

FOR LEASE

INDUSTRIAL BUILDING & OUTSIDE STORAGE

2202 VONDRON ROAD, MADISON, WI 53716



PROPERTY INFO

- + Available Space: 20,000 SF Building (100' wide x 200' long)
- + Outside Storage: Approximately 7 acre total site, with approximately 4.5 acres fenced storage yard
- + Base Rent: \$6.75/SF, NNN
- + Outside Storage Rent: \$2,000/Acre/Month
- + Taxes & Operating Expenses: By Tenant
- + Utilities: By Tenant
- + Year Built: 1992
- + Pre-engineered steel building
- + Clear Height: Approximately 19'4" – 21'
- + Column Spacing: 25' x 50'
- + Approx. 3,300 SF finished space – couple private offices and mostly open space with a kitchen and restrooms.
- + Site Size: 7 acres (305,196 SF)
- + Drive-in Doors: Three (3) 16'w x 18'h overhead doors
- + Docks: One (no existing leveler), expandable to 2 docks
- + Warehouse is heated with gas-fired unit heaters, office has heat and A/C
- + Fire Protection System: None
- + Metal pitched roof
- + Zoning: IL (Industrial Limited) – Outside Storage Allowed
- + Cranes: 2-ton jib crane
- + Power: 600 amp, 3-phase power (to be verified)



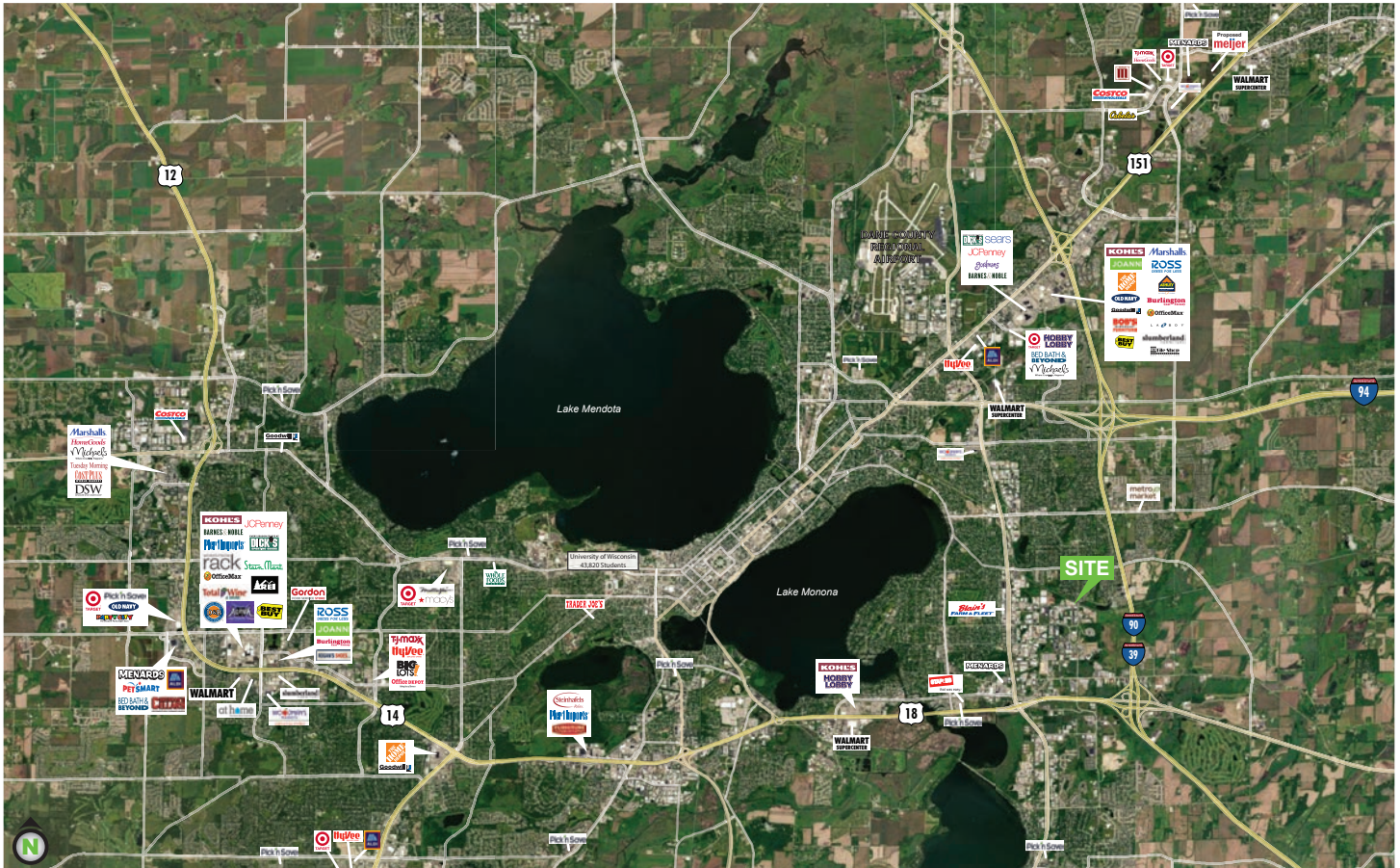
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HIGH-FLIGHT AERIAL



ESTIMATED DEMOGRAPHICS

YEAR: 2021

	1 Mile	3 Miles	5 Miles
Population	4,957	49,241	126,116
Daytime Population	6,645	47,596	139,151
Avg HH Income	\$90,252	\$89,166	\$86,010

TRAFFIC COUNTS

W Beltline HWY	90,700 VPD
I-39/I-90	79,500 VPD

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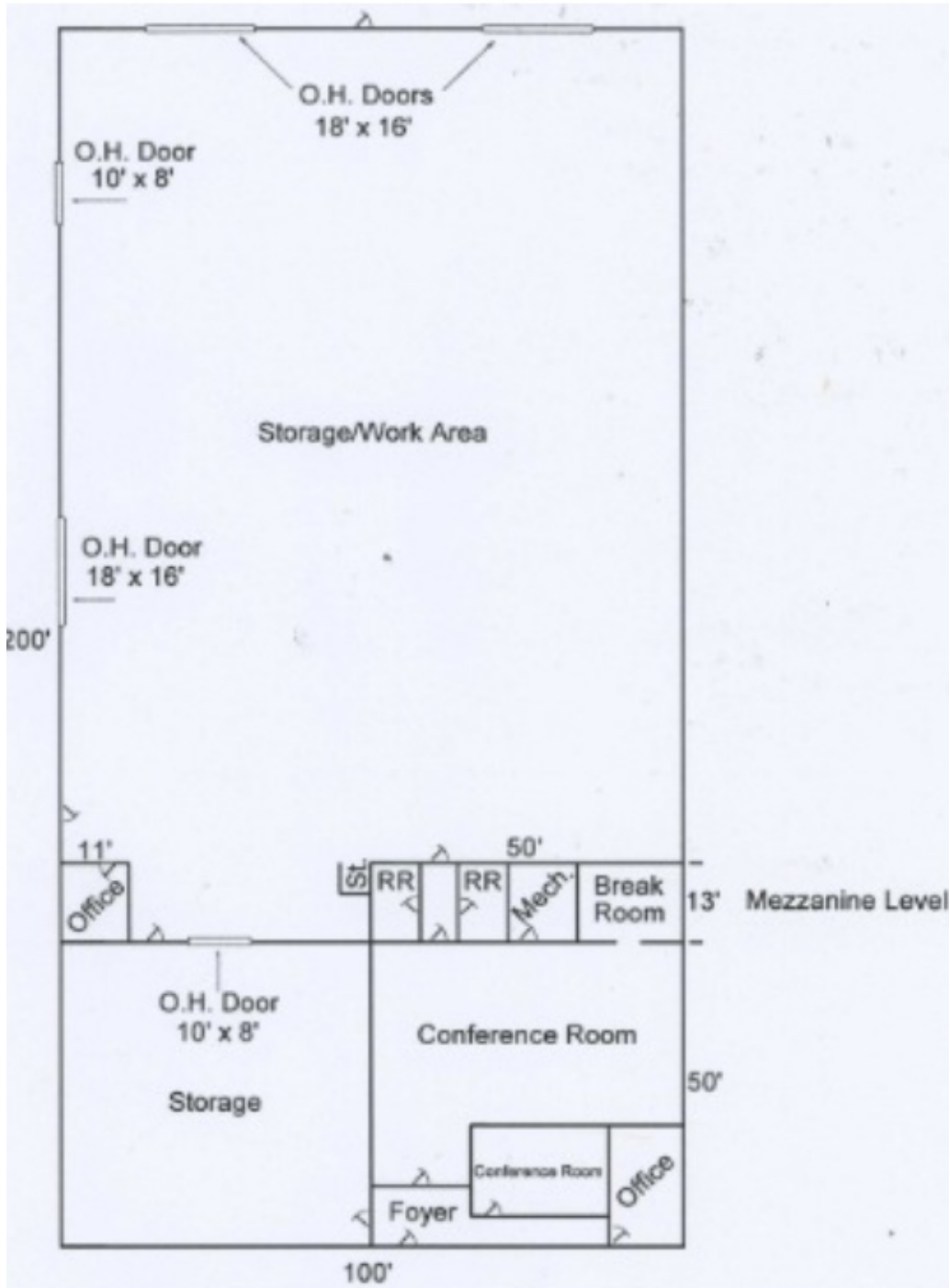
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FLOOR PLAN



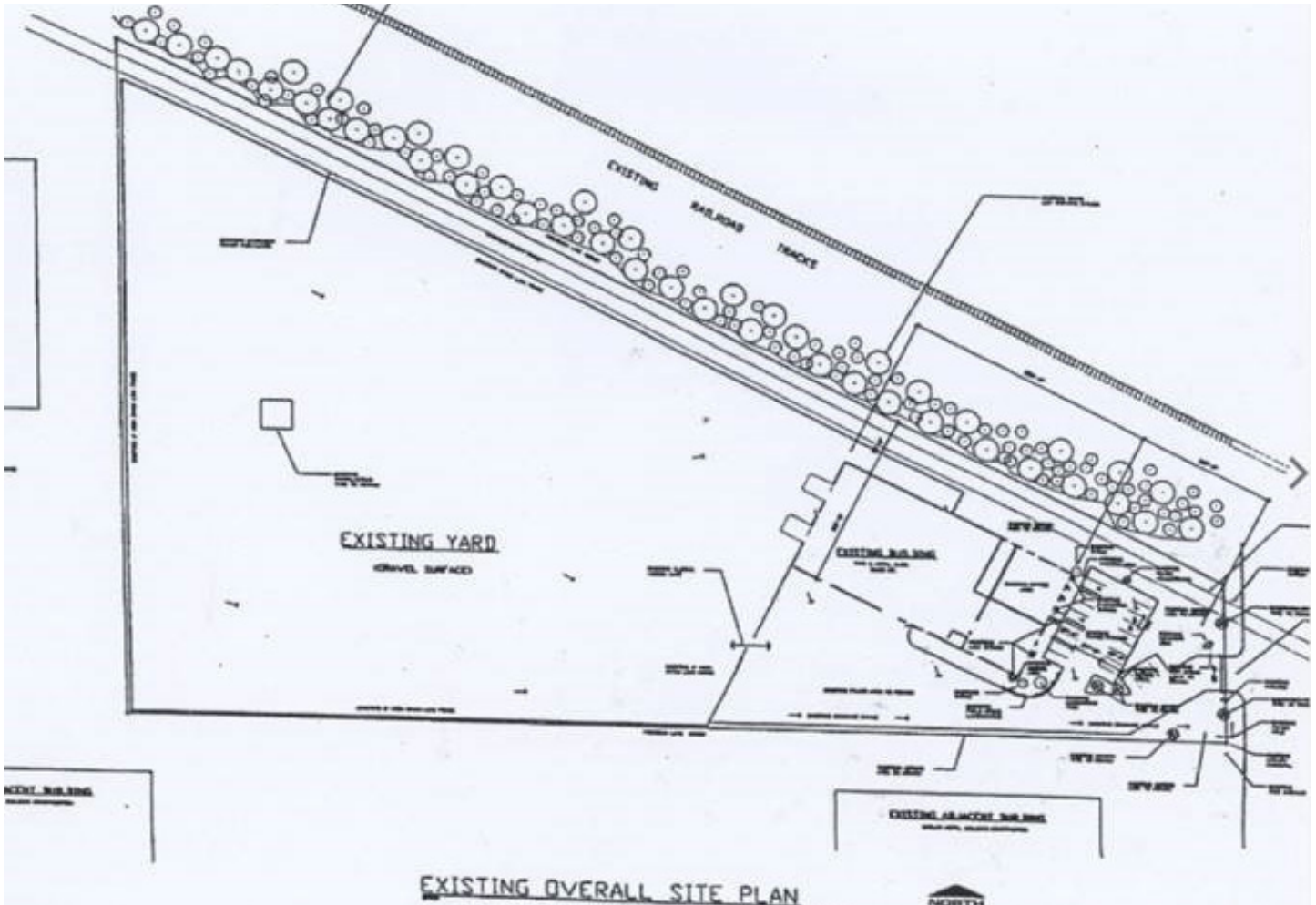
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SITE PLAN



CONTACT US

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