

INDUSTRIAL FOR LEASE

OM - STATION

910 OSCAR AVENUE, MADISON, WI 53704



**WAREHOUSE / MANUFACTURING OR
COLD STORAGE - AVAILABLE FOR LEASE**

OAKBROOK CORPORATION
2 Science Court, Suite 200
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PROPERTY SUMMARY

OM Station

910 Oscar Avenue | Madison, WI 53704



Property Summary

Address:	910 Oscar Ave, Madison, WI 53704
Available SF:	12,000 - 91,530 SF
Lease Rate Cold Storage:	\$13 - 13.50 P/SF NNN
Lease Rate Dry Whse:	\$5.95 P/SF NNN
Office SF:	Build To Suit
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, warehousing, 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: 12,000 - 32,860 SF

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.

BUILDING PHOTOS

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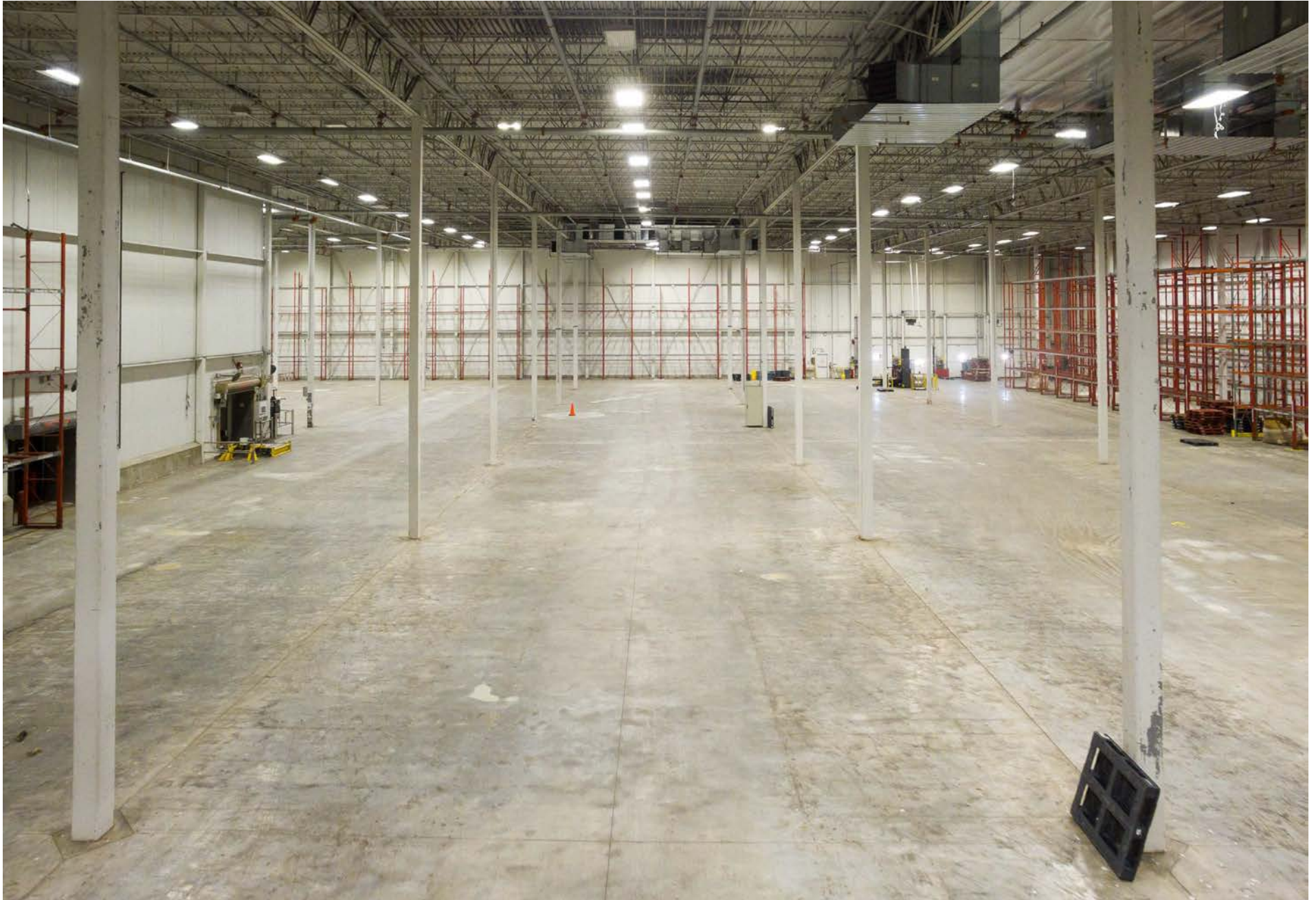
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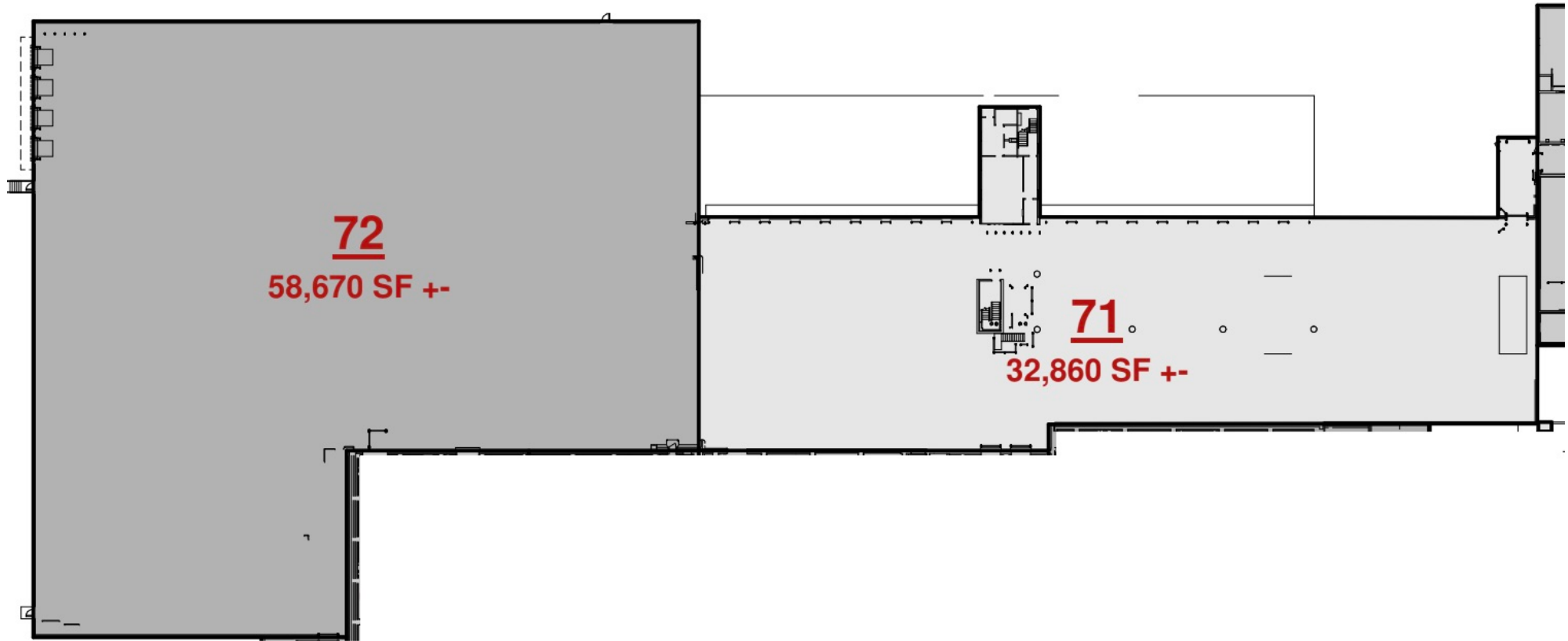
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FLOORPLAN

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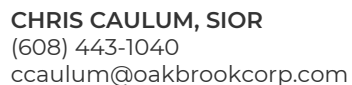


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Commercial Ave
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AERIAL MAP

Commercial Ave
910 Oscar Avenue | Madison, WI 53704



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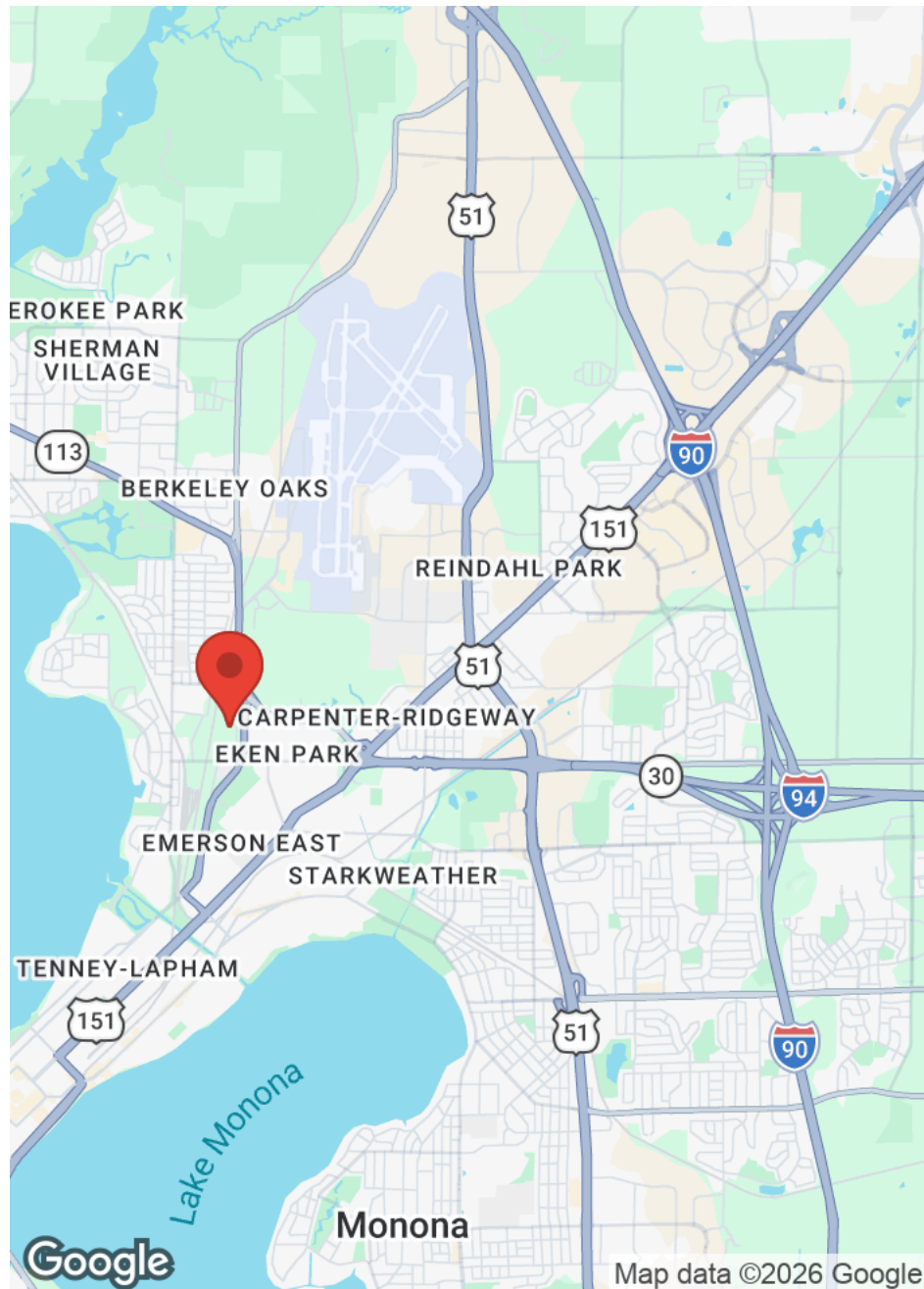
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LOCATION MAPS

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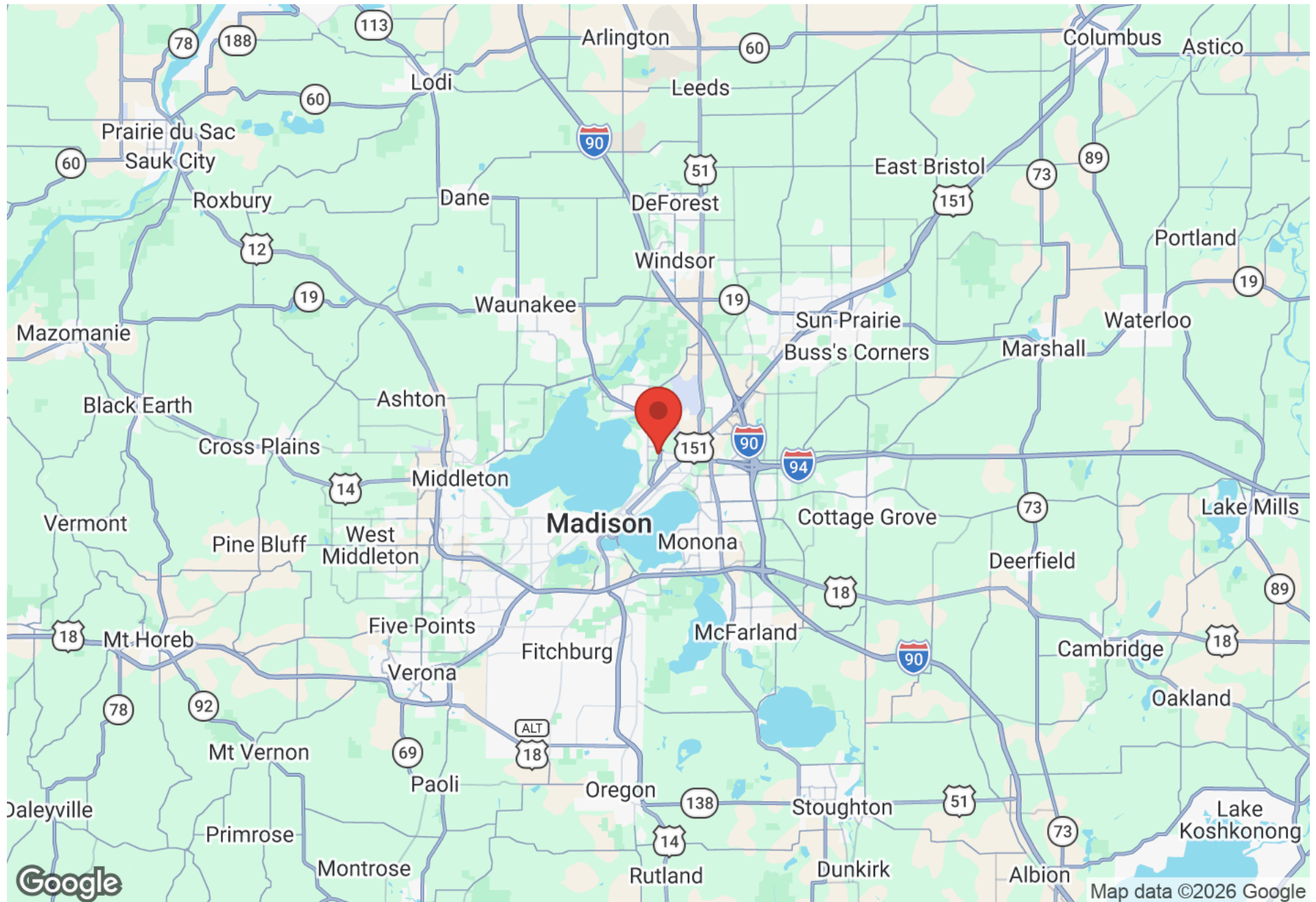


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REGIONAL MAP

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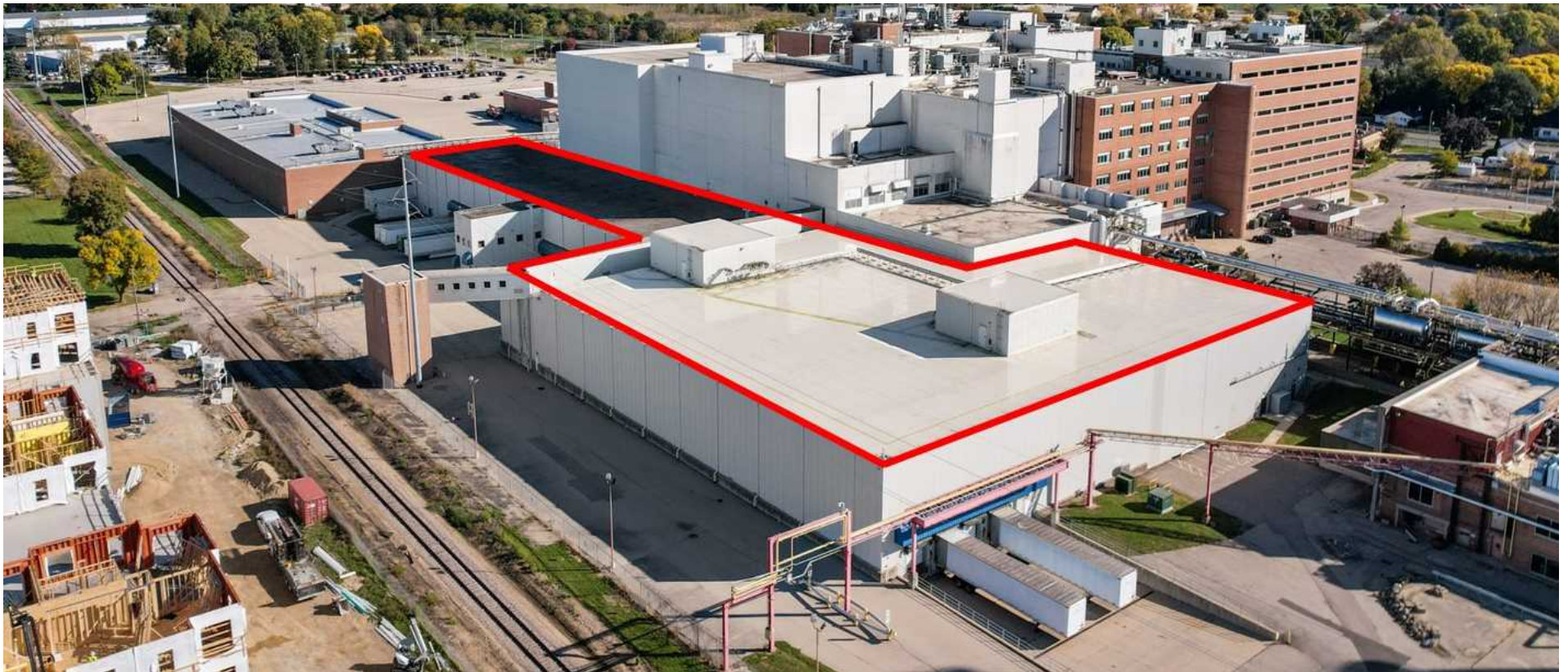
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Drive Times to Key Areas

- 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



DISCLAIMER

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