

For Sublease

Logistics Facility/Full Building



Greywolf Industrial II

6305 Ronald Reagan Avenue
Madison, WI 53704

122,038 SF

cresa 



Tim Ridders

608.669.4153

tridders@cresa.com

EFFICIENT, FLEXIBLE AND ACCESSIBLE



122,038 SF



20 Loading Docks
(13 with Locks/Traffic Lights)



4 Drive-In Doors
(12'x14')



1 Mile from I-39



2,000 Amp 480/277 Volt
Electrical Service



EV Charging Station in
Main Parking Area



50'X50' Column Spacing



Full Camera & Security
Systems



ESFR Sprinkler System



5,200 Racked Pallet
Positions



Wire Guided
Narrow Aisles



2 Fiber Services
AT&T & Spectrum

For Sublease

6305 Ronald Reagan Ave
Madison, WI 53704

Space Profile

SF	122,038 SF (not divisible)
Sublease Rate	Negotiable
Available for Occupancy	Immediately
Sublease Termination	7/31/2033
Column Spacing	50' x 50'
Clear Height	32'
Power	2,000 amp 480/277 volt electrical service
Fire Protection	ESFR Sprinkler System rated to meet Group A Plastics
Lighting	Automated Motion-Controlled LED Lights, Interior & Exterior
Flooring	7" Concrete Flooring
Docks	20 docks (13 with Locks/Traffic Lights)
Drive-In Doors	4 Drive-In Doors (12'x14')
Parking	~180 Car Stalls w/ EV Charging Station in Main Parking Area
Security Systems	Full Camera & Security Systems - Interior/Exterior installed by Best Defense
Internet	2 Fiber Services: AT&T & Spectrum
Layout	Break Area/Kitchen, Bathrooms, 2 Furnished Modular Offices, & Trucker Trap

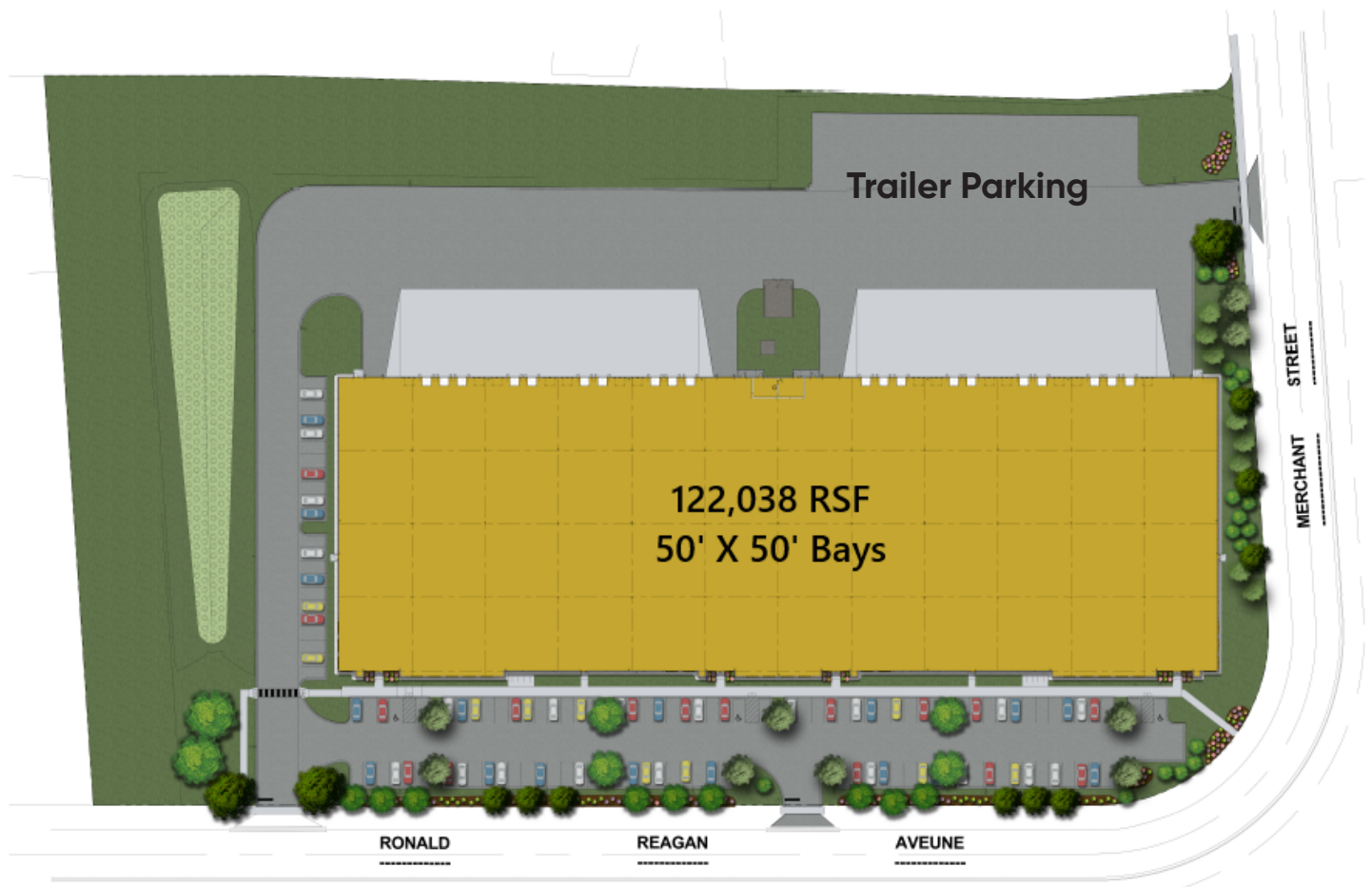
Specialized Warehouse Equipment Available

- Warehouse Configuration
 - 5,000 Racked Pallet Positions - Mecalux
 - Layout and Project Installation Completed by Crown Industrial
 - ~ 30,000 SF of Open Layout
- Embedded Wire Guidance for Turret Vehicles
 - (3) Crown TSP "Wire Guided" Narrow Aisle Turret Vehicles
- (1) Crown Reach Truck for Wide Aisle Operations
- Forklifts / Riders if Desired

Siteplan

6305 Ronald Reagan Ave
Madison, WI 53704

122,038 SF



cresa



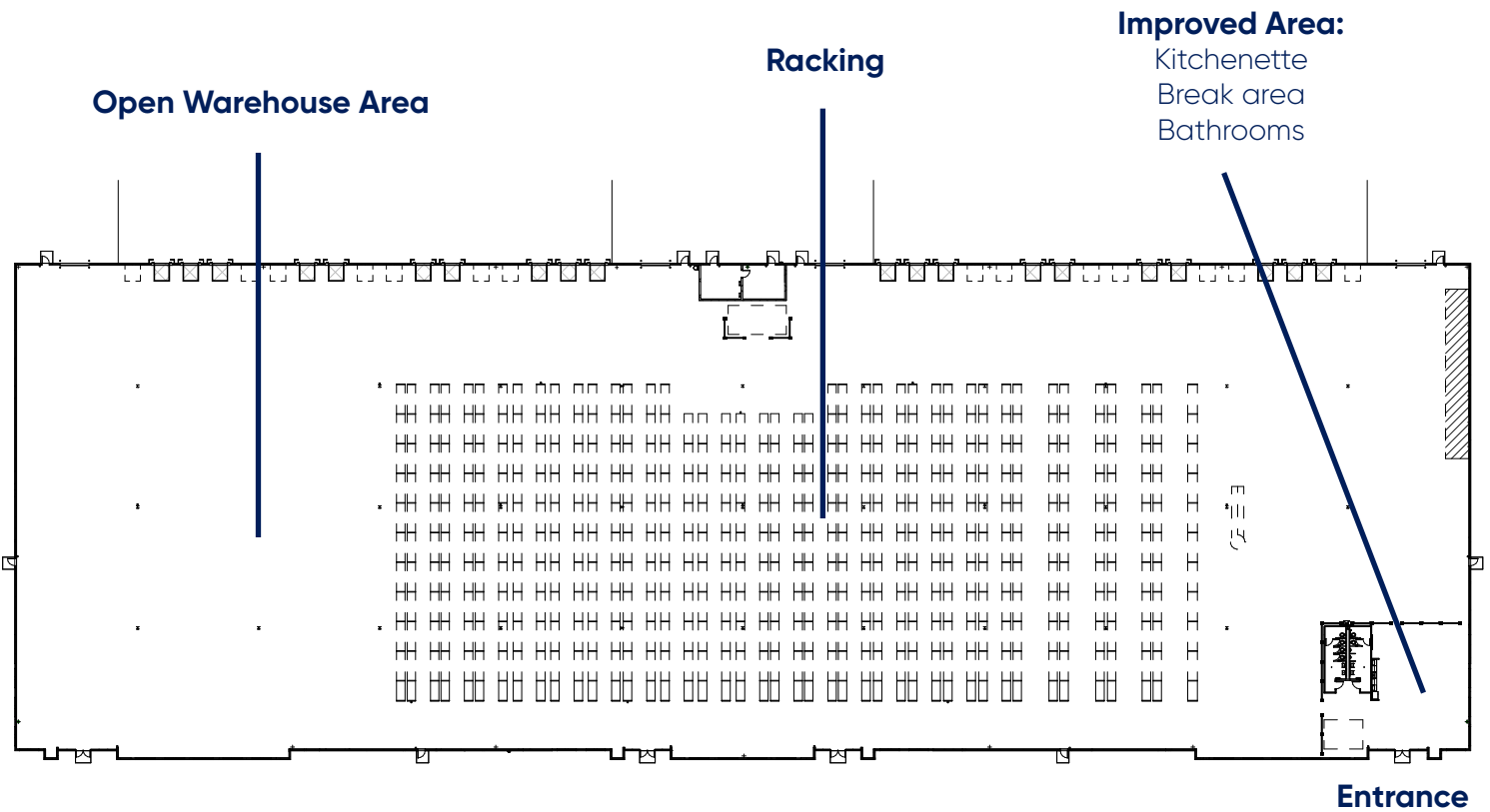
Tim Ridders

608.669.4153

tridders@cresa.com

Floorplan

6305 Ronald Reagan Ave
Madison, WI 53704



cresa



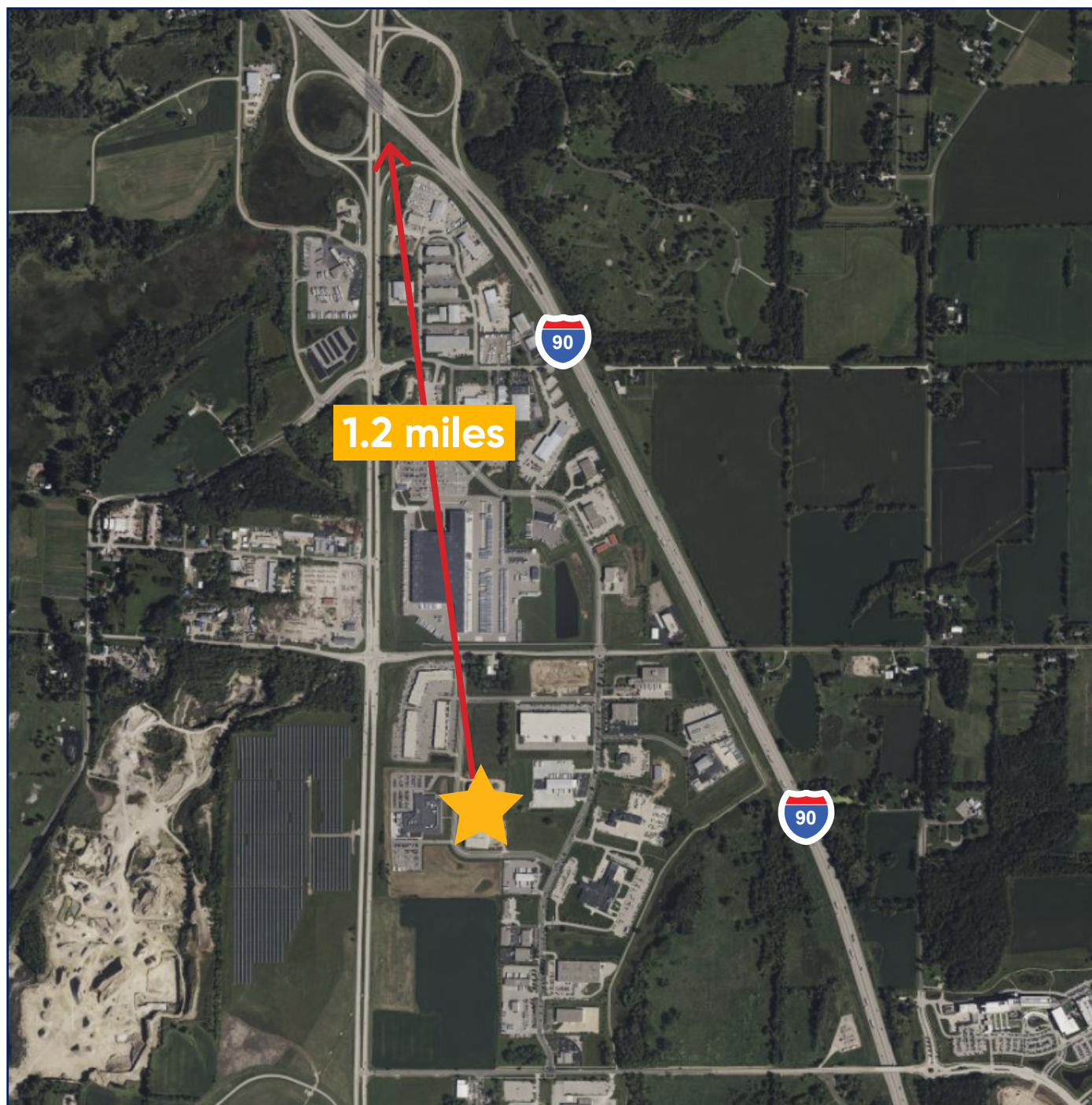
Tim Ridders

608.669.4153

tridders@cresa.com

Proximity to Interstate

6305 Ronald Reagan Ave
Madison, WI 53704



cresa



Tim Ridders

608.669.4153

tridders@cresa.com



6305 Ronald Reagan Madison, WI



Cresa © 2019. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.