

For Sale or Lease

Industrial/Food Manufacturing

Sale Price – \$2,150,000

Lease Rate - \$7.50-\$9.50/sf NNN



3301 Latham Drive in Madison, WI is an ~20,000 square foot industrial building consisting of an ~10,000 sf section with food manufacturing build-out with multiple processing rooms, floor drains, freezer & cooler space, OH doors and one limited size loading dock and an ~10,000 sf section of industrial space with large OH doors, trench & floor drains and a small office.

Contact Information:

Welton Enterprises, Inc.

Paul Molinaro

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Disclaimer: Information deemed reliable but not guaranteed and should be independently verified by any potential buyers or tenants.

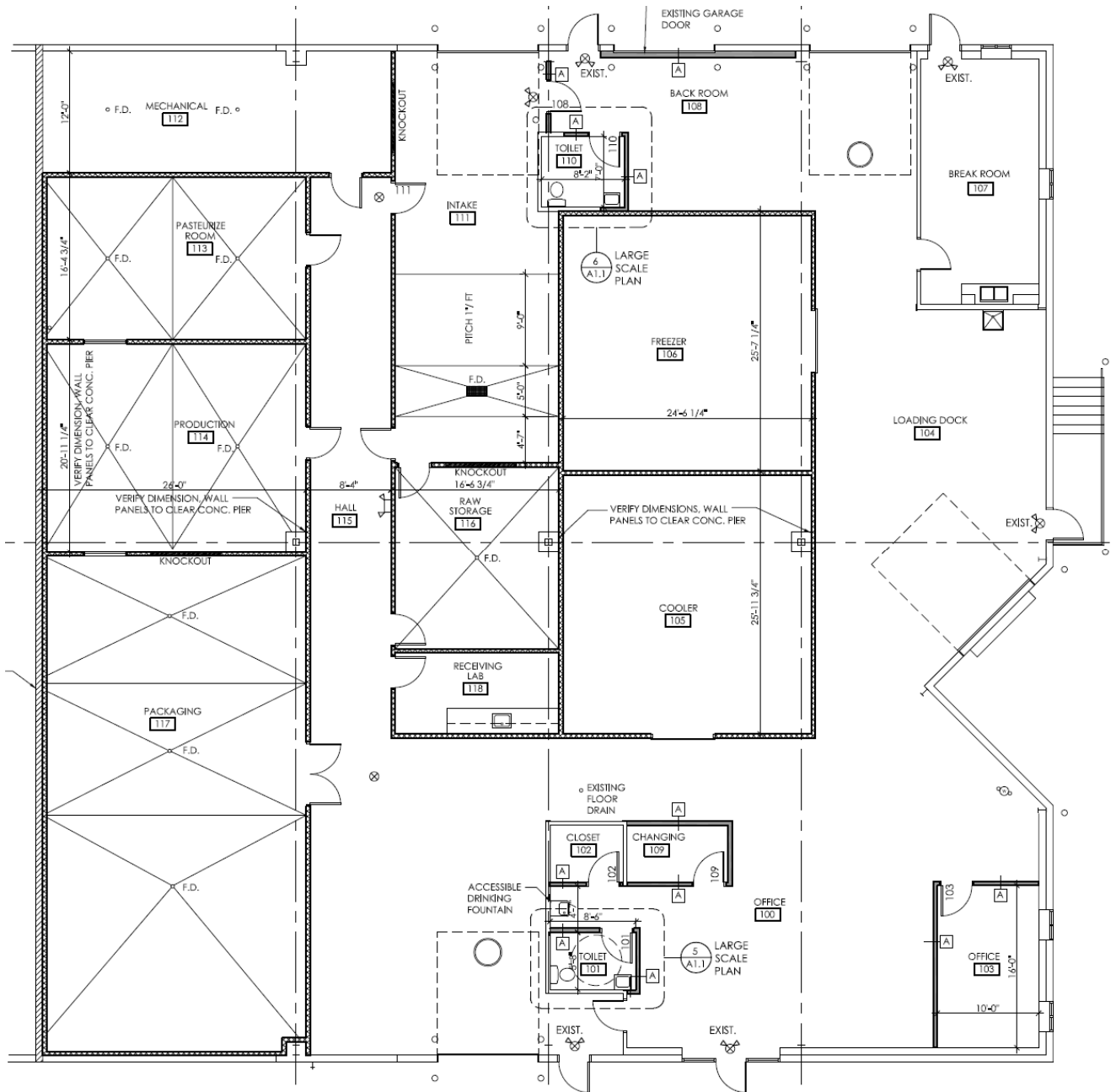
Details & Map

- ~20,000 Square Feet
- Cooler & Freezer Space
- Solar Panels
- Built in 2004
- 16'-24' Eve Heights
- Existing Food Mfg Build-Out
- One Limited-Size Loading Dock
- Floor Drains in Food Mfg Space
- 800 AMP Electric Service
- Trench Drain in Warehouse



Floor Plan

Section 1 – Food Manufacturing

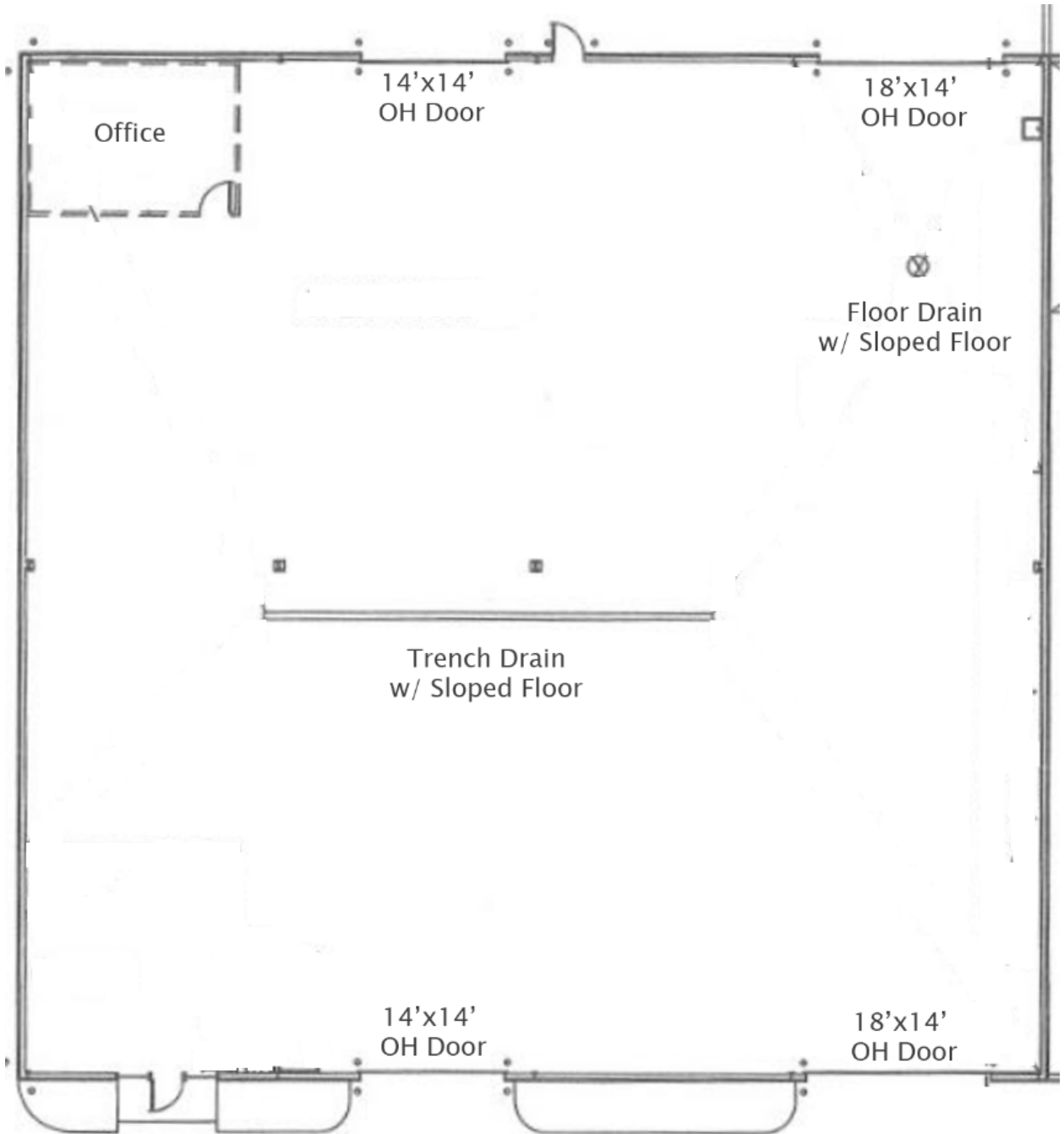


***Section 1 is at a lower finished floor elevation than Section 2.**

****Owner will consider converting food manufacturing space back to industrial/warehouse space.**

Floor Plan

Section 2 – Industrial/Warehouse



Warehouse Photos



Food Manufacturing Photos



Food Manufacturing Photos



