

CLEARSPAN INDUSTRIAL FOR LEASE

NEW CONSTRUCTION FLEX INDUSTRIAL SPACE

310 LOCUST DR, VERONA, WI 53593



FOR LEASE: 5,000 - 20,000 SF (\$8.50-9.00 P/SF NNN)

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



PRESENTED BY:

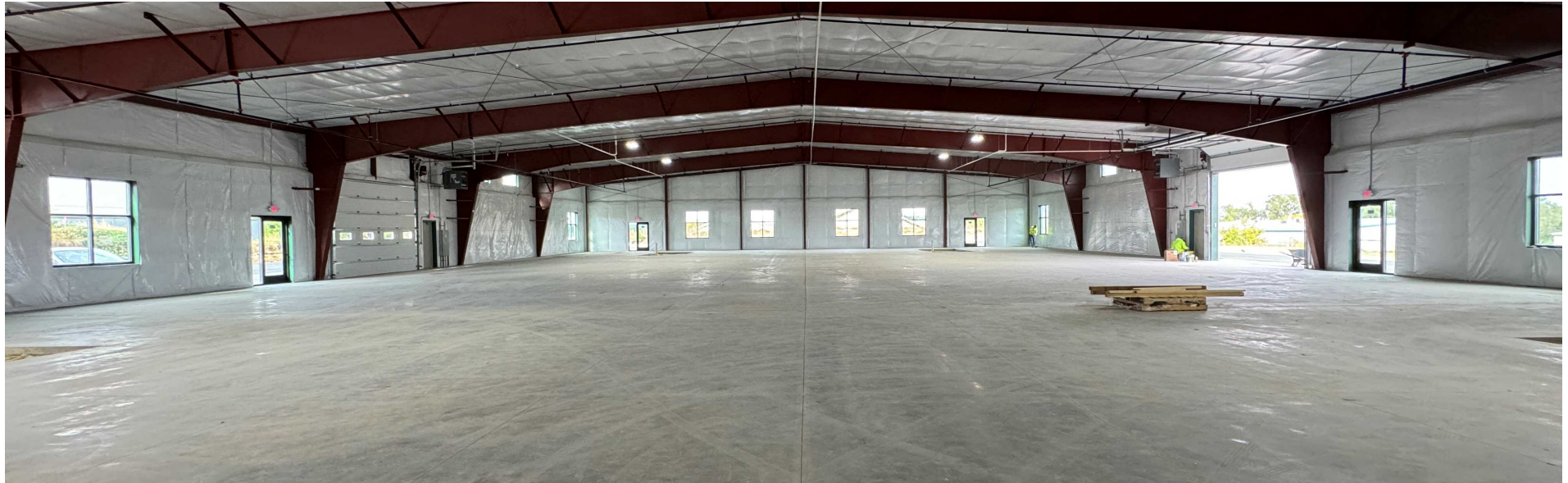
BRYANT MEYER, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

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PROPERTY SUMMARY

310 LOCUST DRIVE



Property Summary

Available SF:	5,000 - 20,000 SF
Lease Rate:	\$8.50 - \$9.00 p/sf NNN
Lease Term:	3 Years Minimum
Column Spacing	Clearspan
OH Doors:	(4) 12' x 12'
Loading Dock:	(1) Shared Exterior Dock
Power:	3-Phase Electrical
Lighting:	LED Lighting
Sprinkler:	Fully Sprinklered
Zoning:	SI - Suburban Industrial
Estimated Delivery Date:	September 1, 2024

Property Overview

New construction industrial/flex space in Verona with an estimated delivery date of September 1, 2024. Fully sprinklered, LED lighting, 3-phase electrical service, Modine heat, (4) 12' x 12' overhead doors and a shared exterior loading dock.

Building Expansion is 20,000 SF of Clearspan Warehouse space.

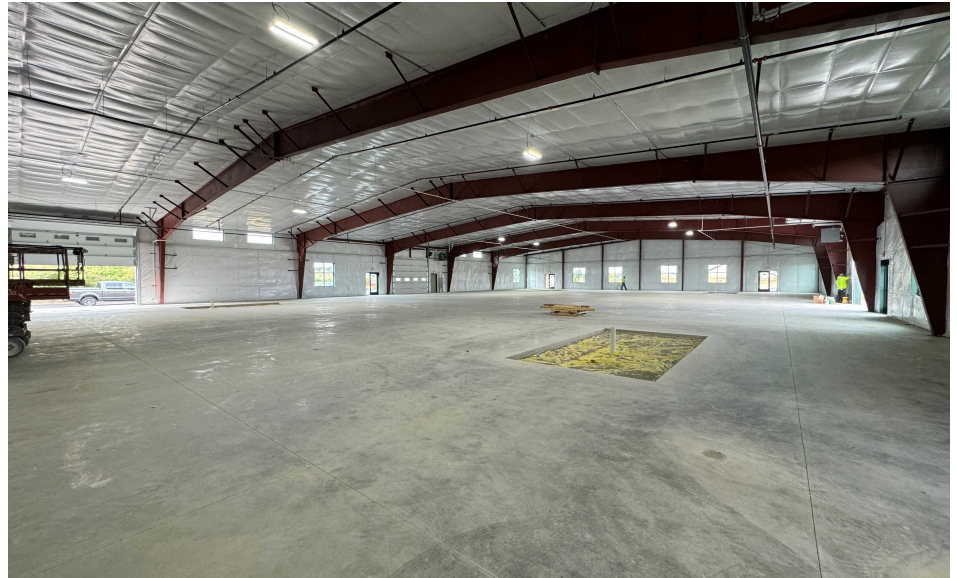
Tenant is additionally responsible for gas, electric, water, recycling/garbage, phone/data, and in-suite janitorial.

Location Overview

310 Locust Dr. in Verona, WI is situated in the southern part of the state of Wisconsin, in Dane County. It is located approximately 10 miles southwest of Madison, which is the state's capital and the largest city in Wisconsin. It is additionally well-connected to the surrounding region through roadways, including U.S. Route 18-151, which runs through the city and connects it to Madison and other communities in the area.

PROPERTY PHOTOS

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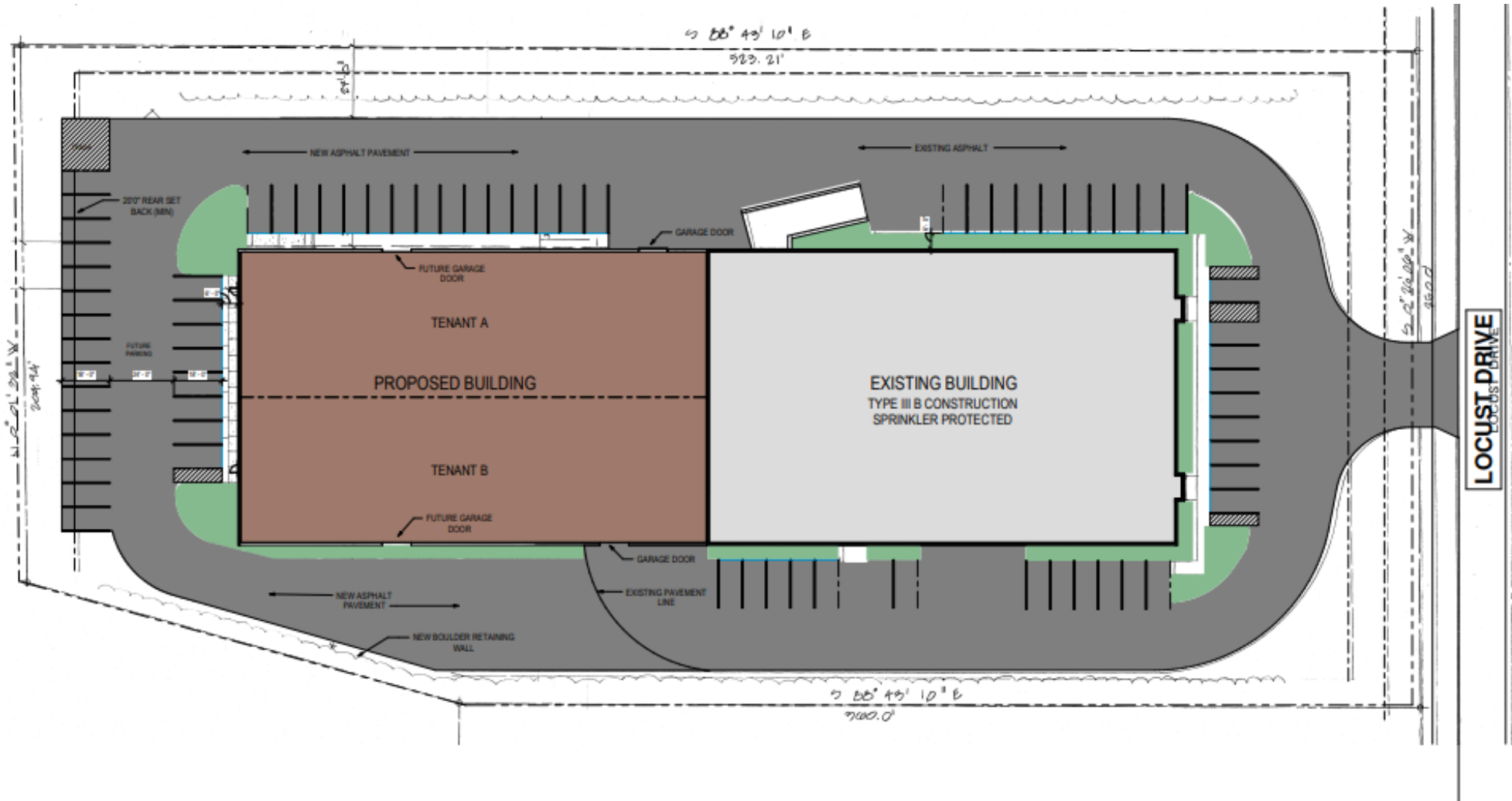


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SITE PLAN

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ELEVATIONS

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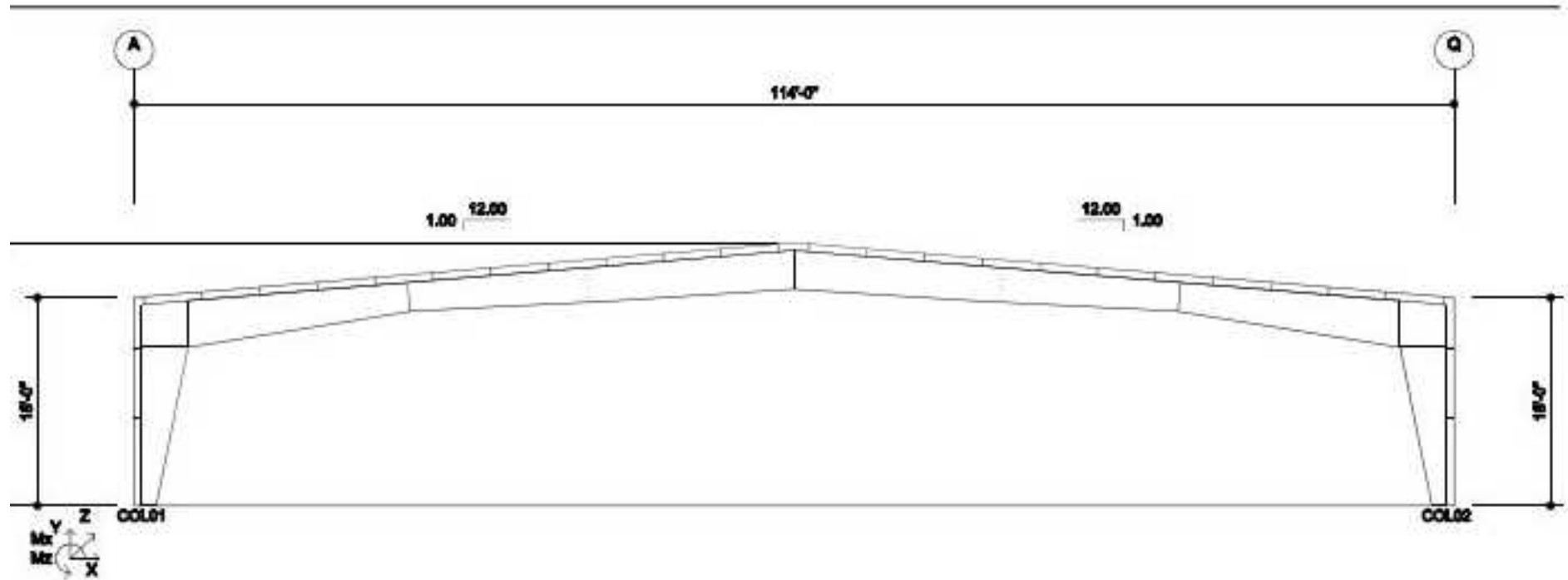


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CLEARSPAN WAREHOUSE PLAN

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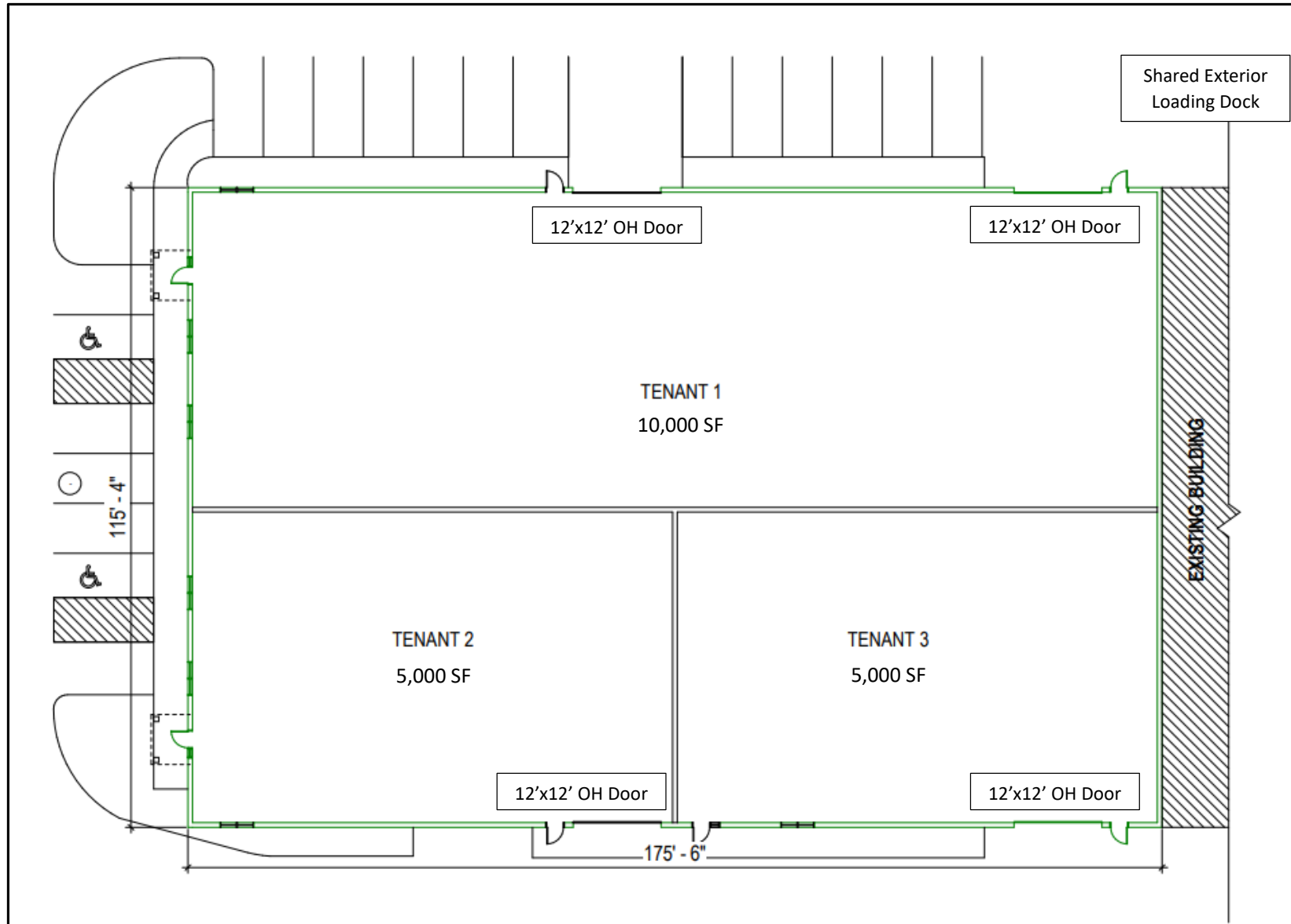
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FLOOR PLAN

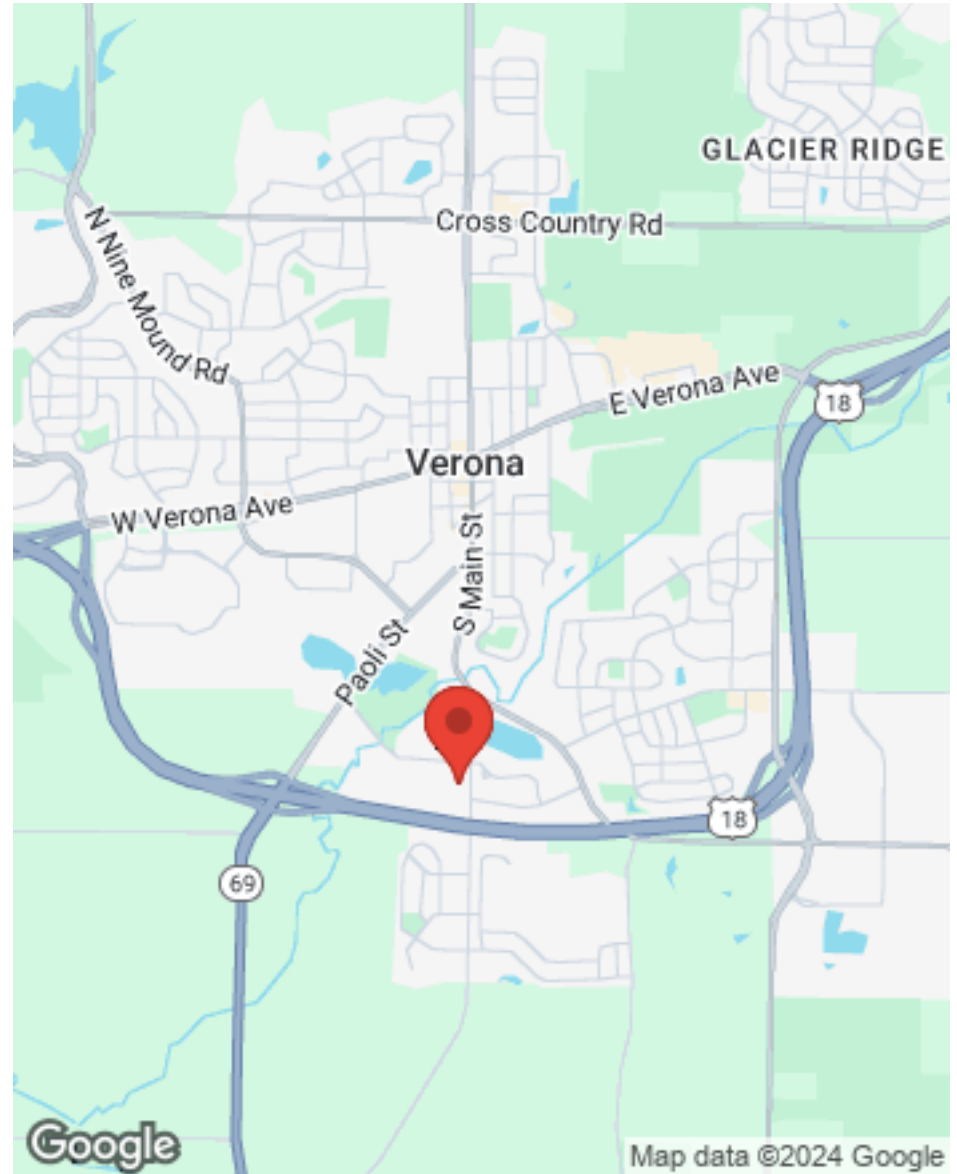
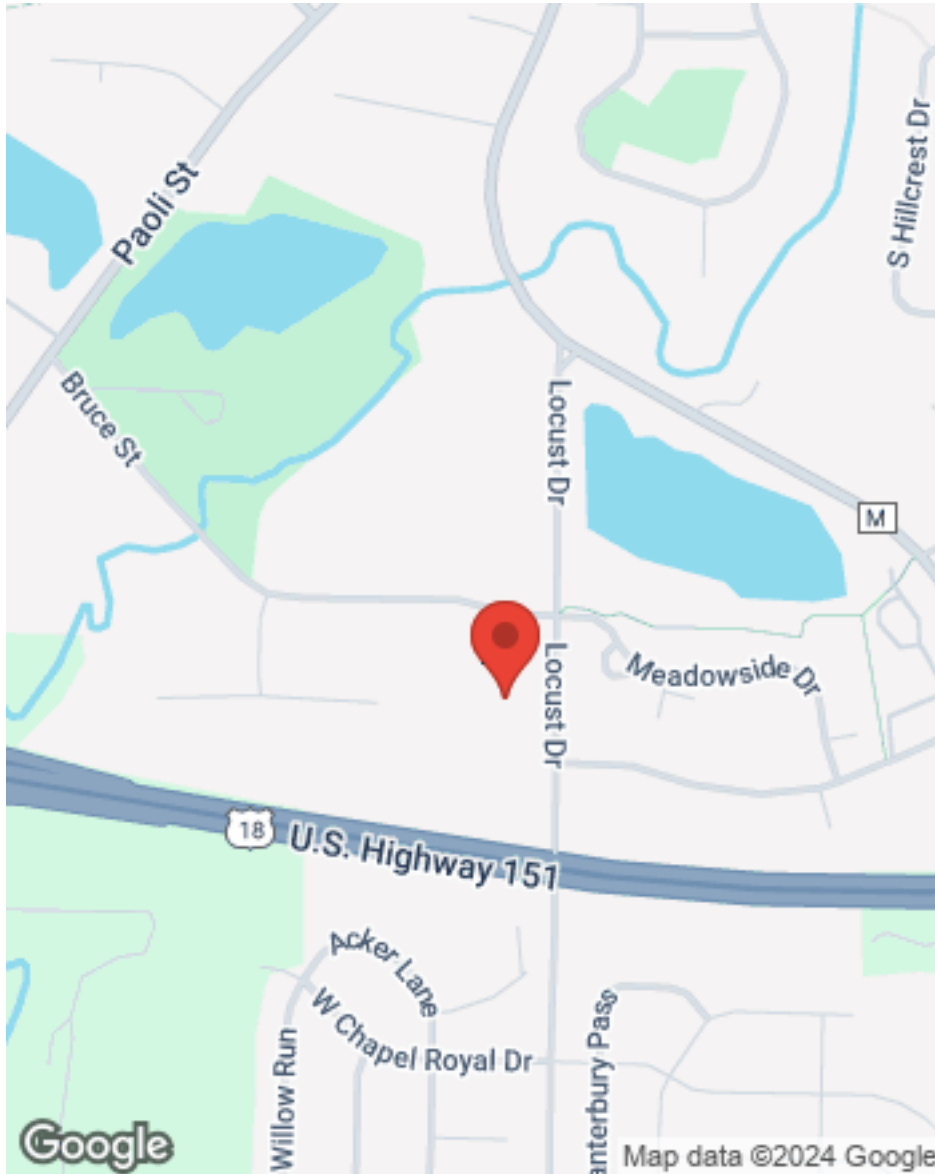
310 LOCUST DRIVE

5,000 – 20,000 SF Available



LOCATION MAPS

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310 LOCUST DRIVE

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