Industrial Space for Lease

MADISON COMMERCIAL REAL ESTATE LLC

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



Presented By: Ben Filkouski, CCIM
608-333-7734
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Property Summary

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713

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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
Overhead Door	1
Year Built	1970, 1975, 1985
Electrical	1200 AMP/240 V 800 AMP/240 V Back up generator
Water & Sewer	2” water line 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

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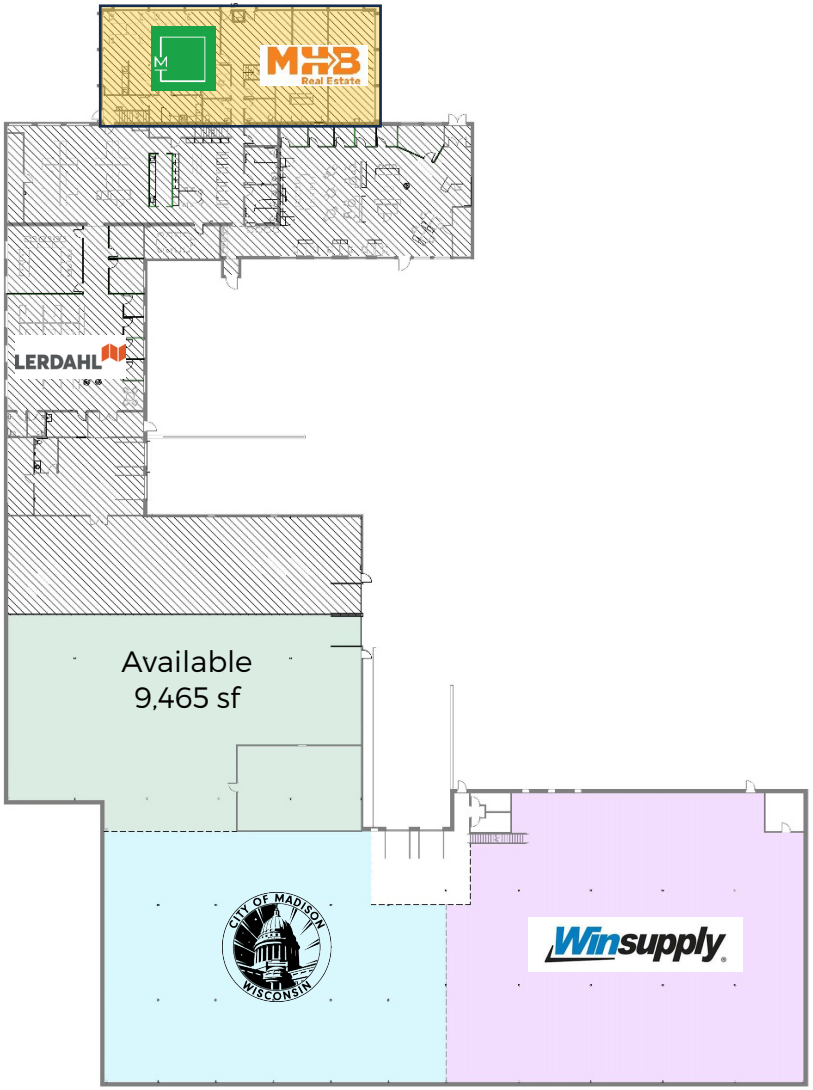




Floor Plans – Warehouse

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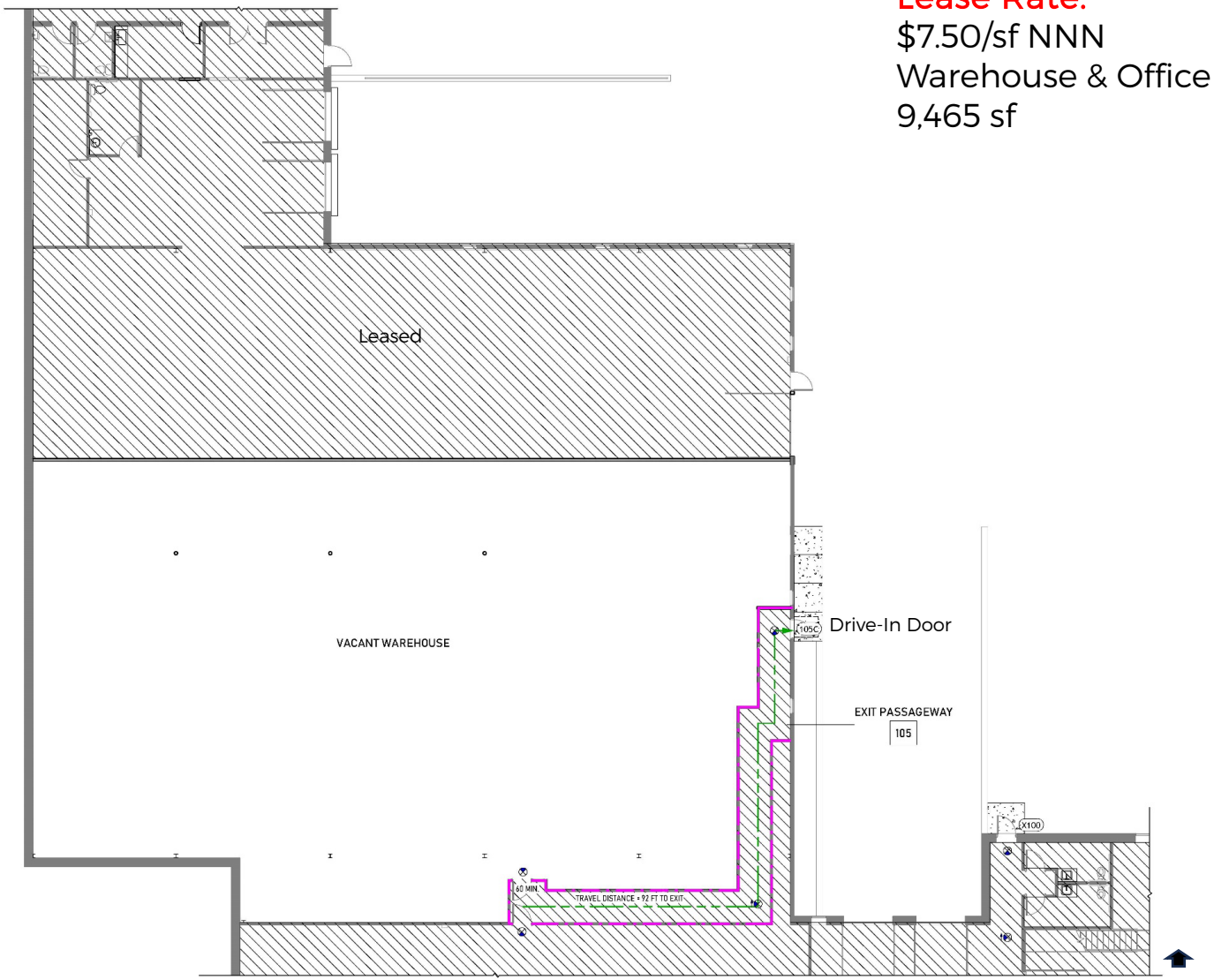


Floor Plans – Warehouse Space

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Lease Rate:
$7.50/sf NNN
Warehouse & Office Space
9,465 sf



Interior Warehouse Photos

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