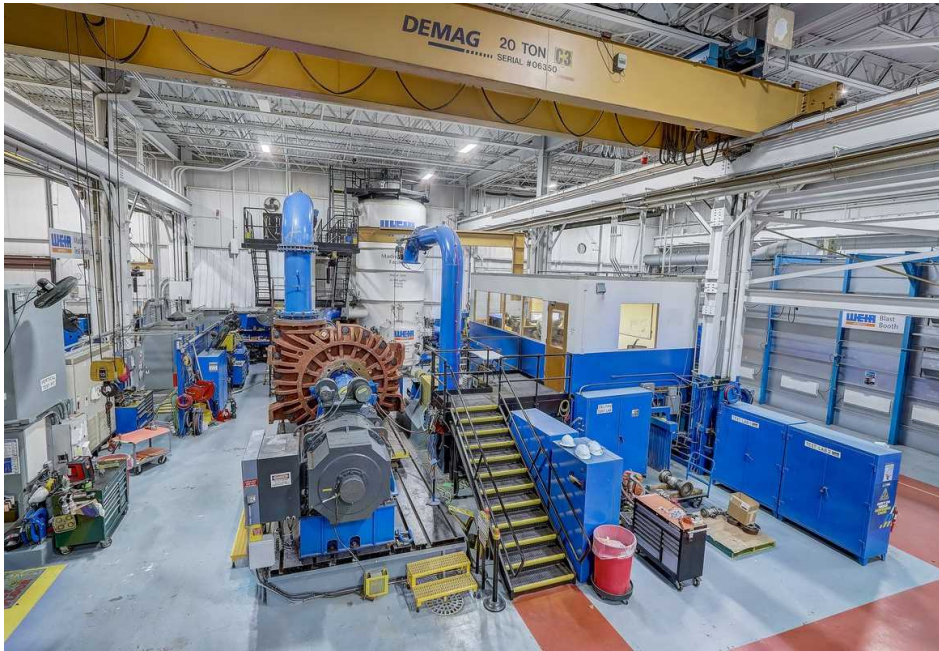
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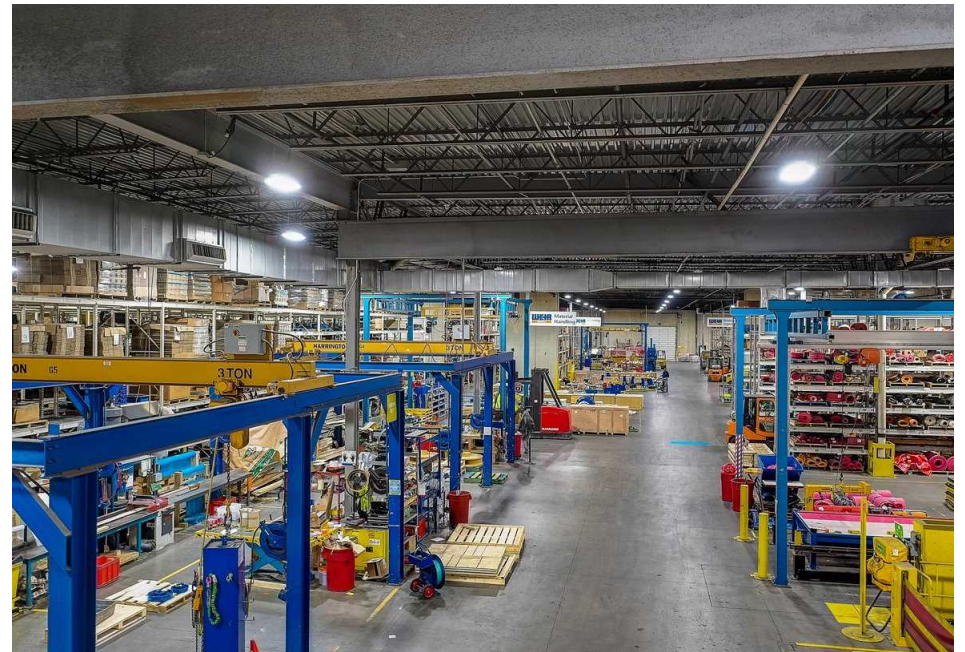
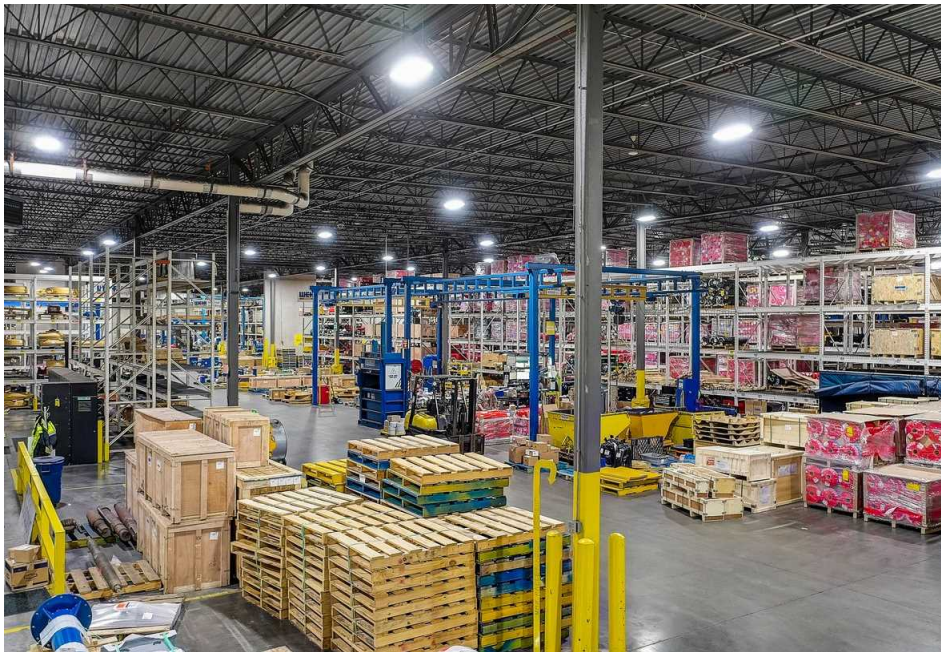
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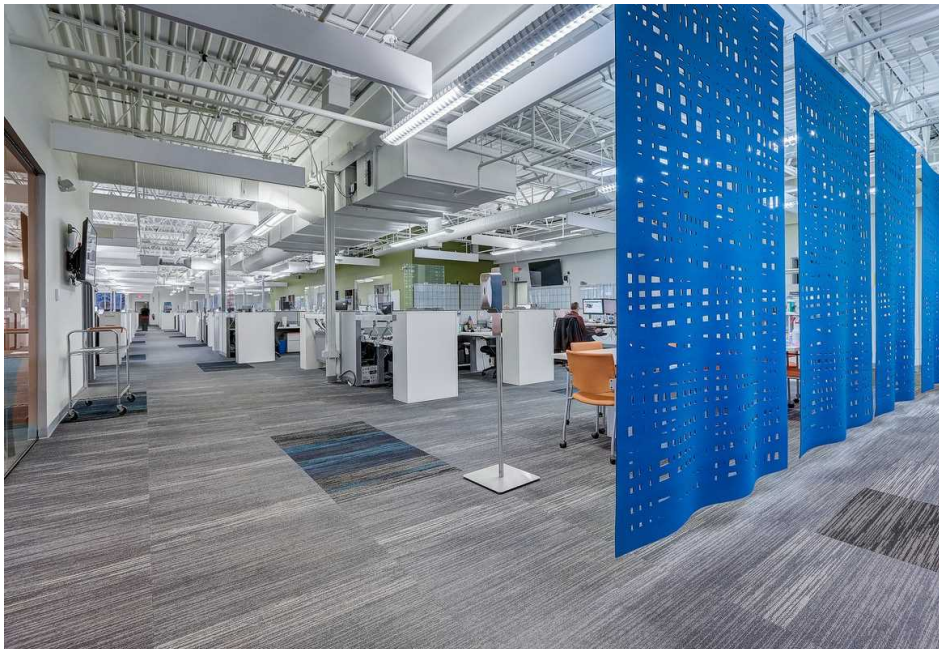
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# MANUFACTURING BUILDING - 124,000 SF

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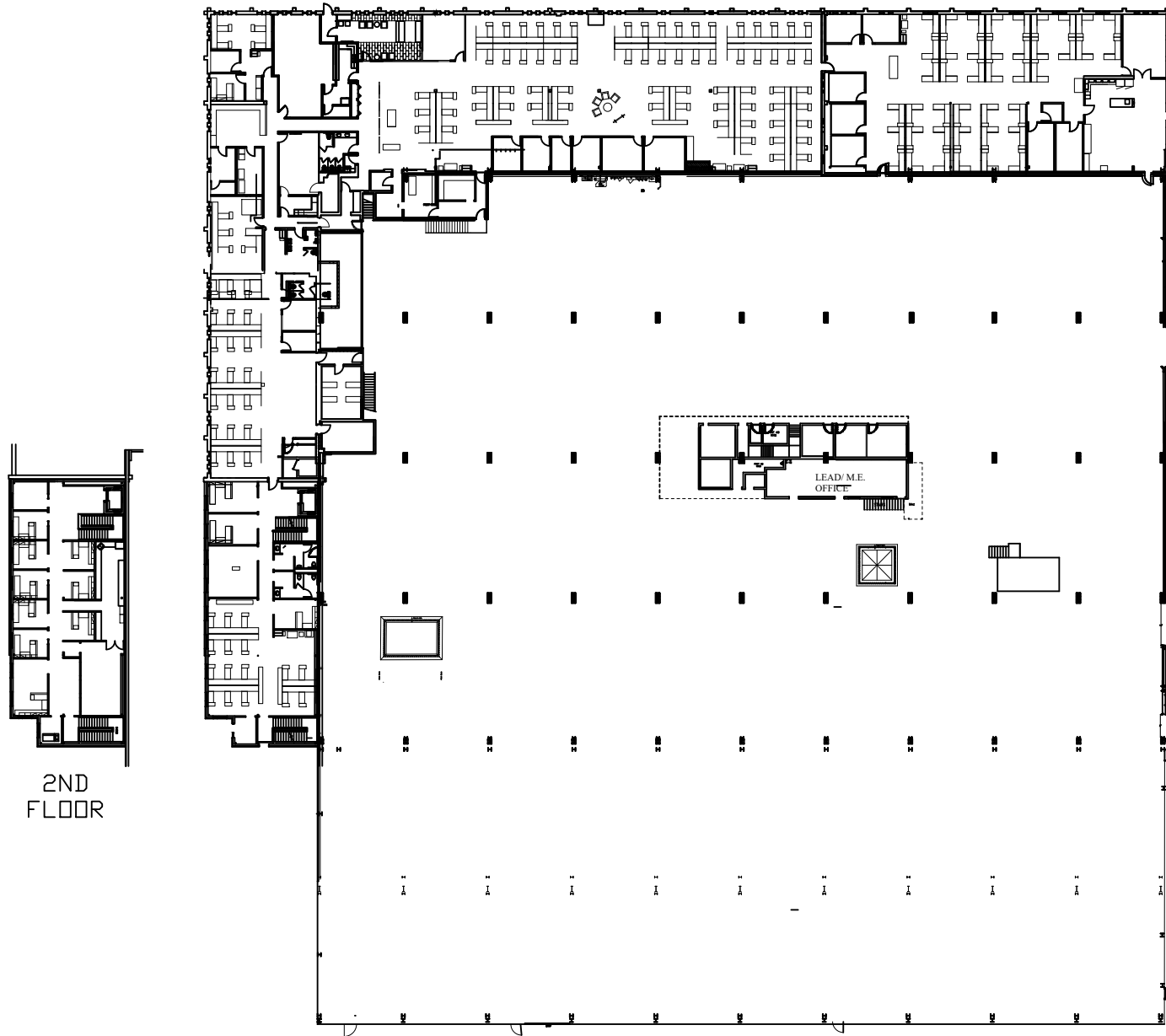
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# MANUFACTURING BUILDING - PLAN

Weir - Main Campus  
2701 South Stoughton Road | Madison, WI 53716



FIRST FLOOR PLAN

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# DISTRIBUTION BUILDING - 85,800 SF

Weir - Main Campus

2701 South Stoughton Road | Madison, WI 53716



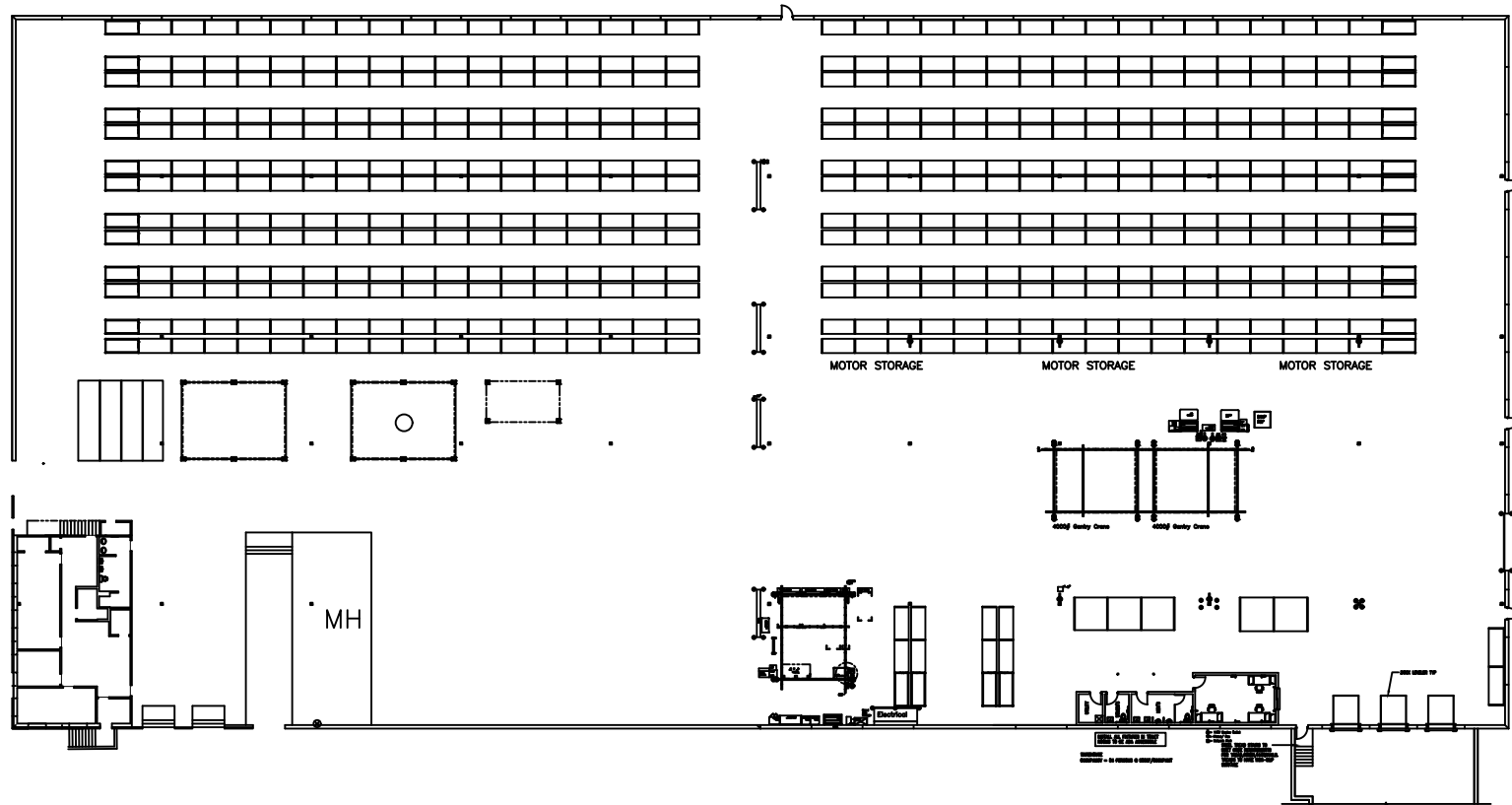
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# DISTRIBUTION BUILDING - PLAN

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# STORAGE BUILDING - 15,000 SF

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# AERIAL - FACING NORTHEAST

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# SITE MAP

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### Drive Time To Key Areas With Nearly 45,000 VPD On US HWY 51

- I39/90/94 - 2.5 Miles
- Dane County Regional Airport - 7 Miles
- Janesville - 35 Miles
- Milwaukee - 75 Miles
- Appleton - 105 Miles
- Chicago - 140 Miles
- Minneapolis - 270 Miles

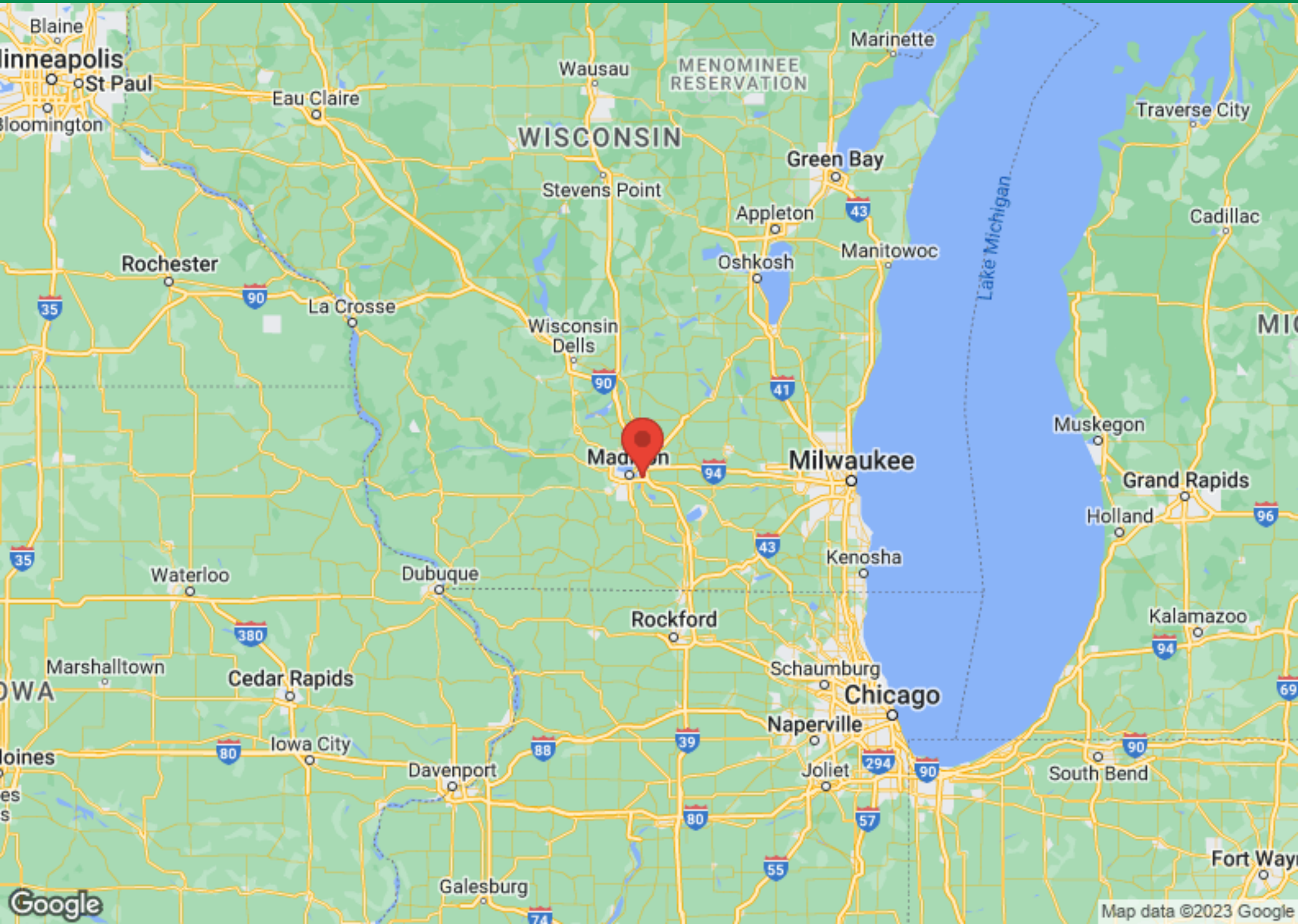




# REGIONAL MAP

Weir - Main Campus

2701 South Stoughton Road | Madison, WI 53716





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