



Industrial Manufacturing & Distribution Facility

150 Business Park Drive
Sun Prairie, WI 53590
Formerly Guardian Glass

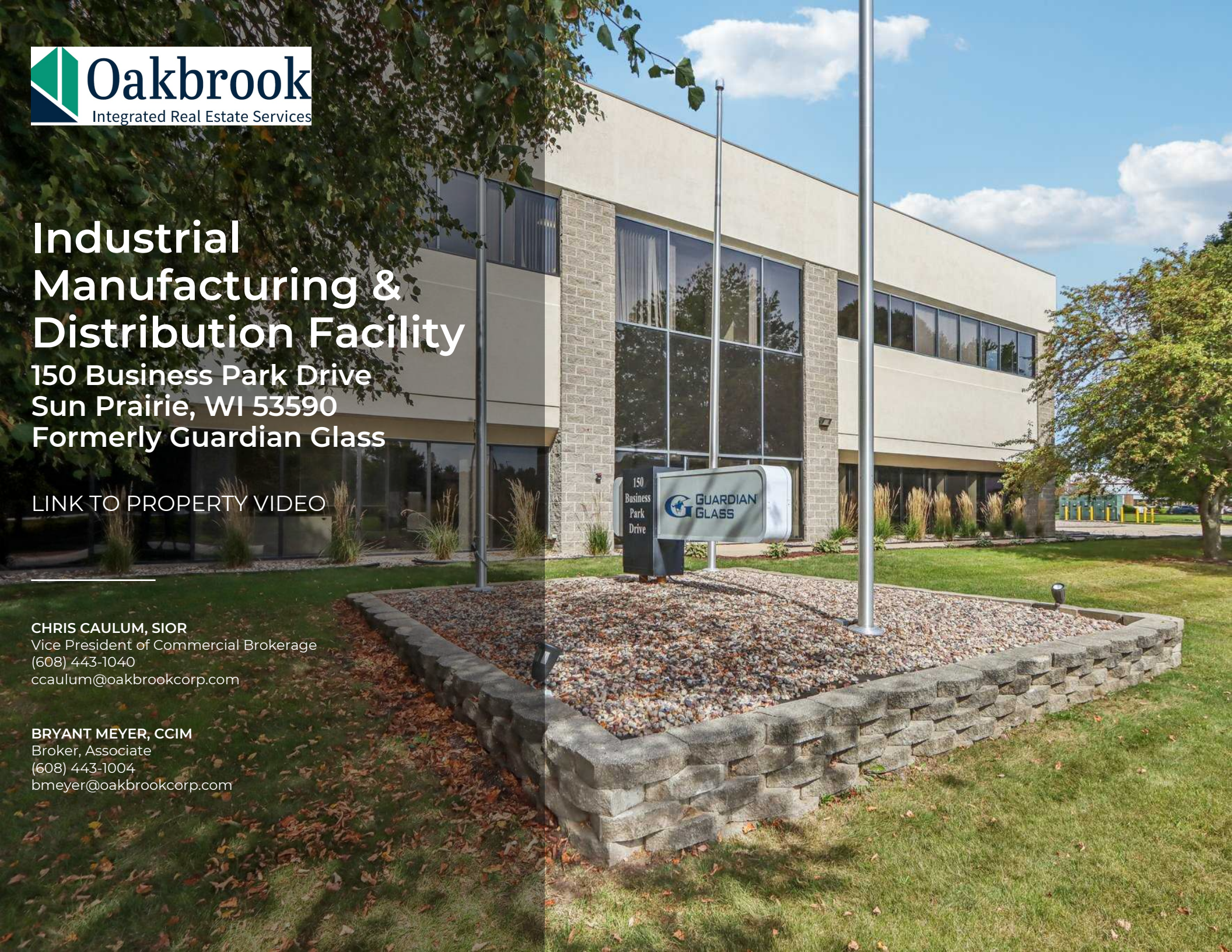
[LINK TO PROPERTY VIDEO](#)

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PROPERTY SUMMARY

Former Guardian Glass Building
150 Business Park Drive | Sun Prairie, WI 53590



Property Summary

Address:	150 Business Park Drive Sun Prairie, WI 53590
Price:	\$12.4M
Lease Rate:	\$5.25 - 6.00 P/SF NNN
Lease Term:	3-10 years
Available SF:	61,800 - 179,526 SF
Office SF:	13,600 SF
Warehouse SF:	165,926 SF
Clear Height:	15' - 19'
Dock Doors:	10
Grade Doors:	2 - 16'x14'
Power:	Two 4,000 AMP 480Y/280V
Lighting:	LED
Sprinklers:	Wet
Year Built:	1989

Property Overview

This high-quality manufacturing and distribution facility offers 165,926 SF of warehouse space and 13,600 SF of office space, featuring heavy power capacity, sprinkler system, and optimal logistics with 10 dock doors and 2 overhead doors. Previously occupied by Guardian Glass, the property is ideal for a range of industrial operations. With 140 parking stalls and a well-maintained infrastructure, it provides an efficient, secure, and functional environment for manufacturing or distribution needs.

Location Overview

150 Business Park Drive in Sun Prairie is situated in a prime business hub with excellent access to Interstate 39/90/94, offering convenient transportation to Madison, Milwaukee, and Chicago. The location boasts a business-friendly environment, a skilled workforce, and a growing economy, making it ideal for commercial and industrial operations. Positioned within a well-established business park, it offers companies a strategic base with robust infrastructure and support for growth.

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PROPERTY PHOTOS

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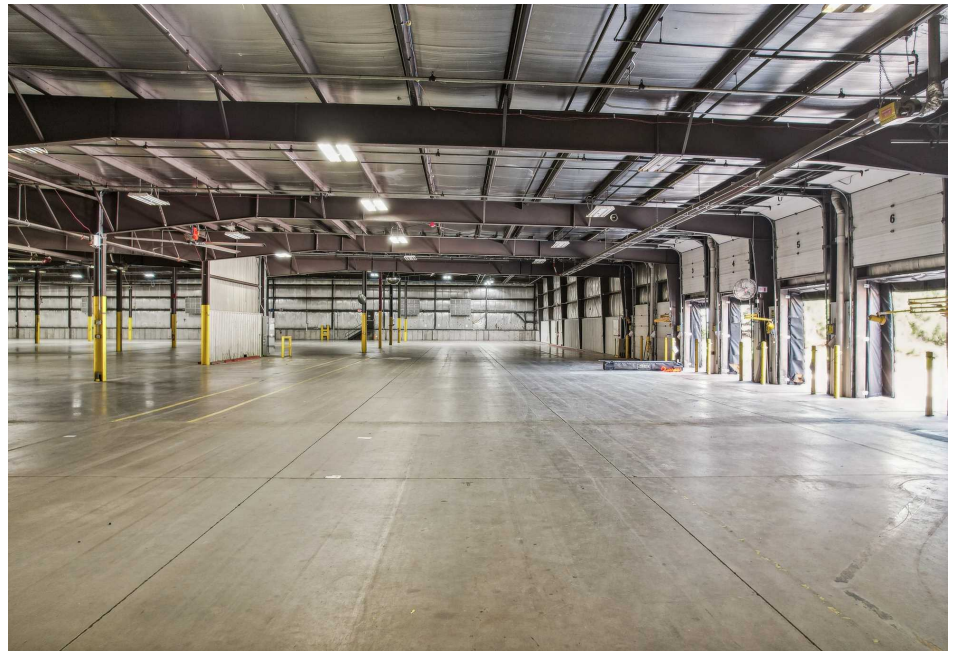
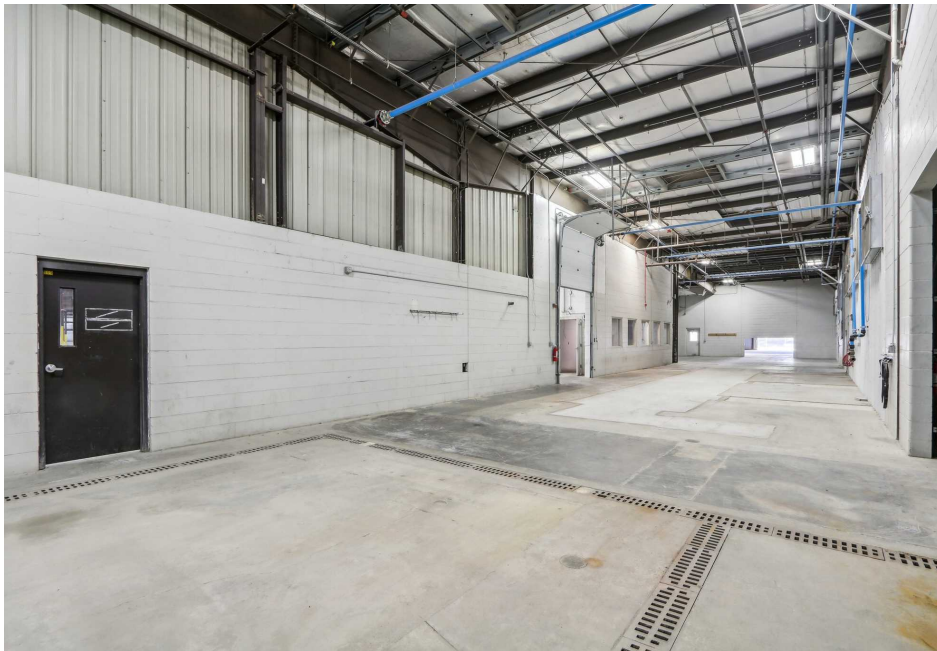
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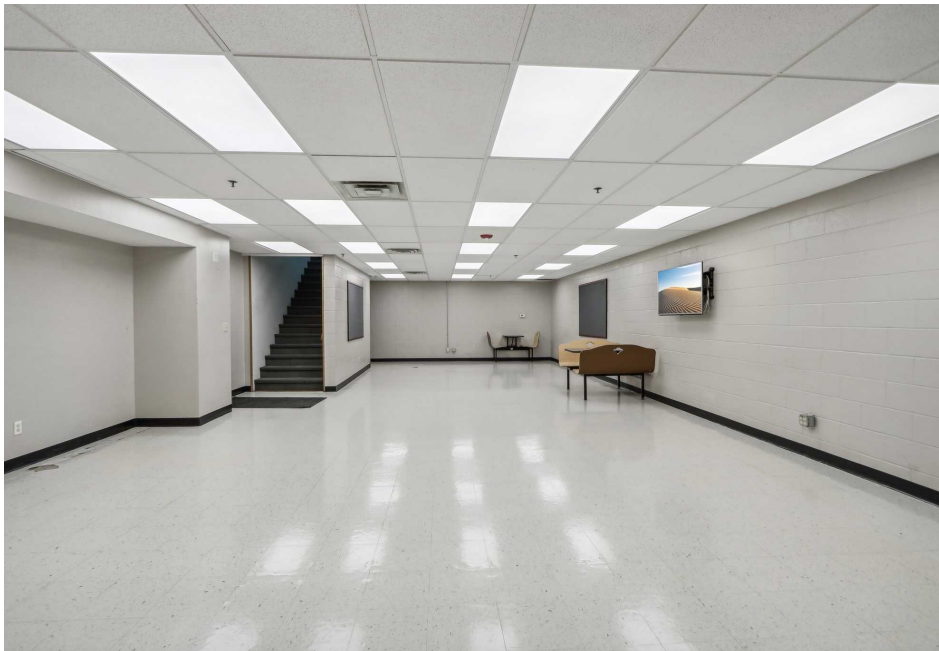
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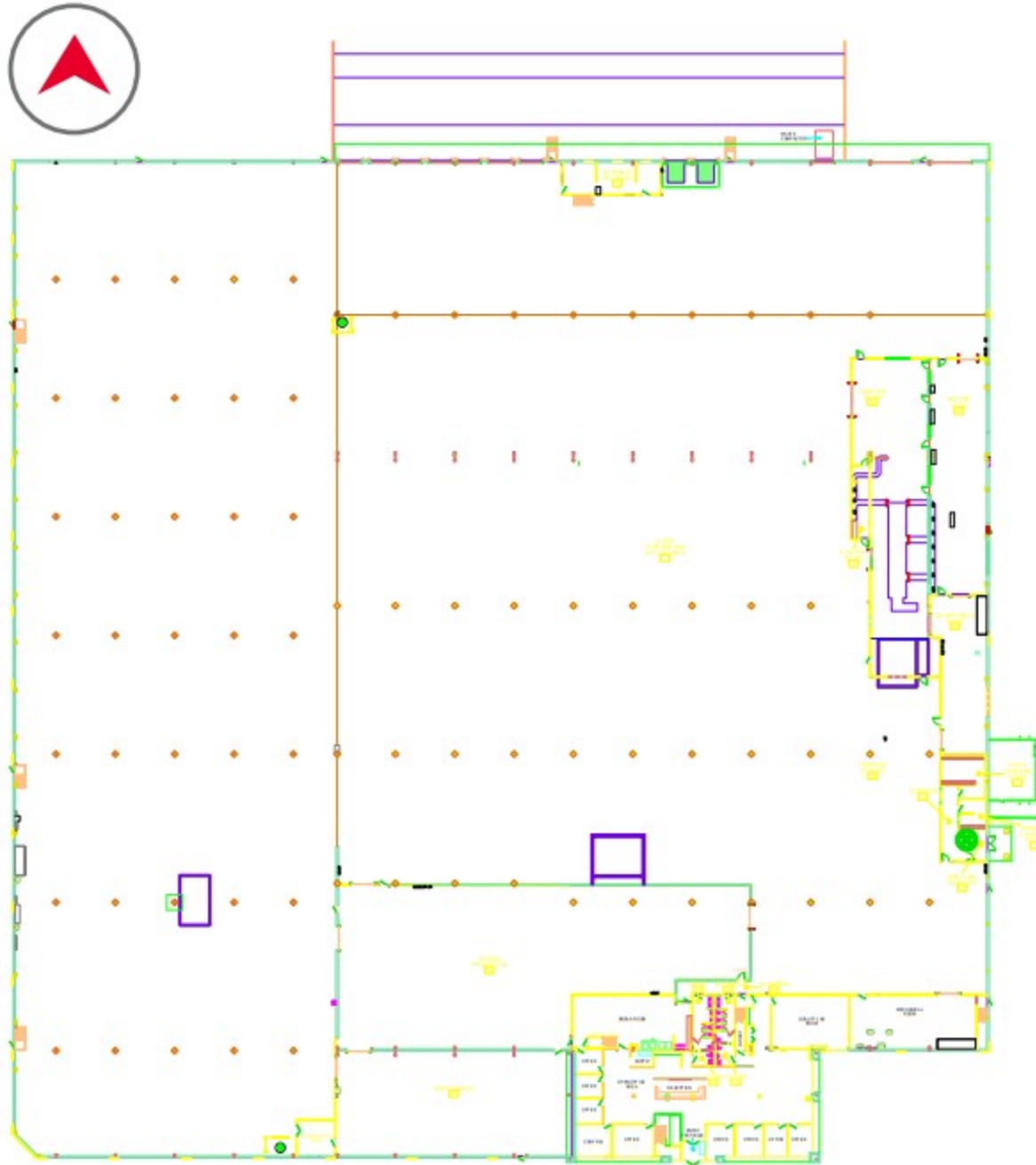
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FLOORPLAN

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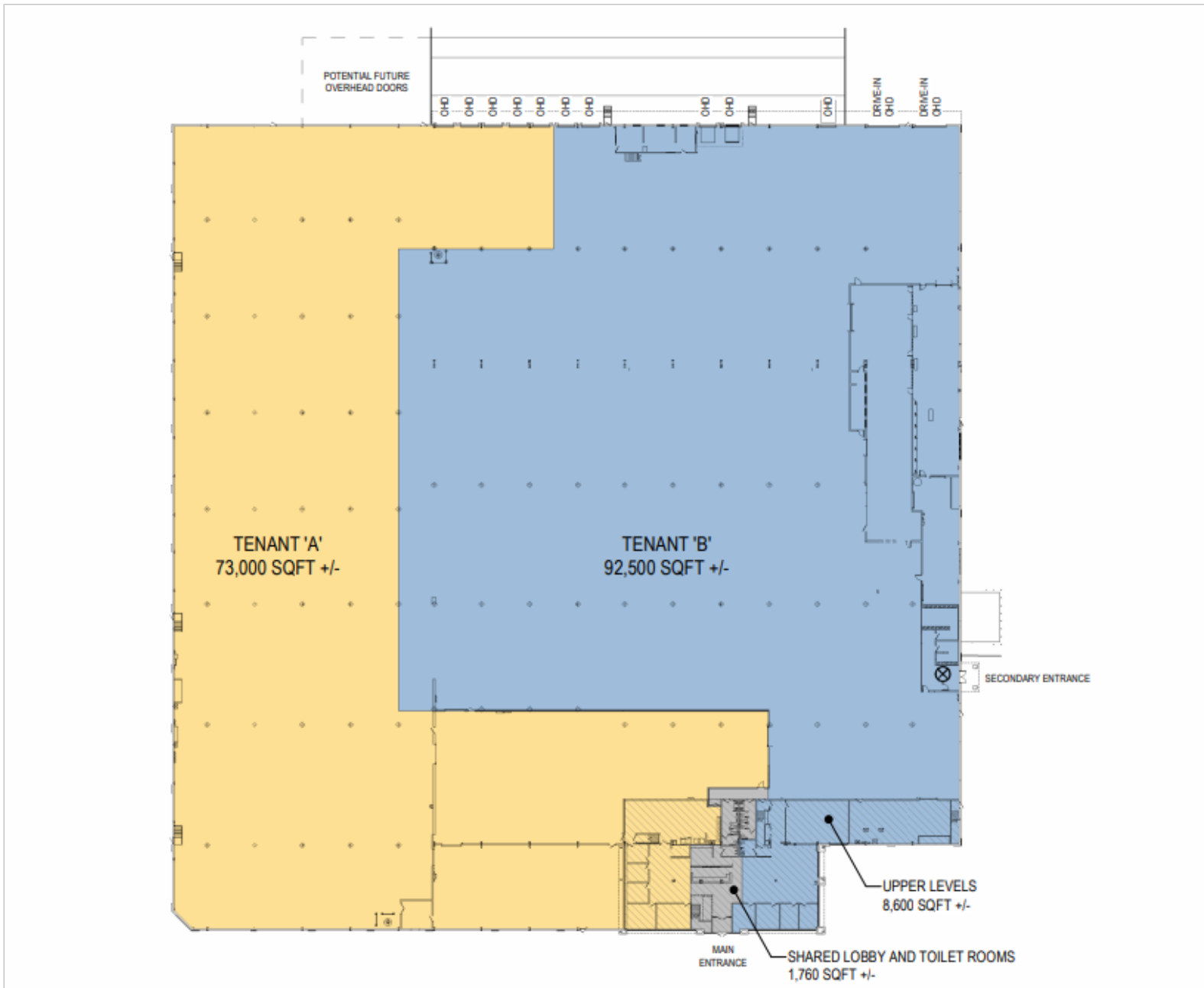


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DEMISING PLAN - CONCEPT 1

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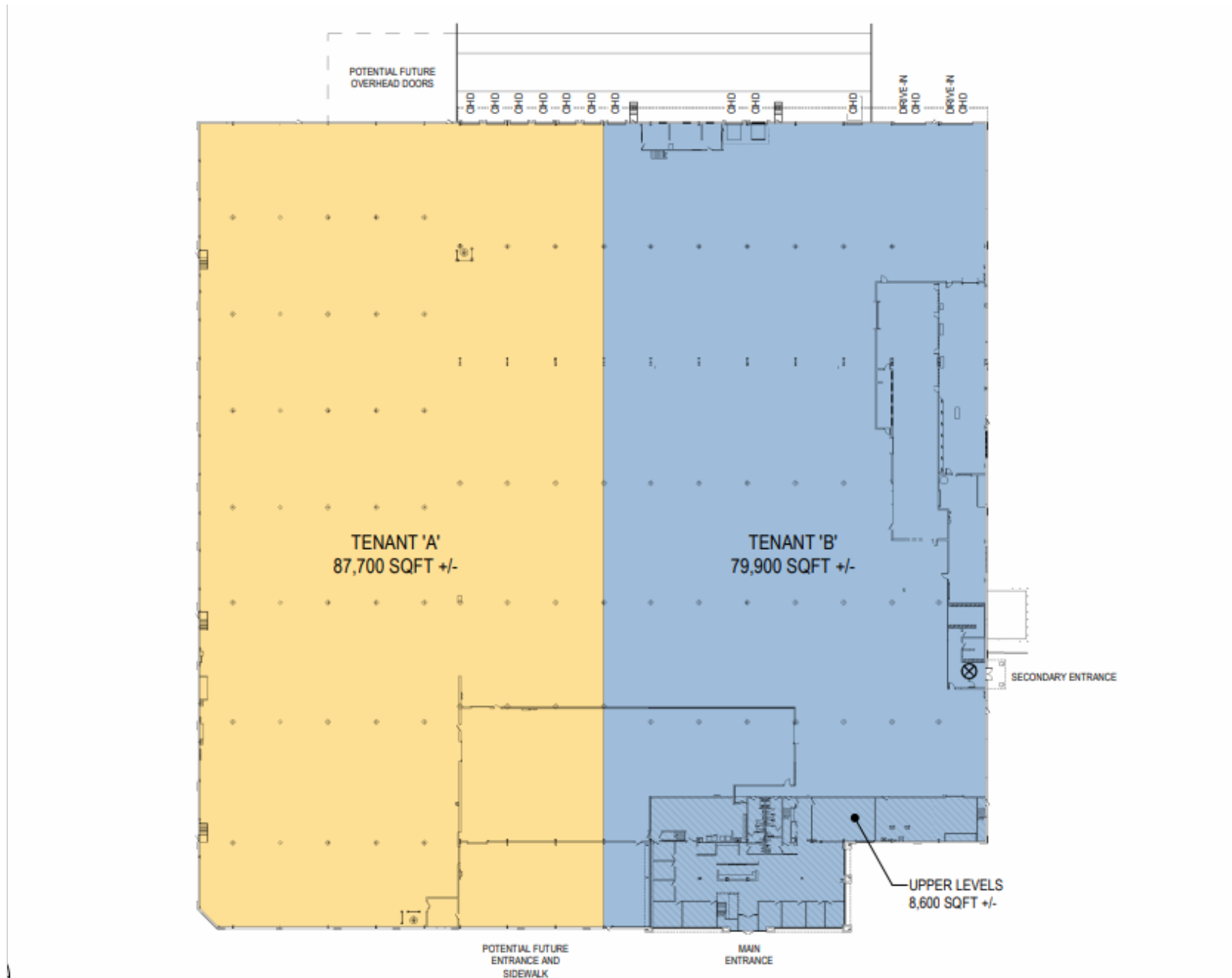


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DEMISING PLAN - CONCEPT 2

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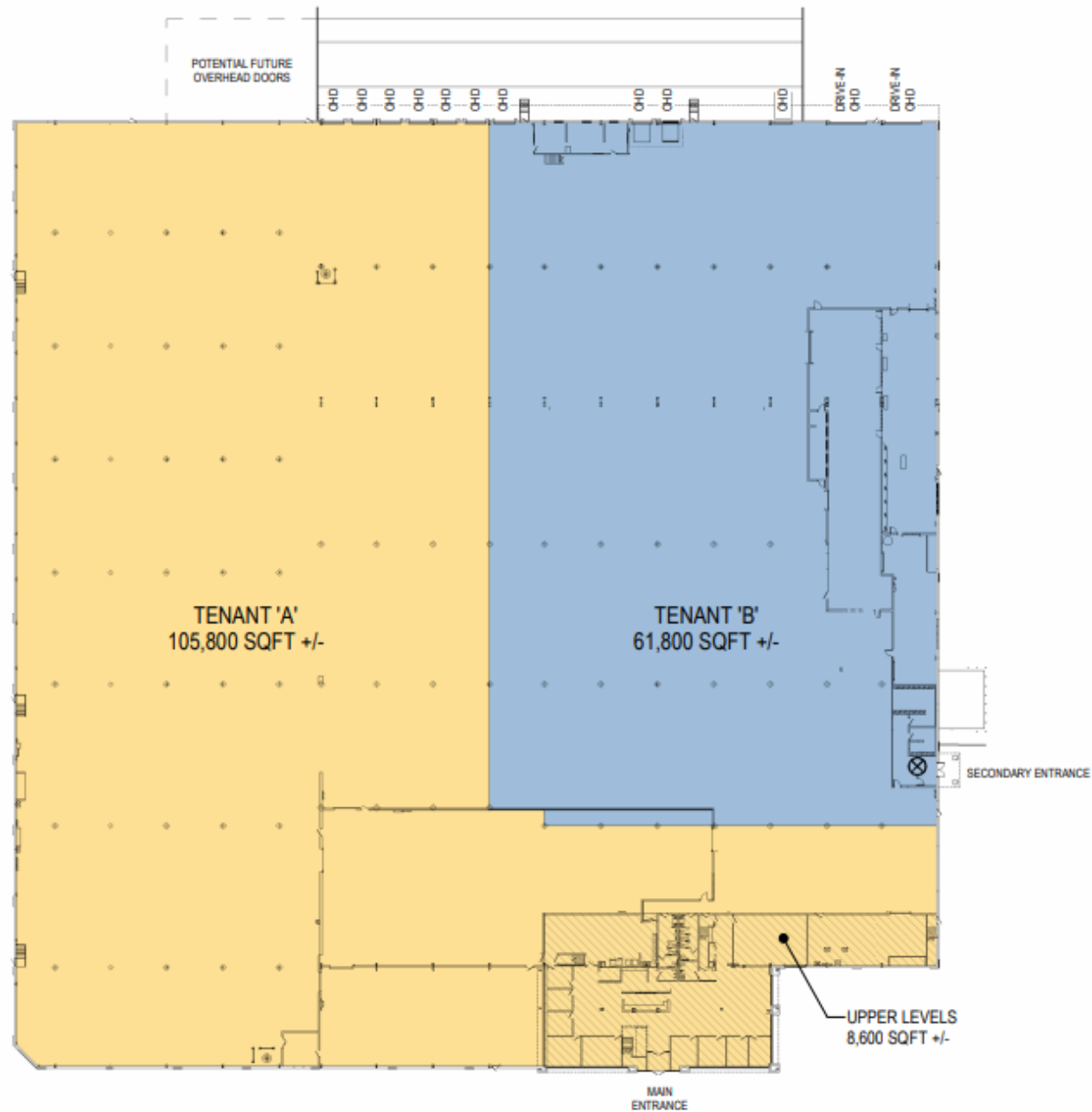


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DEMISING PLAN - CONCEPT 3

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DRIVE TIME

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Drive Time to Key Areas

- US HWY 151 - 1/2 Mile
- Dane County Regional Airport - 10 Miles
- Madison (Downtown) - 13 Miles
- Janesville - 45 Miles
- Milwaukee - 68 Miles
- Chicago - 157 Miles
- Minneapolis - 269 Miles



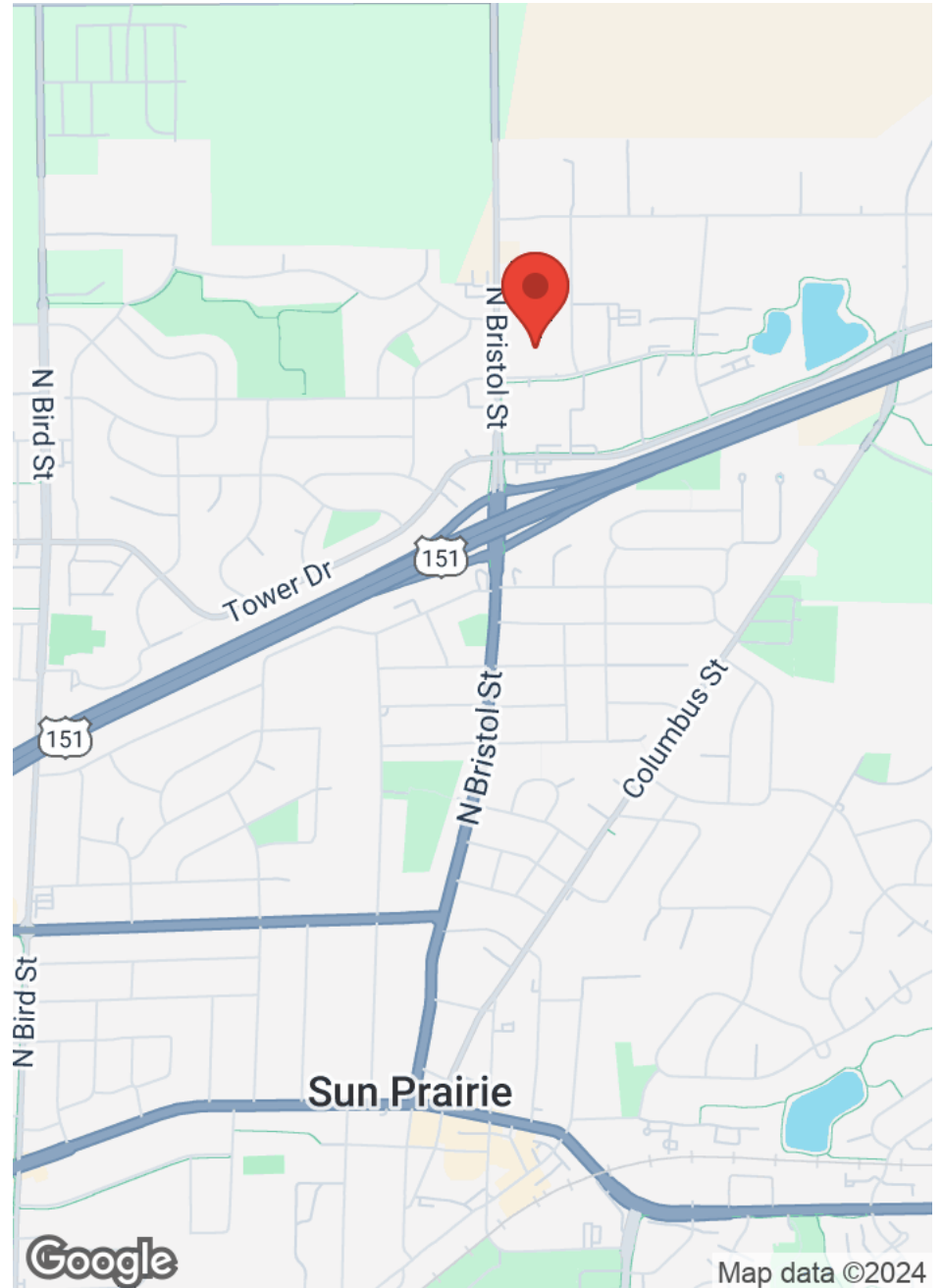
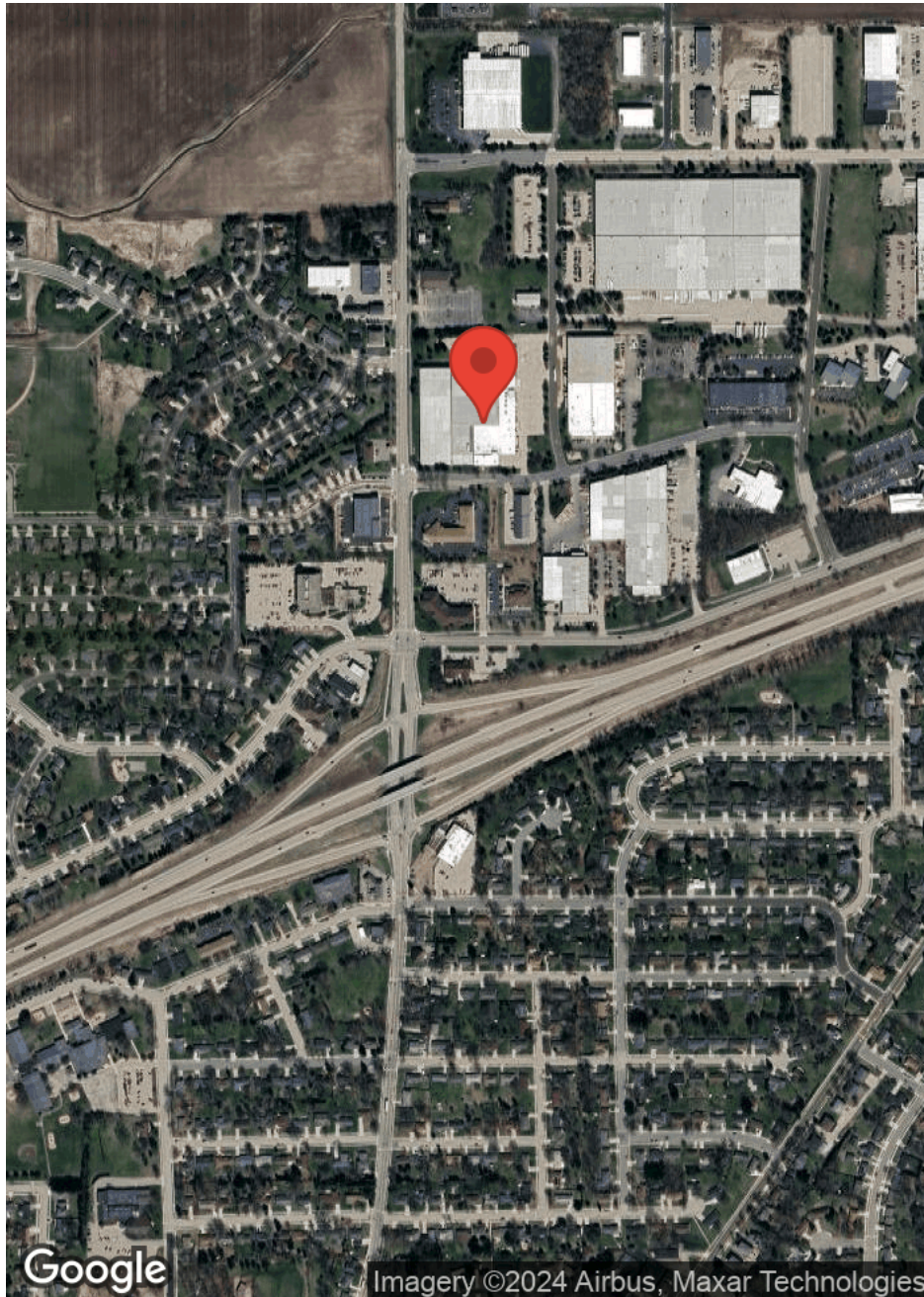
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LOCATION MAPS

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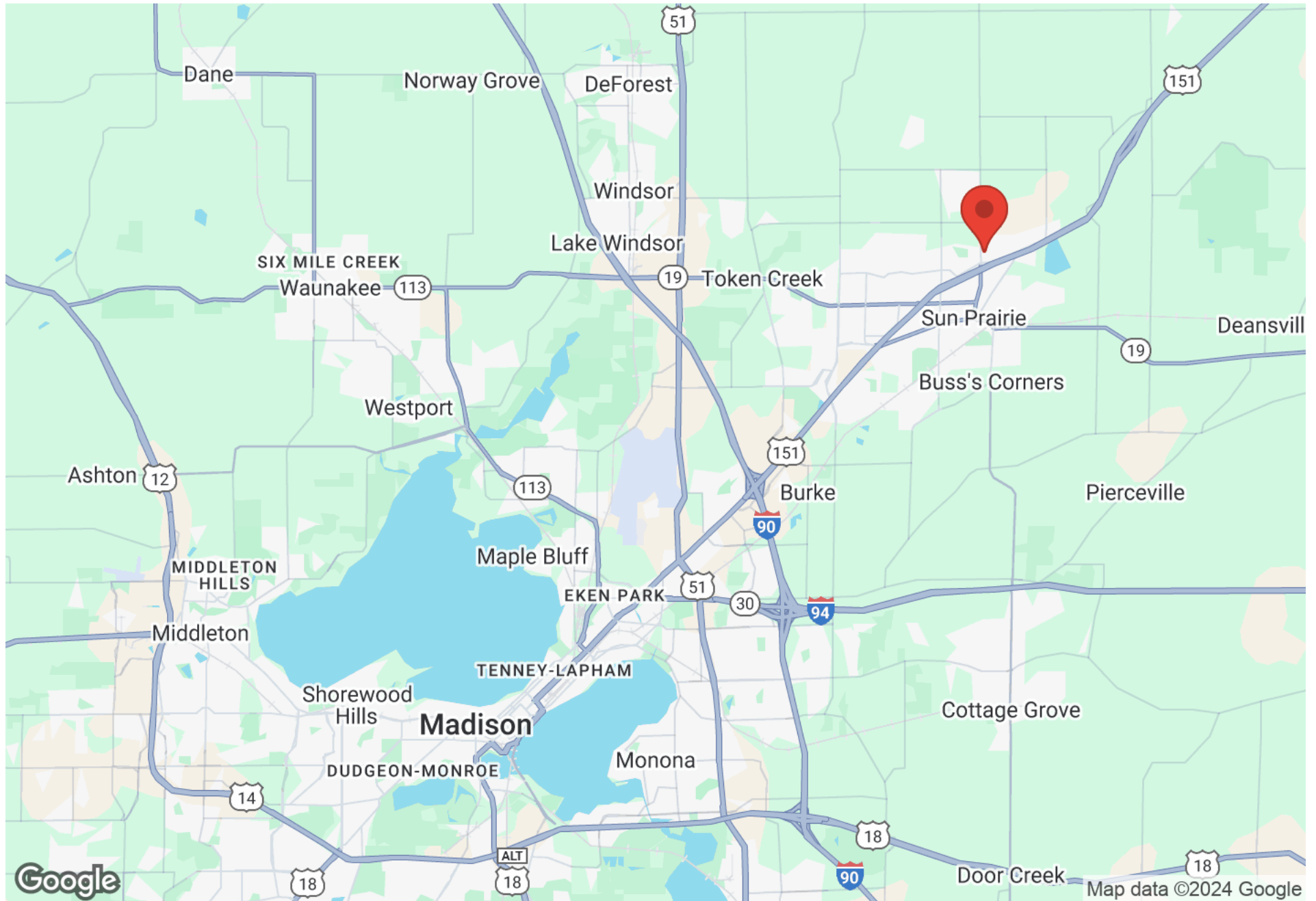
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REGIONAL MAP

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DISCLAIMER

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