

FOR LEASE - FLEX INDUSTRIAL

2,505 SF - PREMIUM HWY 51 VISIBILITY

3035 S STOUGHTON RD, MADISON, WI



OFFERING SUMMARY

AVAILABLE SF:	2,505 SF
LEASE RATE:	\$7.00 P/SF NNN
OPEX:	\$4.29 P/SF
CLEAR HEIGHT:	18'-21'
OH DOOR:	(1) 12'x14' Door
HVAC:	HVAC in Warehouse & Office
LIGHTING:	High Bay LED
POWER:	3-Phase 200 Amp Service
SPRINKLER:	Wet Sprinkler System
ZONING:	IL - Industrial Limited
FLOOR DRAIN:	Pit Drain

PROPERTY OVERVIEW

3035 S Stoughton Rd is 2,505 SF of fully heated and cooled flex industrial space located along Highway 51. The office consists of a reception and waiting area, 2 offices, and kitchenette. The warehouse consists of one overhead door, service door, a utility sink, pit drain, LED lighting, and wet sprinkler system.

Tenant is additionally responsible for separately metered utilities, phone/data, and in-suite janitorial.



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

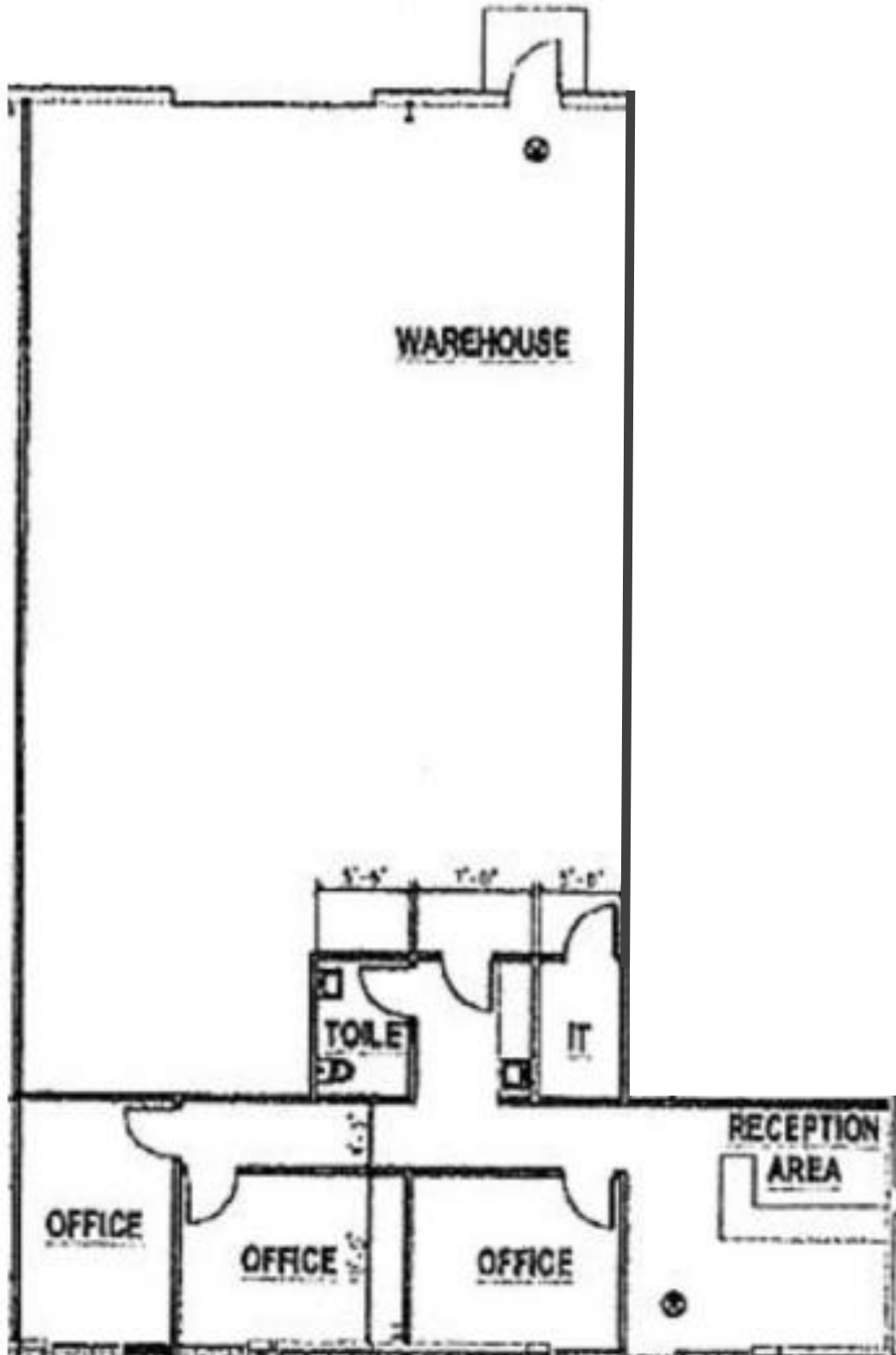


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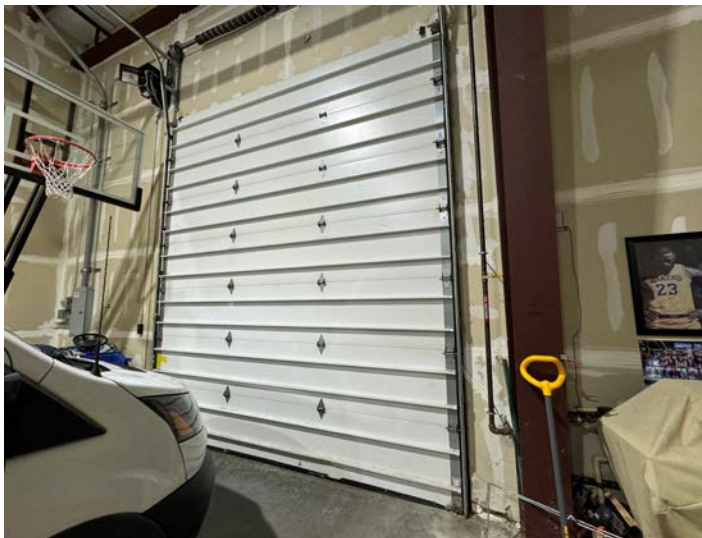
FLOOR PLAN

3035 SOUTH STOUGHTON ROAD



PROPERTY PHOTOS

3035 SOUTH STOUGHTON ROAD



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DISCLAIMER

3035 SOUTH STOUGHTON ROAD

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