

INDUSTRIAL FOR LEASE

OM - STATION

2012 COMMERCIAL AVENUE, MADISON, WI 53704



**COLD STORAGE AND DRY WAREHOUSE
AVAILABLE FOR LEASE**

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



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PROPERTY SUMMARY

Commercial Ave
2012 Commercial Avenue | Madison, WI 53704



Property Summary

Address:	2012 Commercial Avenue Madison, WI 53704
Available SF:	32,860 - 91,530 SF
Lease Rate Cold Storage:	\$13 - 13.50 P/SF NNN
Lease Rate Dry Whse:	\$5.95 P/SF NNN
Office SF:	2,500 SF
Dock Doors:	22 w/ Levelers, Seals, and Dock Locks
Grade Doors:	One - 8' x 14'
Power:	Two (2) - 2000 Amp, 480v
Clear Height:	32' - 36'
Sprinklers:	ESFR
Column Space:	38' x 36'
Zoning:	IL - Industrial Limited

Property Overview

This expansive 91,530 SF former cooler facility, previously utilized by Oscar Mayer, offers versatile space for cold storage, manufacturing, or food production. Currently functioning as a distribution and warehousing hub, the property features impressive 32-36' clear heights, 22 loading docks, heavy power, and ample outside storage, making it ideal for businesses looking to expand their operational capabilities in a strategically located industrial space.

Building 71: 32,860 SF w/2,500SF of Office & Building 72: 58,670 SF

Location Overview

Located at 910 Oscar Ave, Madison, WI, this industrial commercial property offers prime access to major transportation routes, including U.S. Route 151 and Interstate 90, ensuring excellent connectivity to regional markets. Its proximity to Dane County Regional Airport and Milwaukee enhances logistics options, while being just minutes from downtown Madison provides easy access to local amenities. Situated in Madison's thriving industrial sector, this property benefits from the city's robust economy and access to a skilled workforce from nearby educational institutions, making it an ideal location for industrial and commercial enterprises.

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BUILDING PHOTOS

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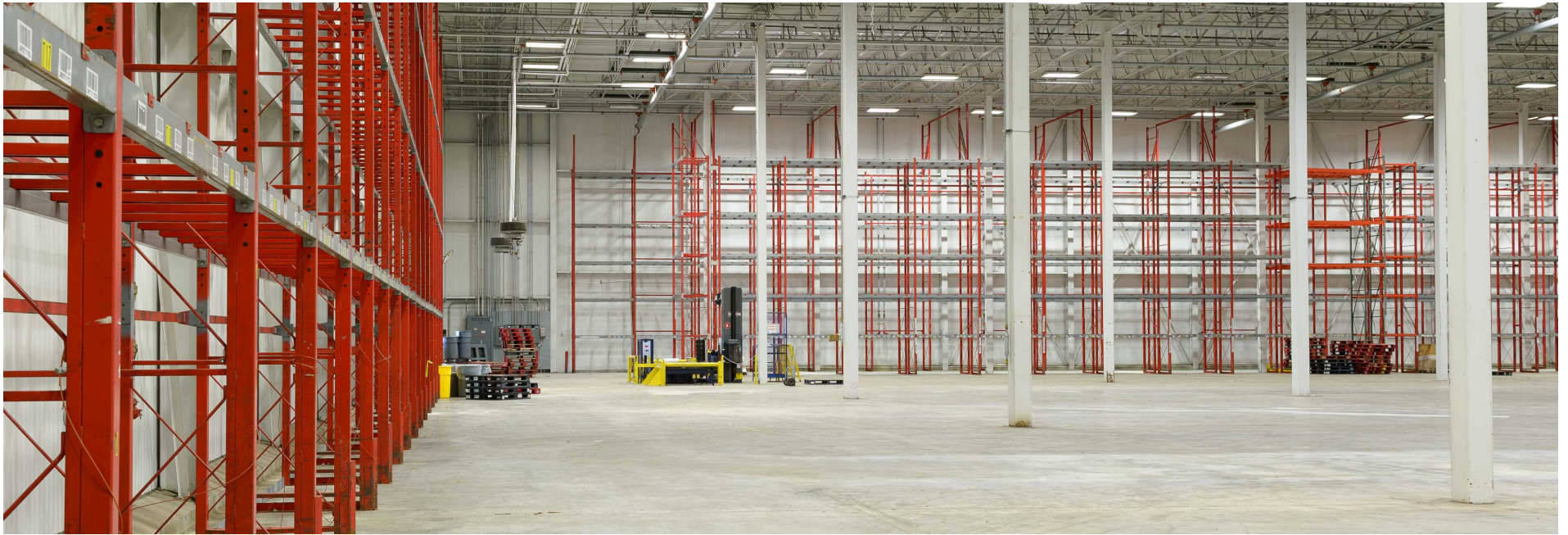
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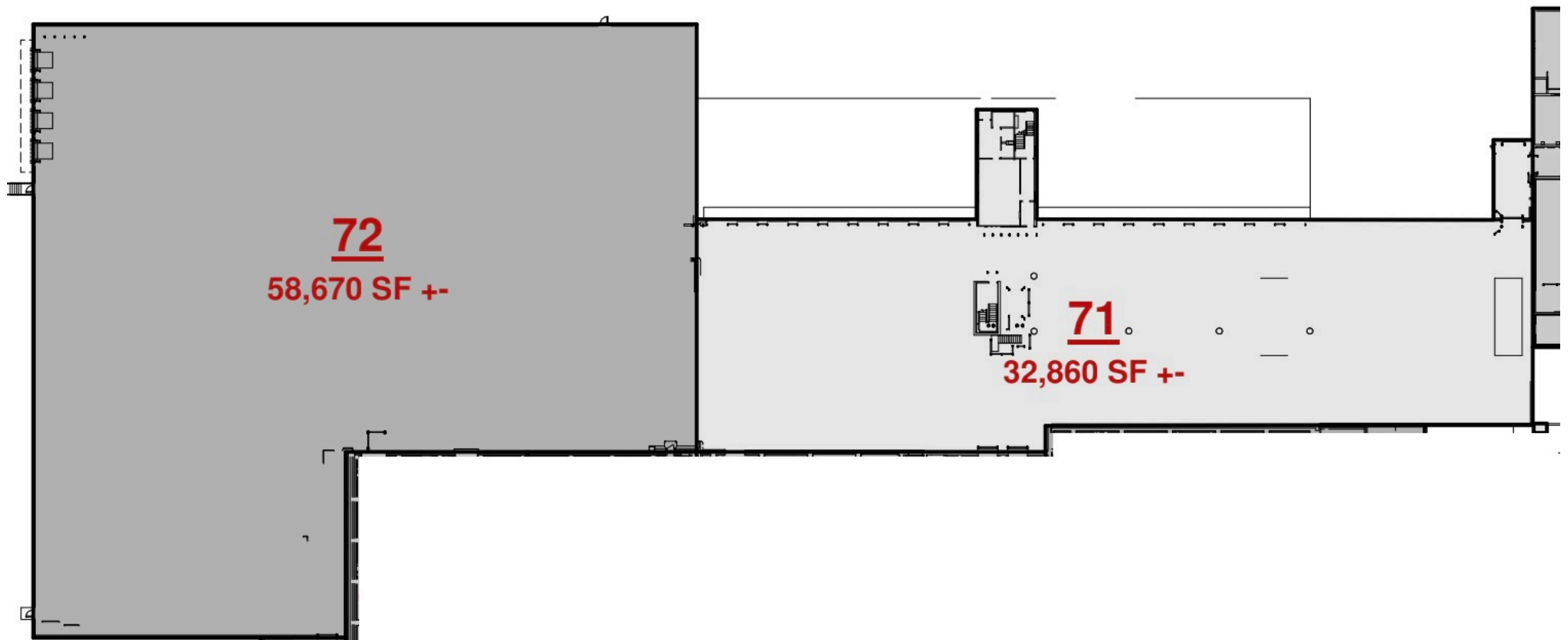
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FLOORPLAN

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AERIAL MAP

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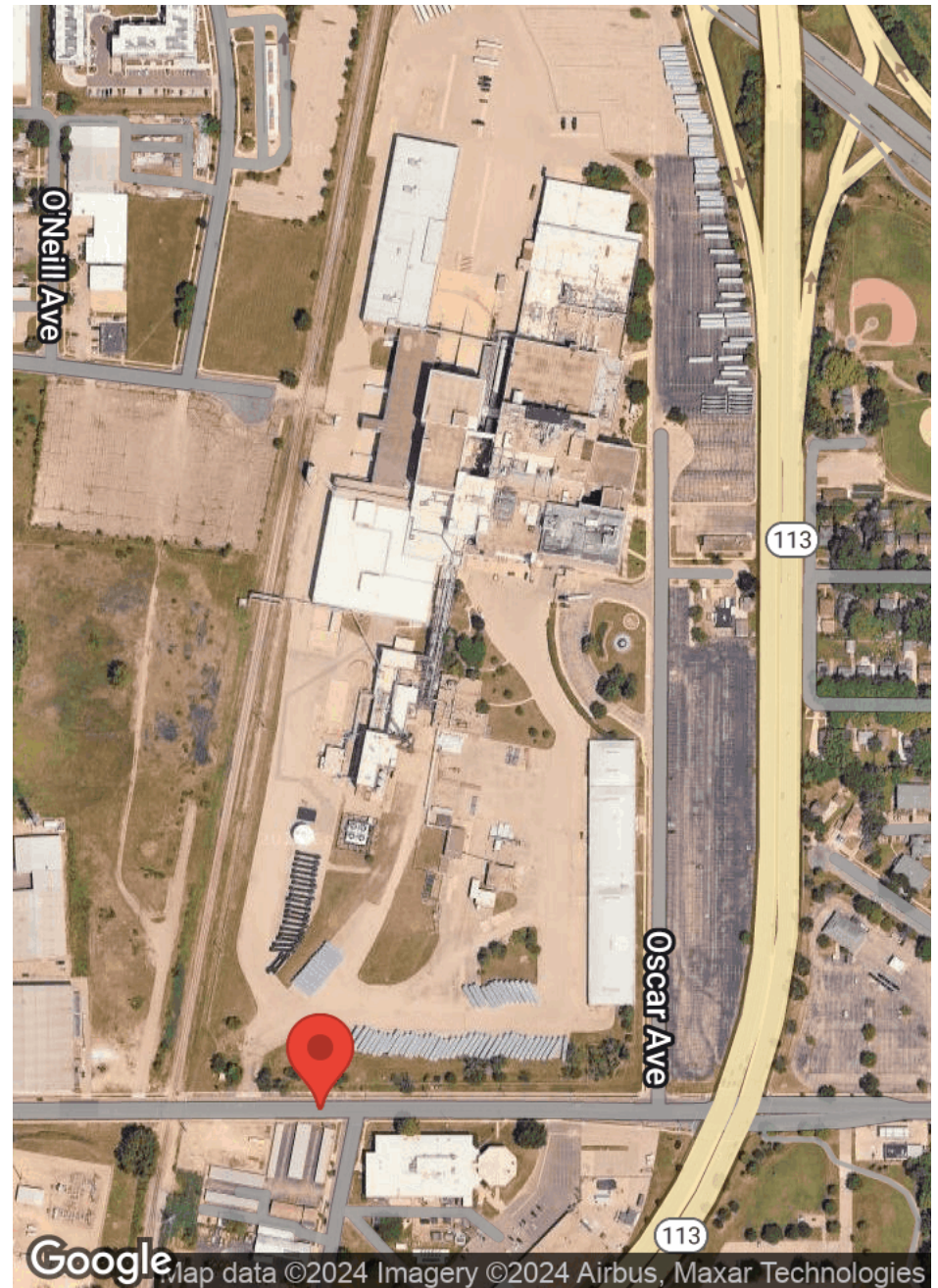
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LOCATION MAPS

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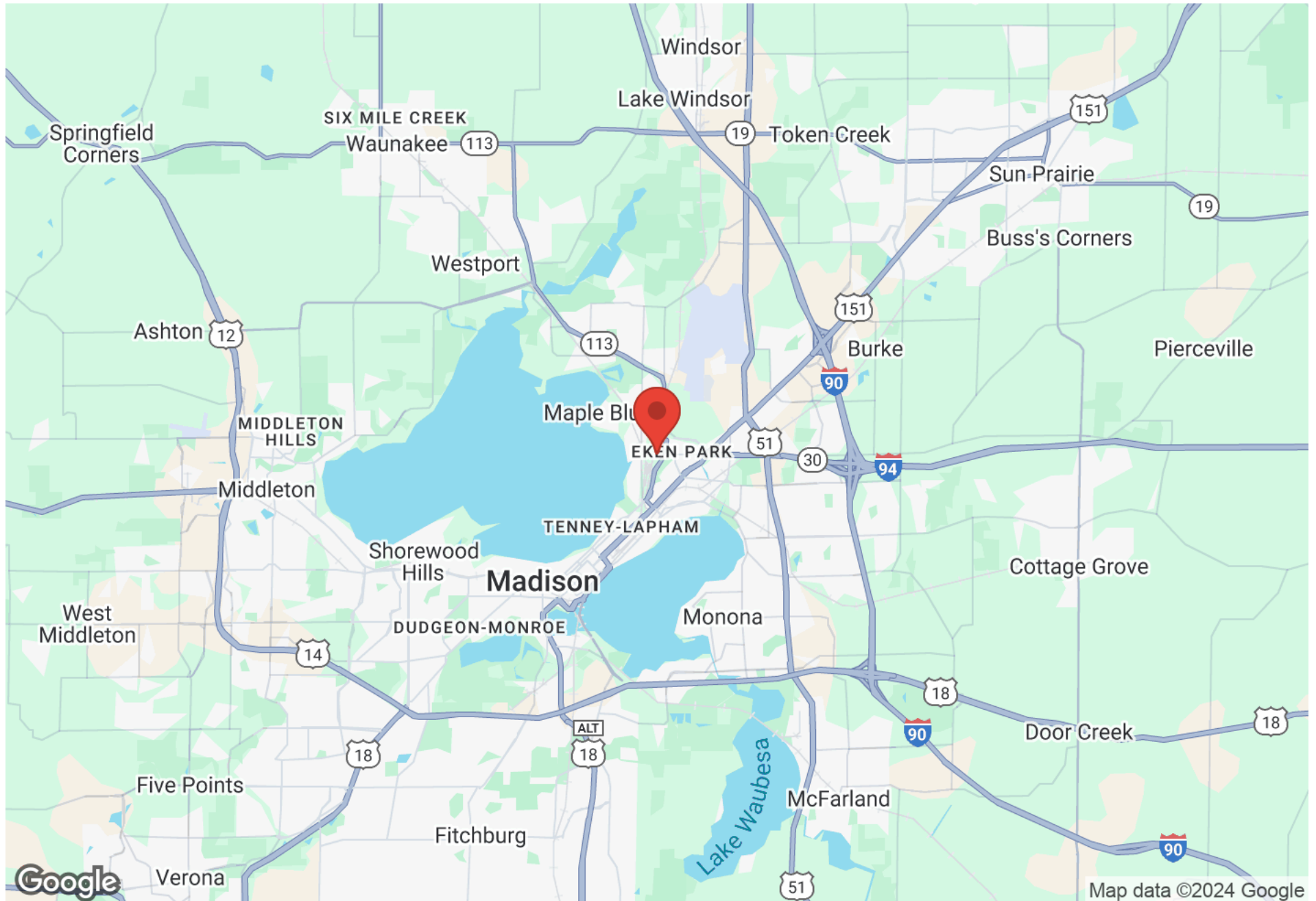
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REGIONAL MAP

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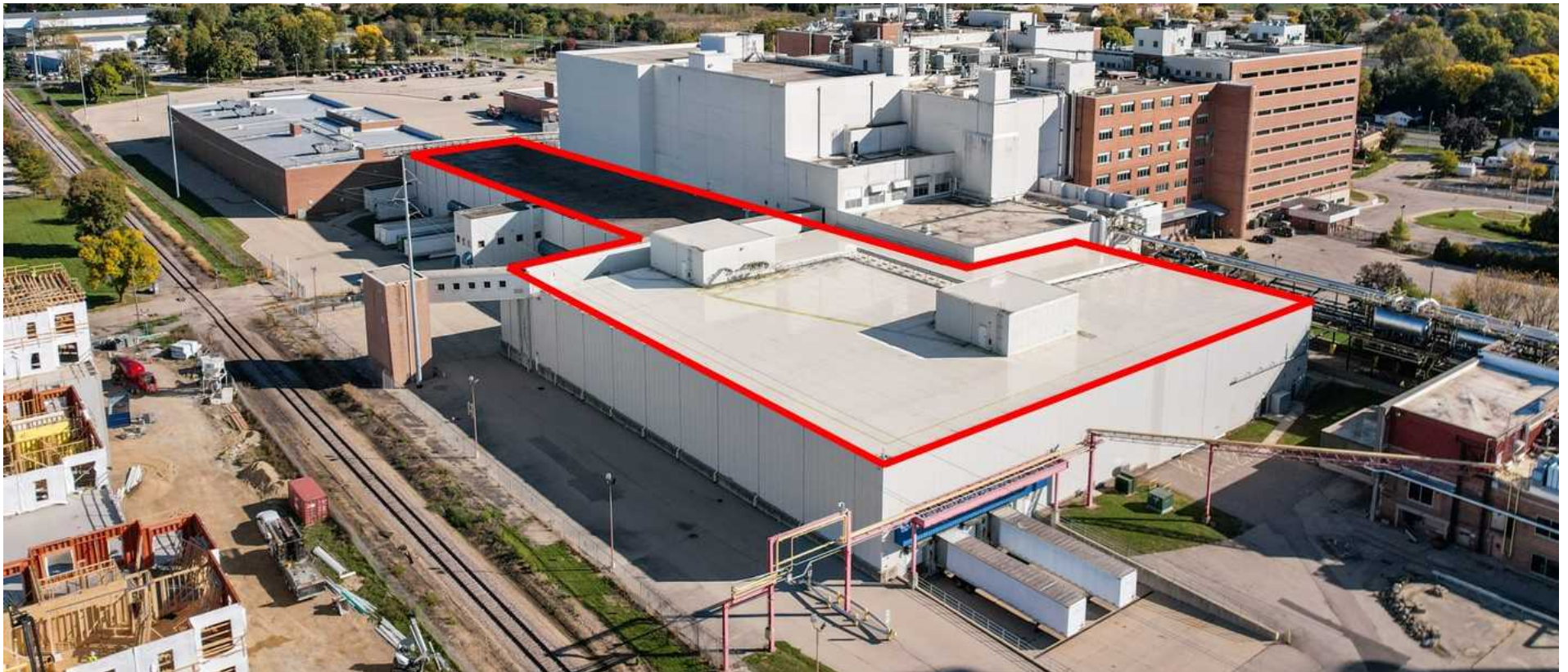


DRIVE TIMES

Commercial Ave
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Drive Times to Key Areas

- Dane County Regional Airport - 2 Miles
- Downtown Madison - 3 Miles
- Interstate 90/04 - 4 Miles
- Janesville - 40 Miles
- Milwaukee - 70 Miles
- Appleton - 105 Miles
- Chicago - 148 Miles
- Minneapolis - 266 Miles



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DISCLAIMER

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