

For Sale

cresa

Office/Flex/Lab Building

2110 International Lane
Madison, Wisconsin

Building & Site Details

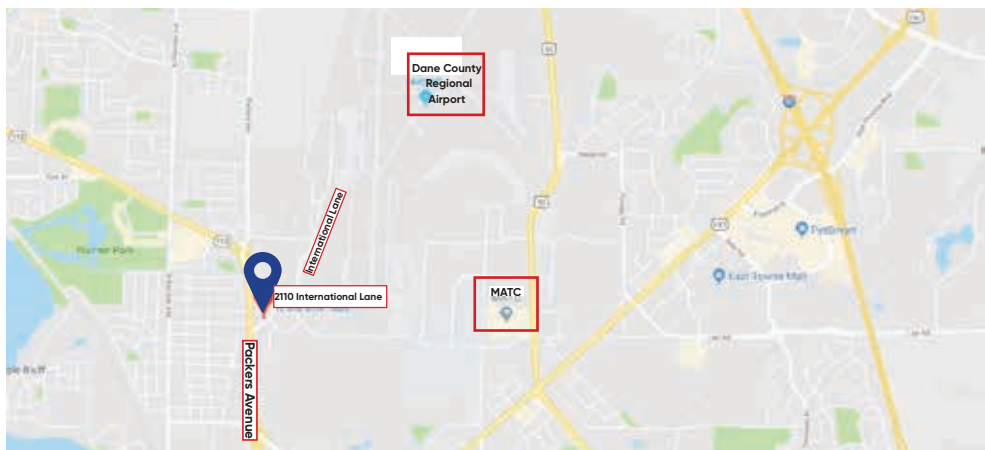
- Open flexible floor plan, allowing for several entrance/exits, easily demisable and ready for tenant improvements
- Extensive power infrastructure
 - 3 phase 600 AMP electrical system
 - Generac 350kw backup power system
- Recent building updates & improvements (\$350K):
 - 2 New HVAC (12.5 ton) rooftop units
 - New windows and doors throughout
 - New rubber membrane roof, glue-down (Nov 2020)
 - New rear exterior metal-clad siding
 - Two new 12 x 10 overhead garage doors
 - Parking lot recently resurfaced & restriped
- MSN Airport location with excellent Interstate access
- Clear height: 13'
- Corner of Packers Ave & International Lane with 38,000/VPD
- Zoning: SE (Suburban Employment) District
- 40 Parking stalls with room for expansion



Summary:

- **Land Size:** 89,966 SF (2.07 acres *)
- **Building Size:** 16,864
- **Building Type:** Office/Flex/ Lab
- **Year Built:** 1973
- **Asking Price:** \$850,000 / \$50 SF

* Ground lease with Dane County Regional Airport- Truax Field until July 31, 2083



For More Information:



Josh Rikkers
608.225.2427
jrikkers@cresa.com



Matt Apter
608.852.3001
mapter@cresa.com



Tim Rikkers
608.669.4153
trikkers@cresa.com