

Industrial/Service Building for Sale



104 Mair Parkway
Arlington WI



Presented By:

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 104 Mair Parkway, Arlington WI ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

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Property Summary

104 Mair Parkway, Arlington WI 53911



Property Summary

Sale Price	\$680,000
Lot Size	4 acres (174,240 sf)
Total Building Size	8,500 sf
Years Built	2005
Parcel No.	11101 300.130
2026 Assessment	\$482,400
2025 Taxes	\$8,754.88
Zoning	I-2 Industrial
Electrical	400 Amp/240 Volt 3 Phase
Water & Sewer	Municipal
Drive-in Doors	Four

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Property Summary

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Property Description

- Single-tenant auto/truck service building
- Four 14x20 drive in doors with drive through capabilities
- Small office space with open reception/ waiting area, breakroom, storage room, two private restrooms one with a shower, plenty of storage
- Mezzanine space above office area for extra storage
- Ceiling height - 18' at eaves & 22' at peak
- Heated concrete floors in shop/service bays
- Internal air compressor
- Charter / Spectrum Fiber to building
- Multiple floor drains throughout service bays
- 8" blacktop throughout parking lot
- Room for expansion
- Outdoor storage area
- Phase 1 report on file

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Building Photos

104 Mair Parkway, Arlington WI 53911

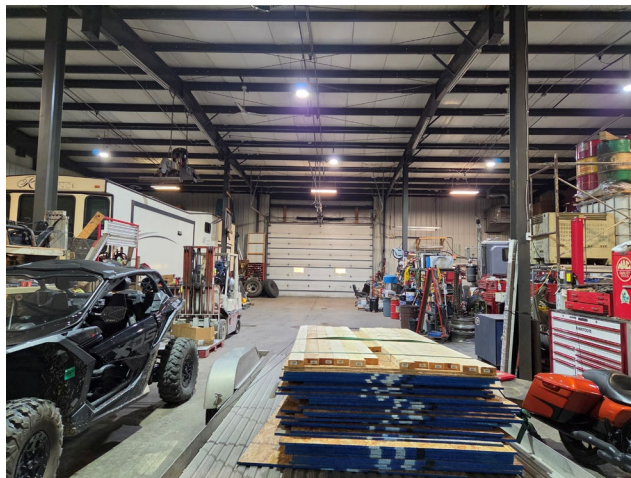


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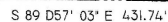
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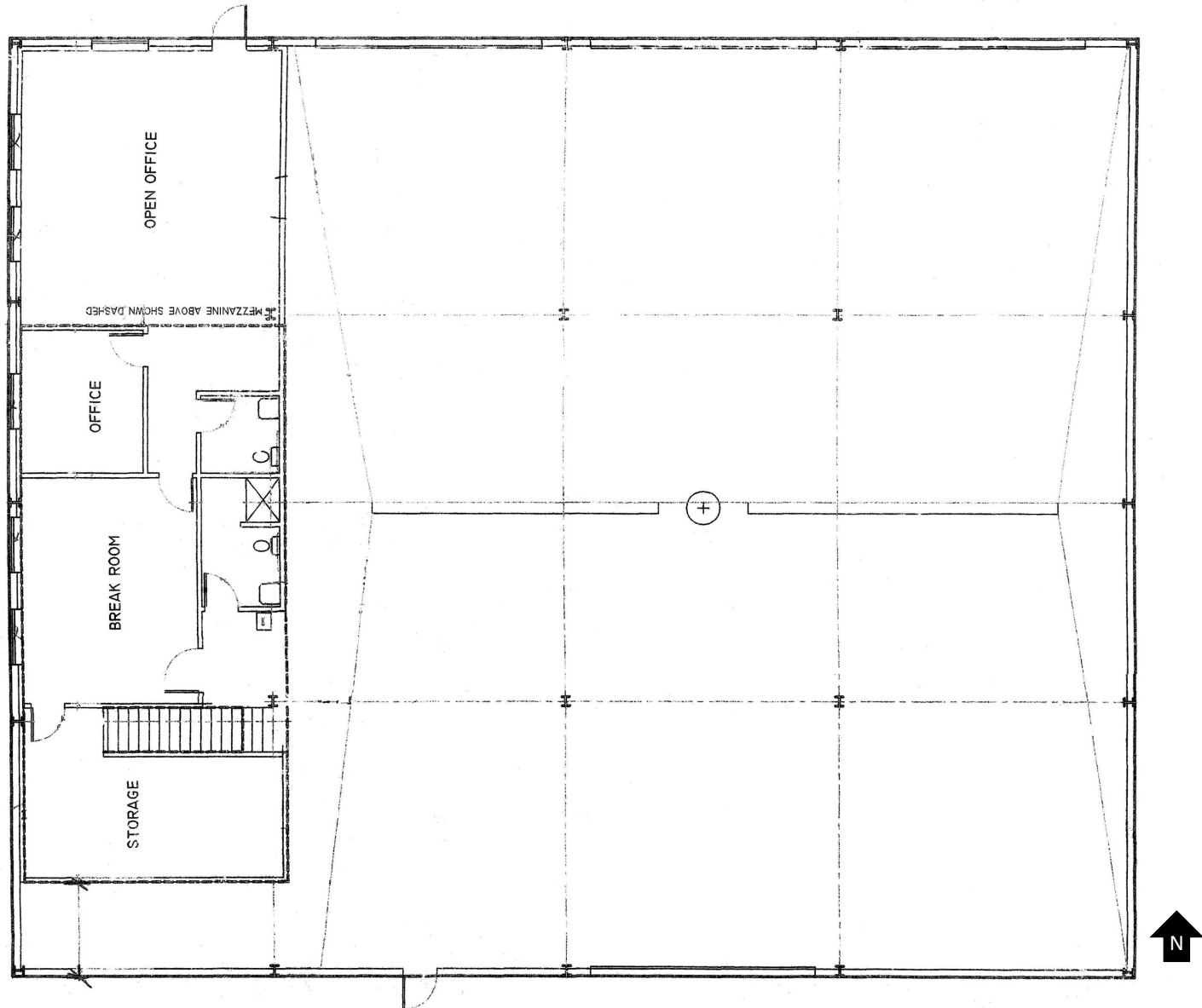


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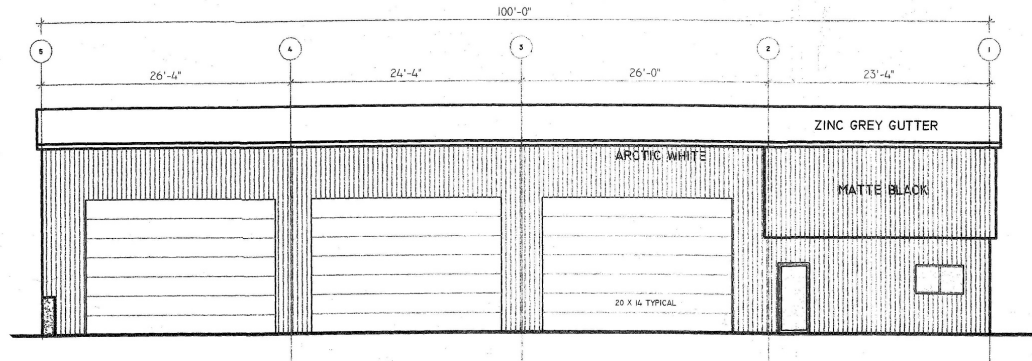
Floor Plan

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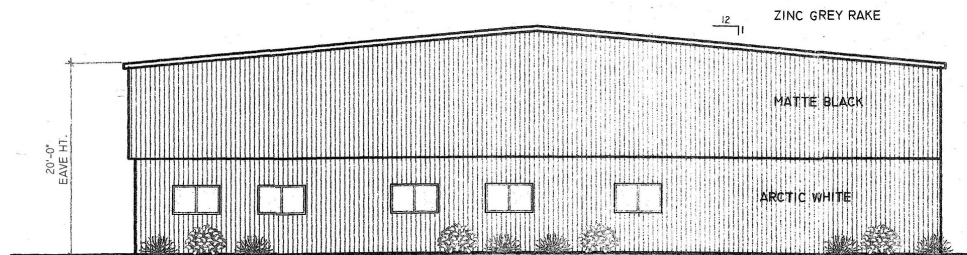


Elevations

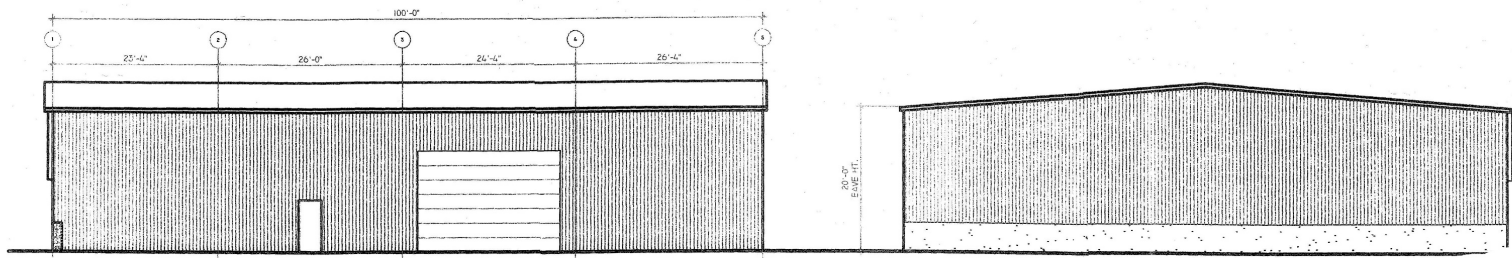
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1
A.2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2
A.2 WEST ELEVATION
SCALE 1/16" = 1'-0"



3
A.2 SOUTH ELEVATION
SCALE 3/32" = 1'-0"

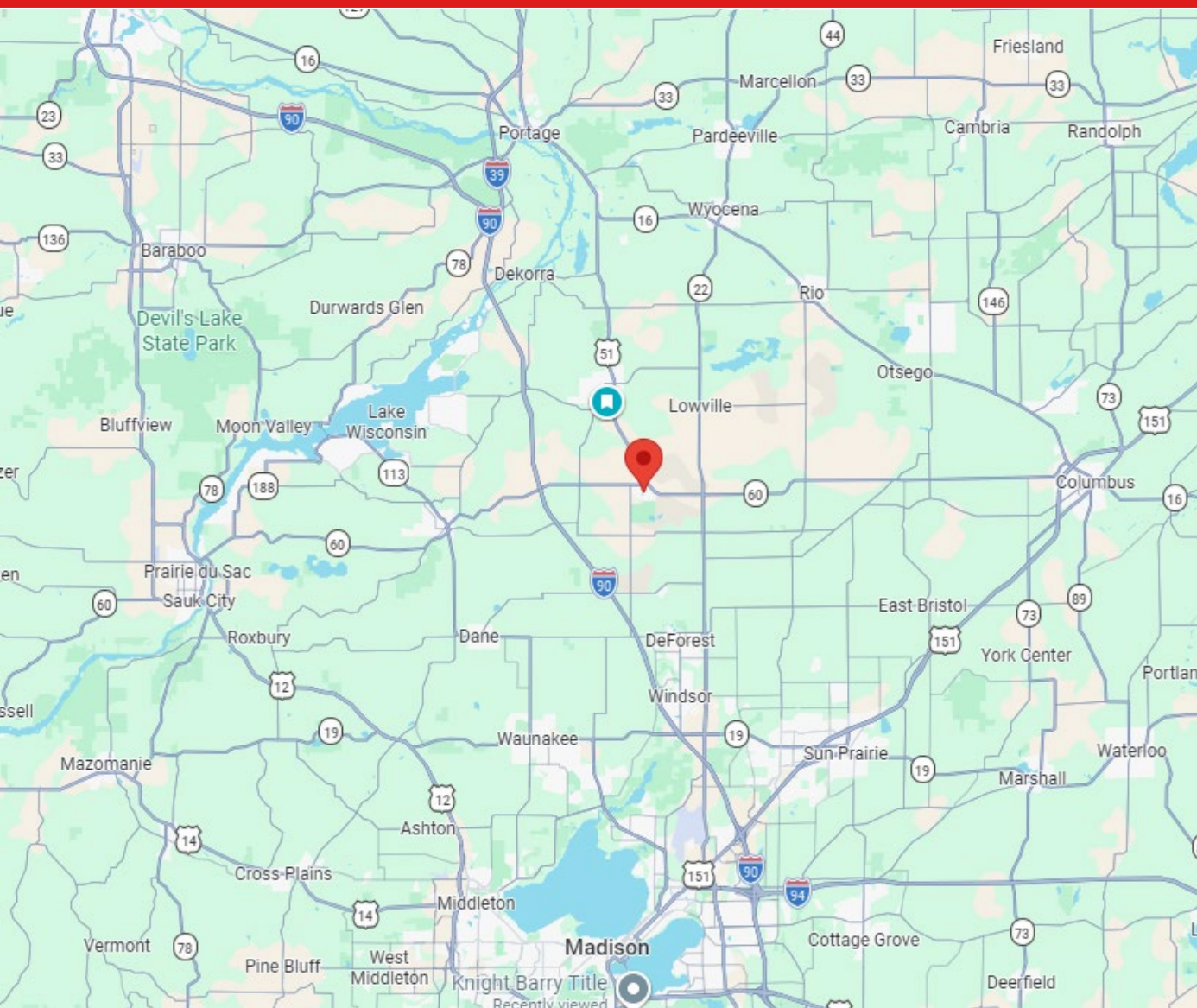
4
A.2 EAST ELEVATION
SCALE 3/32" = 1'-0"

Aerial Map

104 Mair Parkway, Arlington WI 53911



104 Mair Parkway, Arlington WI 53911



<u>Location</u>	<u>Distance</u>
Interstate 90/94	4.8 miles
Airport	18.3 miles
East Madison	18 miles
Janesville	55 miles
Milwaukee	90 miles
Fox Valley	97 miles