

# Industrial Space for Lease



Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



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# Property Summary

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



## Property Summary

|                      |                                                      |
|----------------------|------------------------------------------------------|
| Available            | Immediately                                          |
| Building Size        | 55,169 sf                                            |
| Space Available      |                                                      |
| Industrial/Warehouse | 9,465 sf                                             |
| Lease Rate           | \$7.50-\$8.00/sf                                     |
| Lease Type           | NNN                                                  |
| NNN Expenses         | \$3.00/sf                                            |
| Term                 | 5 + years                                            |
| TI Allowance         | Negotiable                                           |
| Zoning               | SE                                                   |
| Docks                | 2 with levelers                                      |
| Drive-in's           | 2-3 potential                                        |
| Year Built           | 1970, 1975, 1985                                     |
| Electrical           | 1200 AMP/240 V<br>800 AMP/240 V<br>Back up generator |
| Water & Sewer        | 2" water line<br>2" gas line                         |
| Air Conditioning     | Throughout                                           |
| Sprinklered          | Throughout                                           |



# Property Updates

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## Recent updates to Property

- Under new ownership
- New landscaping
- LED lighting throughout
- Updated asphalt parking lot
- New Pylon signage along the Beltline Hwy
- Building signage available

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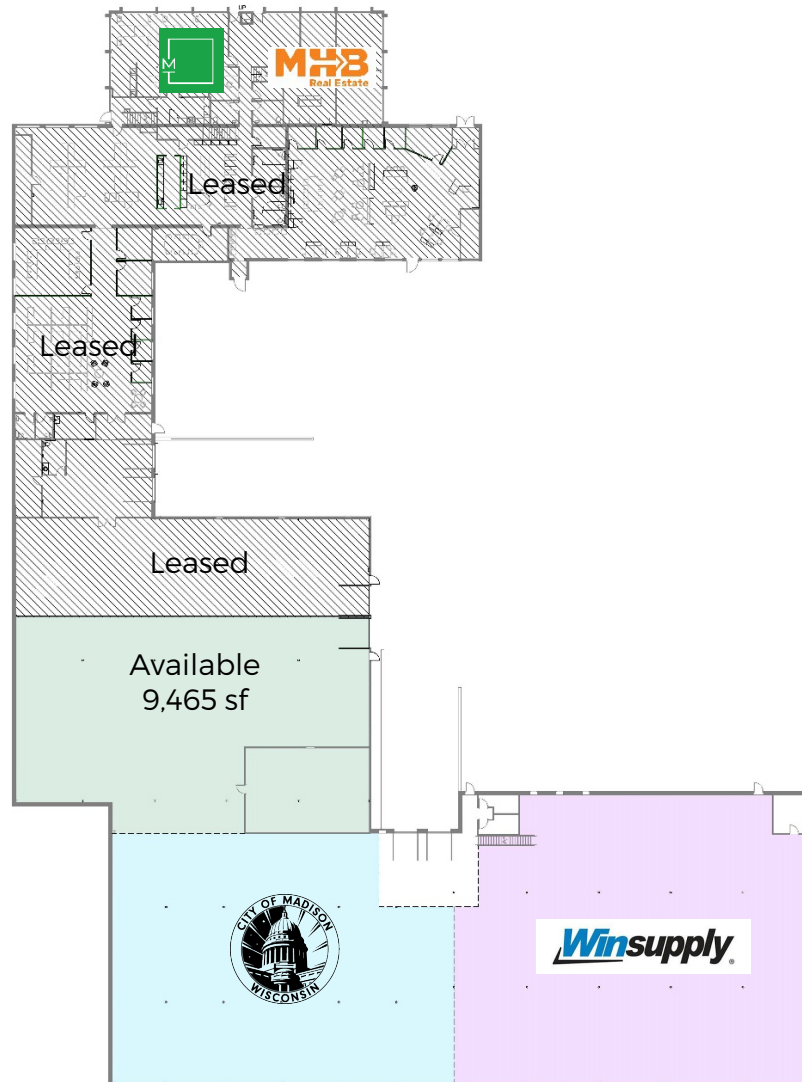
# Exterior Photos

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



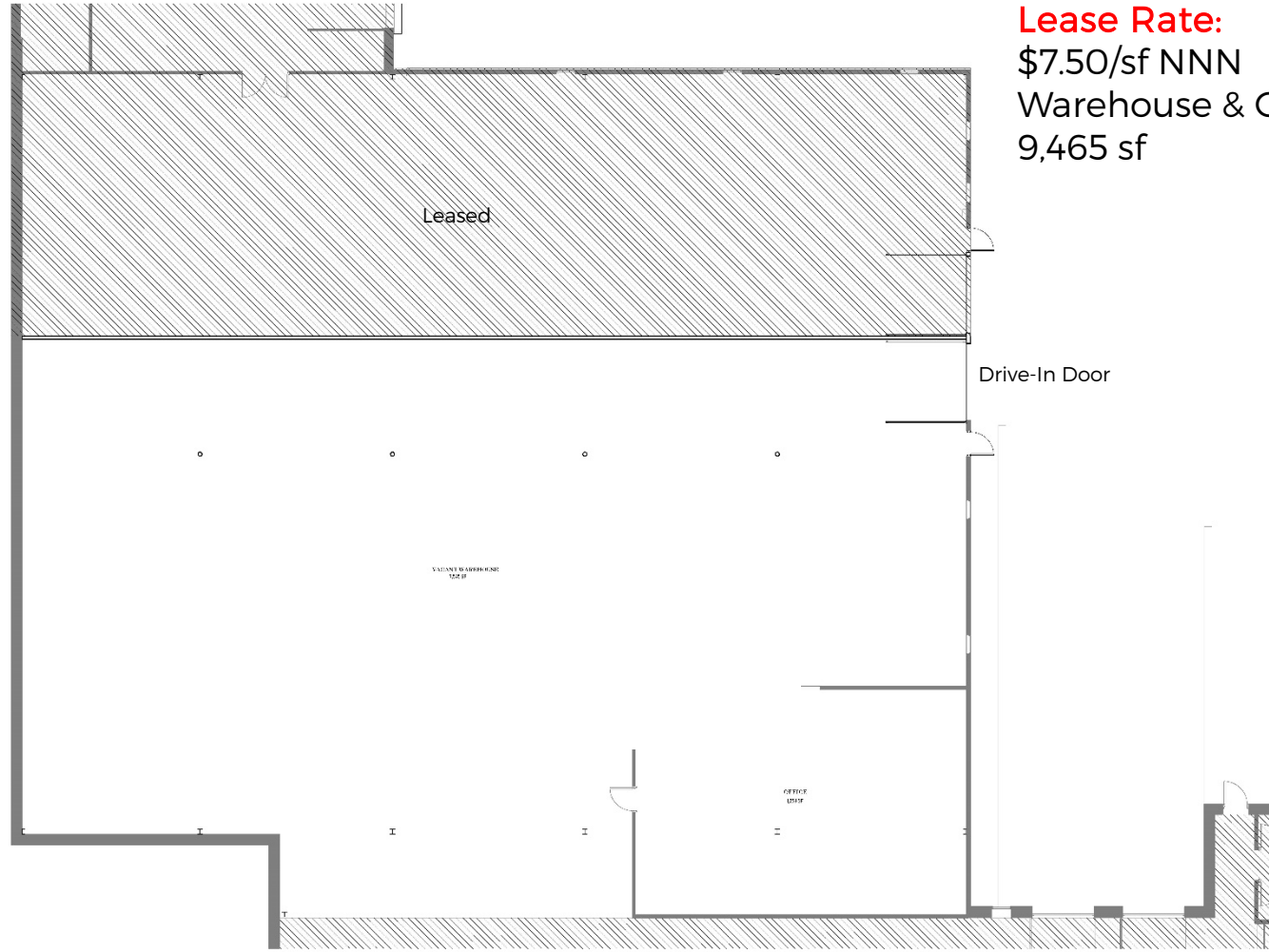
# Floor Plans – Warehouse

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# Floor Plans – Warehouse Space

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**Lease Rate:**

**\$7.50/sf NNN**

**Warehouse & Office Space**

**9,465 sf**

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# Interior Warehouse Photos

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