



27,360 SF - Last Mile Distribution Facility For Lease

5004 Tradewinds Parkway
Madison, WI 53718

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PROPERTY SUMMARY

5004 TRADEWINDS PARKWAY



Property Summary

Address1:	5004 Tradewinds Parkway Madison, WI 53718
Air Conditioning:	Fully Air-Conditioned
Lease Rate:	\$8.75 P/SF NNN
NNN:	\$3.25 P/SF
Available SF:	11,050 - 27,360
Warehouse SF:	25,160
Clear Height:	19' - 22'
Column Space:	40' x 50'
Dock Doors:	(6) - 8' x 9'
Grade Doors:	(8) - 12' x 14'
Lighting:	LED
Year Built:	2018
Zoning:	IL - Industrial Limited

Property Overview

Discover a premier office and warehouse space designed for high-end users, offering suite sizes from 11,050 - 27,360 square feet with clear heights of 19 to 22 feet. Each bay features a recessed truck dock, a drive-in door, and ample parking upfront. The property is fully sprinkled, equipped with skylights and clerestory windows for natural light, and includes artistic elements like a screen wall and common area patio. Energy-efficient LED lighting and low operating expenses enhance its appeal, while extensive landscaping projects a sophisticated corporate image.

Location Overview

Located at 5004 Tradewinds Parkway in Madison, this commercial property offers a strategic position within a vibrant business hub, ensuring easy access via major highways and thoroughfares. Surrounded by a mix of industrial, office, and retail spaces, the area provides convenient amenities such as restaurants and shops, enhancing the work-life balance for employees. Its proximity to local attractions and residential neighborhoods makes it an ideal spot for attracting talent and clientele, positioning your business for growth and success in Madison.

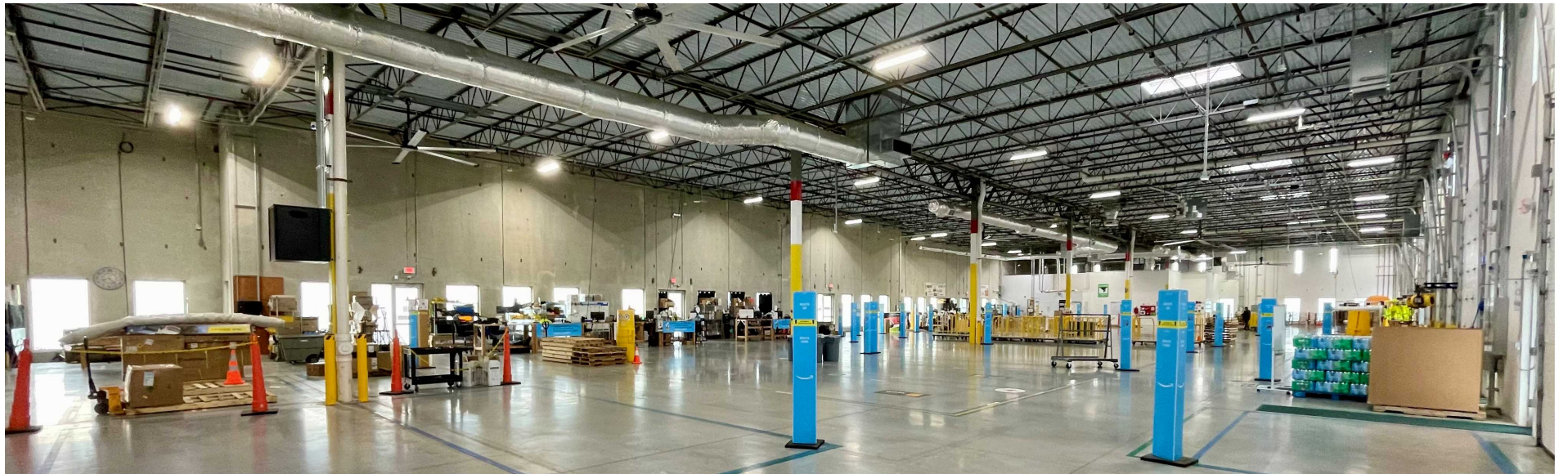
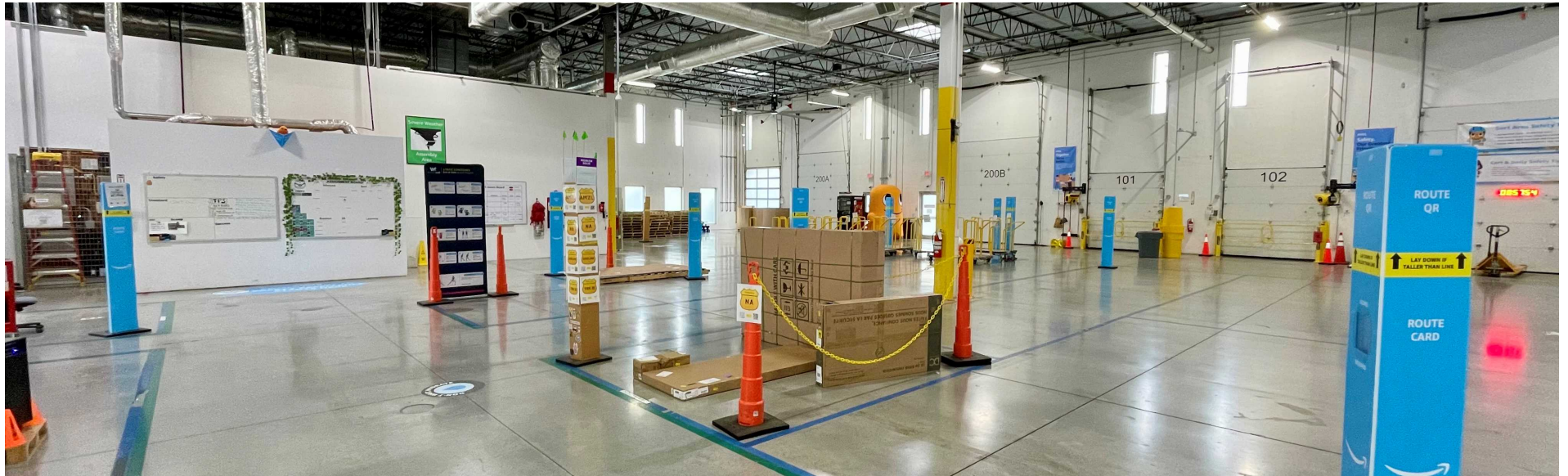
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PROPERTY PHOTOS

5004 TRADEWINDS PARKWAY



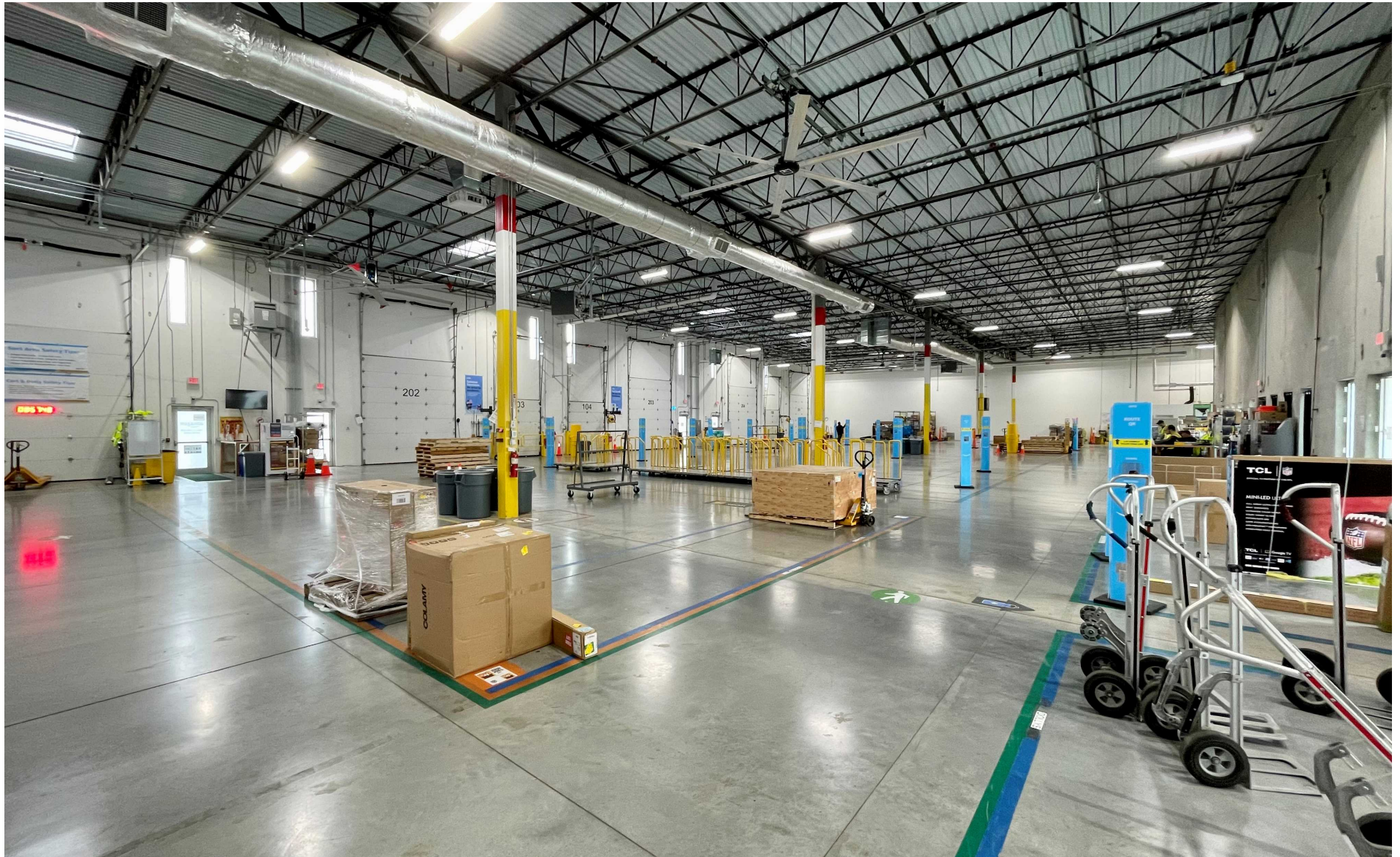
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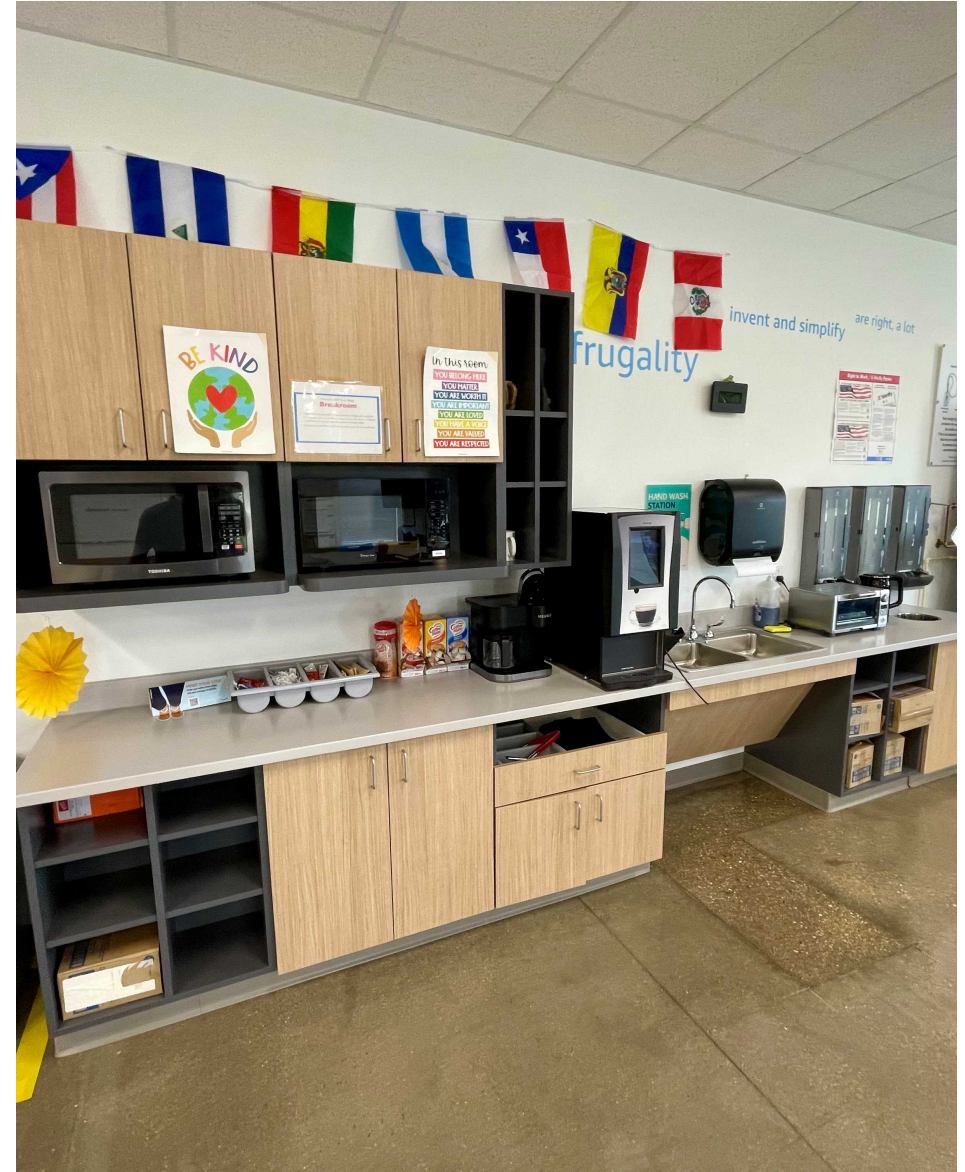
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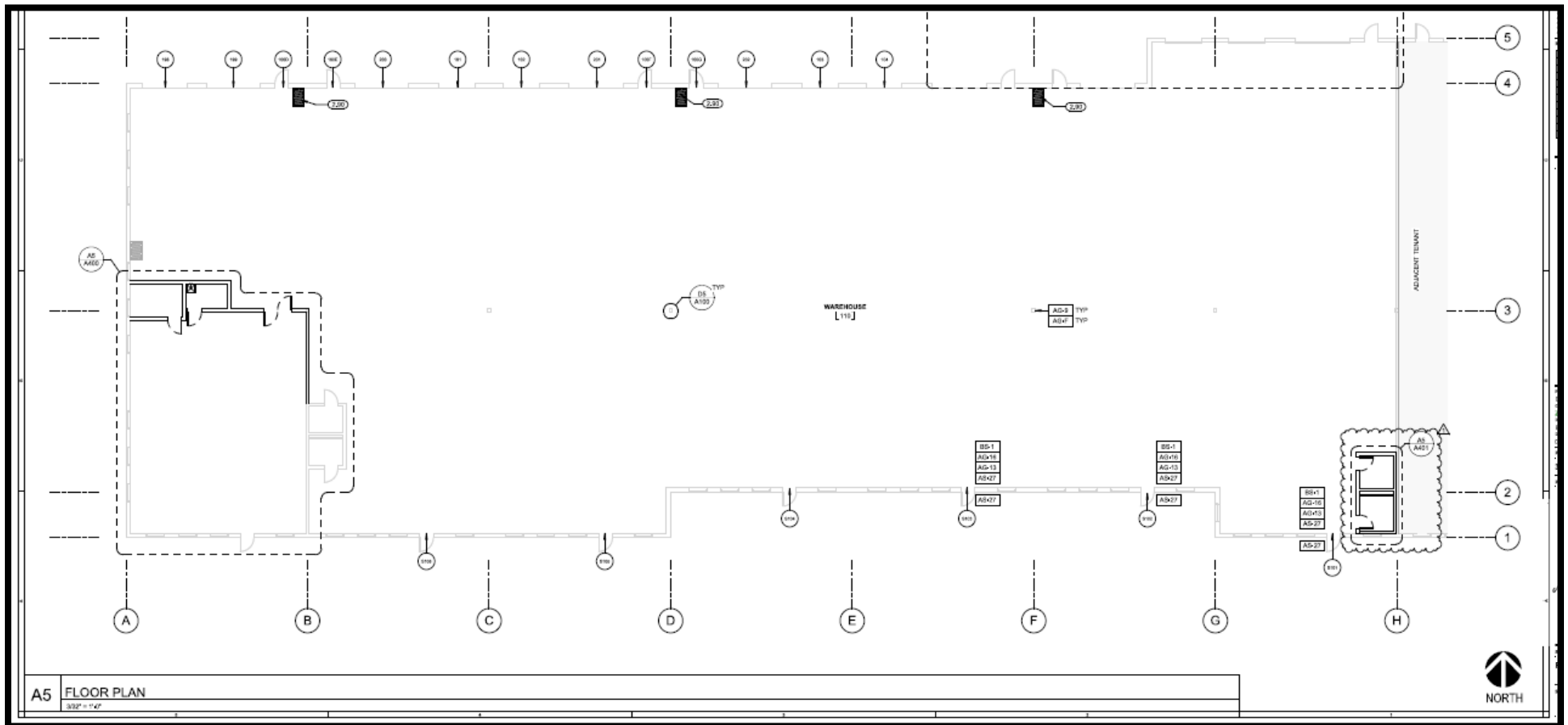
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FLOORPLAN

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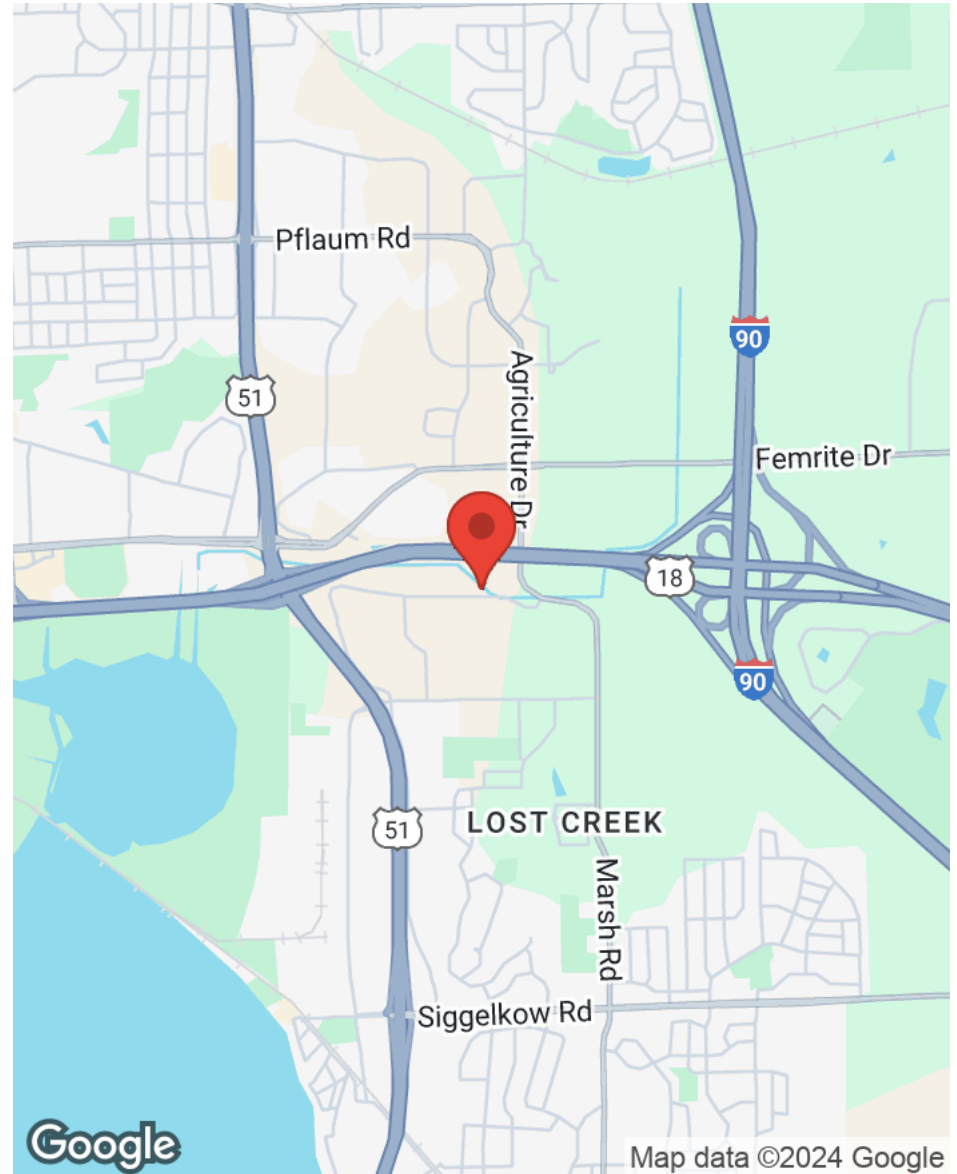
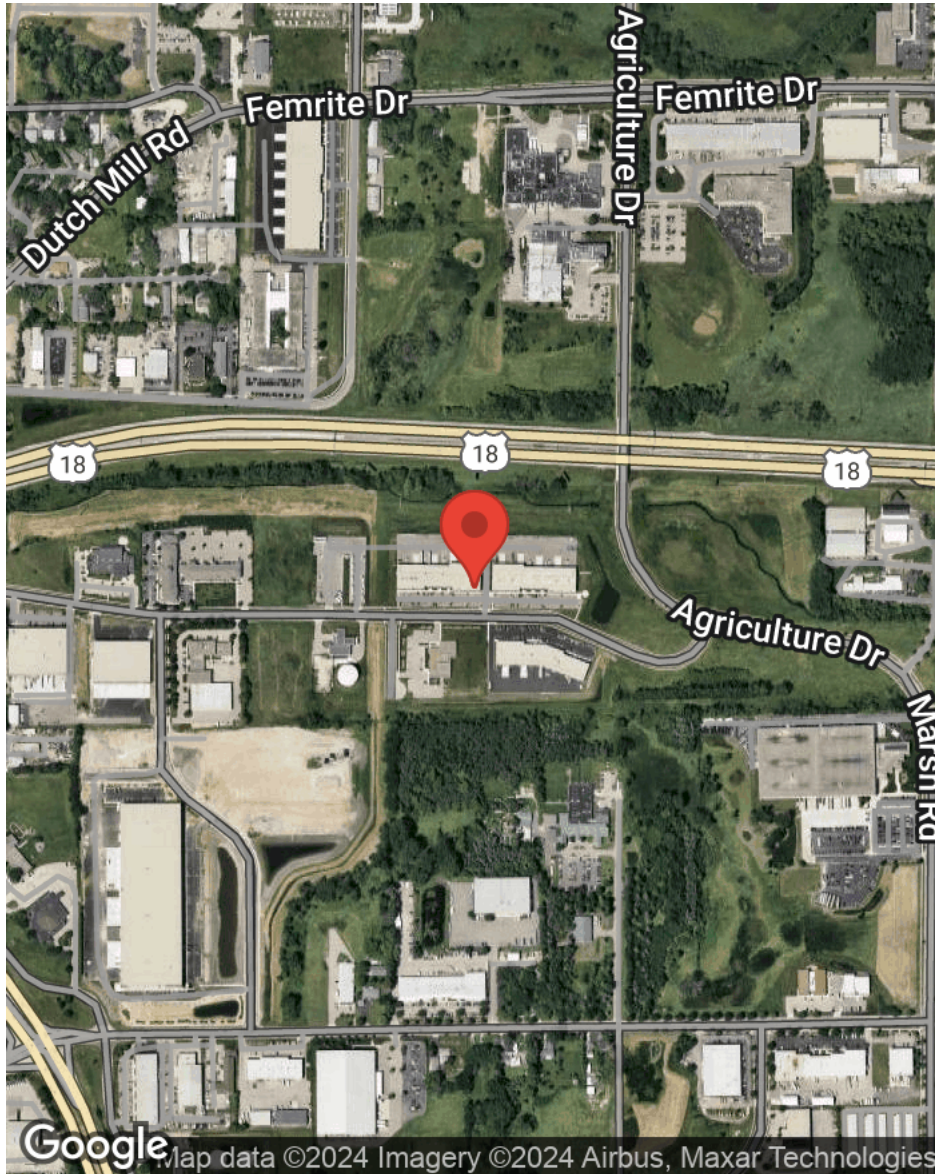
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LOCATION MAPS

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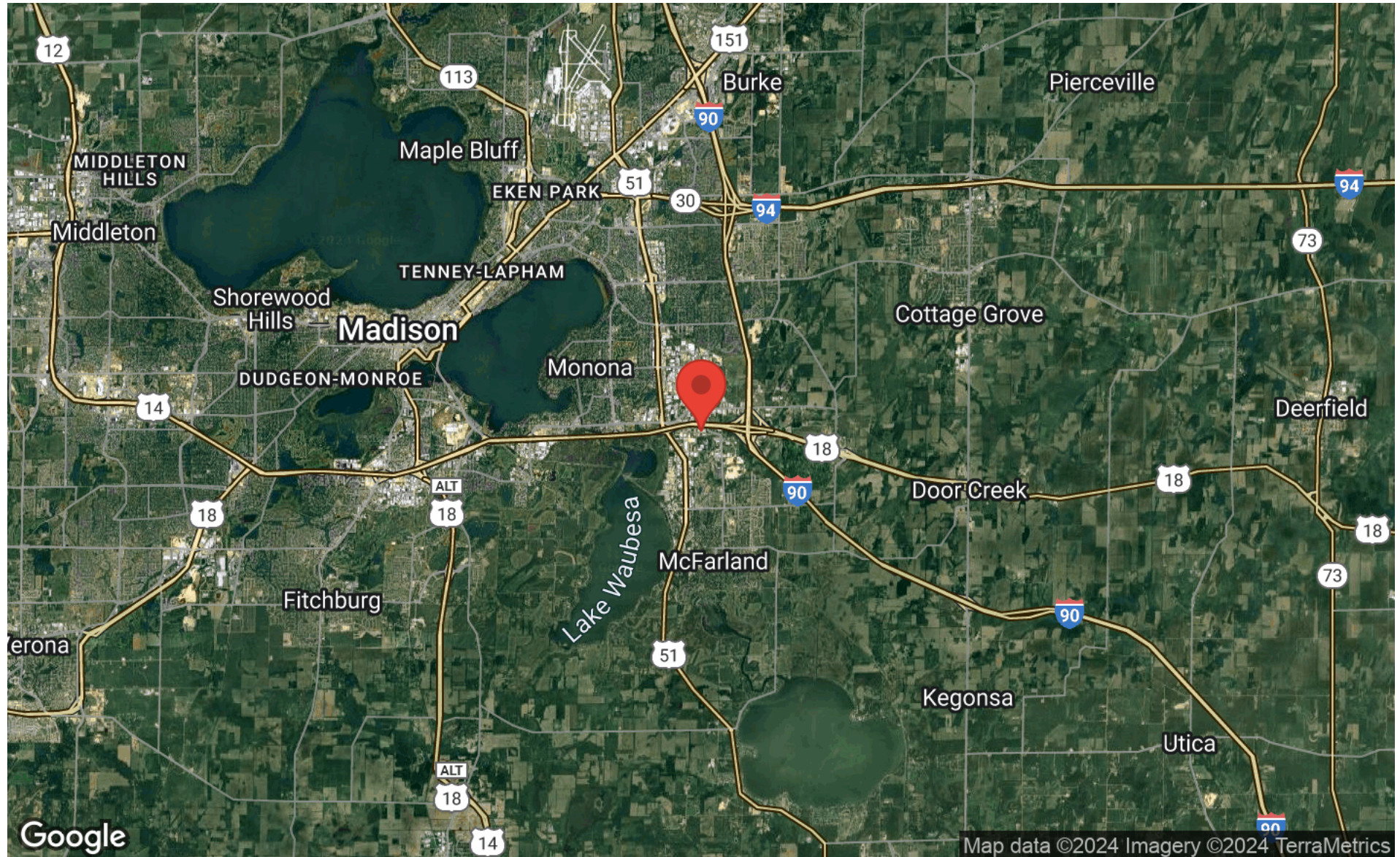
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REGIONAL MAP

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AERIAL MAP

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PRESENTED BY:

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