

# FOR LEASE

**McALLEN BUSINESS PARK**  
**3001 - 3244 Progress Road**  
**Madison, WI 53716**



## Leasing Information

### Space Available:

3208 Progress Road      10,544 Sq. Ft.

### Date Available:

30 Day Availability

### Net Base Rent:

\$6.00 per Square Foot Leased

### Building Operating Expenses:

In addition to the Net Base Rent, tenants pay proportionate share of the building real estate taxes, insurance, and common area maintenance (CAM) costs. Estimated expenses: \$2.31 per square foot leased.

### Other:

Tenants responsible for leased space utilities and cleaning.

## Property Profile

- McAllen Business Park located on Progress Road
- Southeast Madison
- Quick access to the Beltline and Interstate 39/90
- 10,544 Sq. Ft. Warehouse space could be used for: Storage, Production, Light Manufacturing, Assembly, Distribution, etc...
- Small Office/Main Entryway
- Restroom
- 2 loading docks (8'x9')
- 1 drive-in door (12'x14')
- 17' clear height
- Highly efficient roof insulation (R 38)
- 3 phase power
- Industrial Limited Zoning (IL)

## For More Information Please Contact:

**Ruedebusch Commercial Investments**  
4605 Dovetail Drive  
Madison, WI 53704  
[www.ruedebusch.com/brokerage](http://www.ruedebusch.com/brokerage)

**Thomas G. Phillips, CCIM, SIOR**  
Office: 608.243.9070  
Mobile: 608.770.4950  
E-mail: [tomp@ruedebusch.com](mailto:tomp@ruedebusch.com)

Property Owned &  
Professionally Managed By:

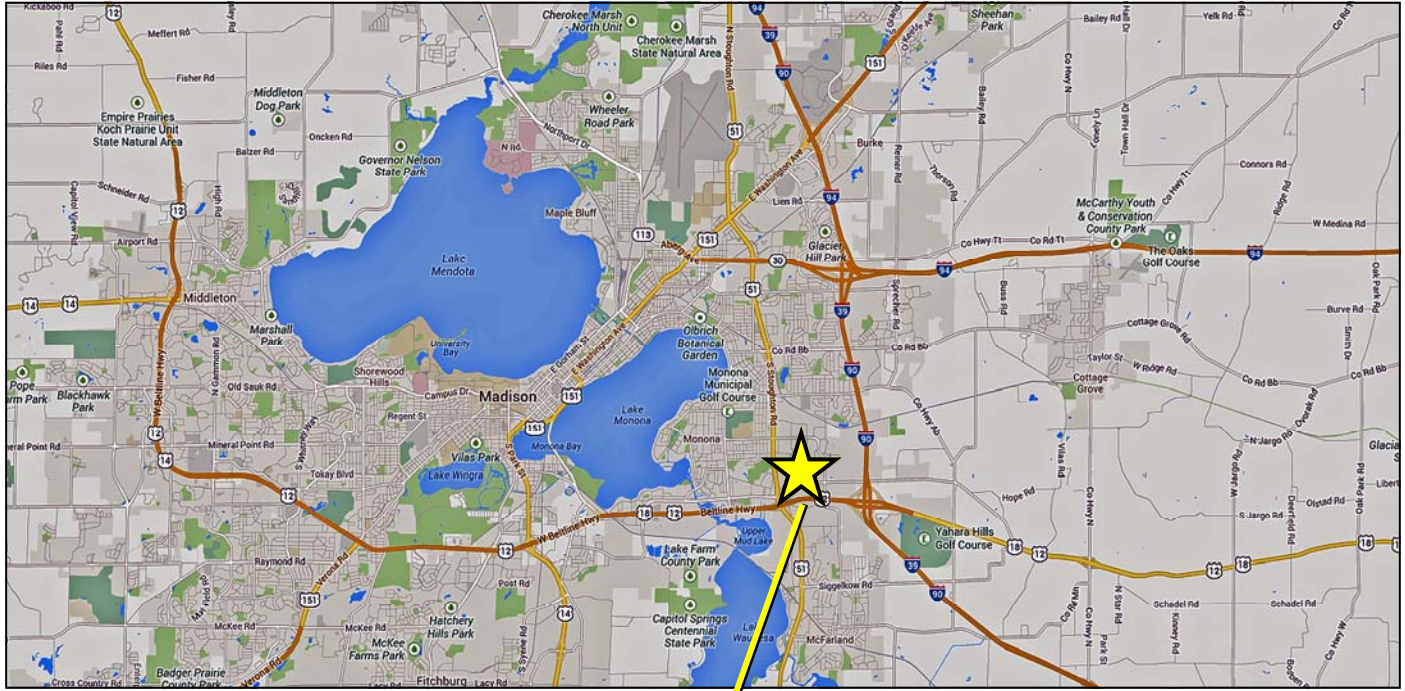


The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.



# FOR LEASE

**McALLEN BUSINESS PARK**  
3001 - 3244 Progress Road  
Madison, WI 53716



## For More Information Please Contact:

**Ruedebusch Commercial Investments**  
4605 Dovetail Drive  
Madison, WI 53704  
[www.ruedebusch.com/brokerage](http://www.ruedebusch.com/brokerage)

**Thomas G. Phillips, CCIM, SIOR**  
Office: 608.243.9070  
Mobile: 608.770.4950  
E-mail: [tomp@ruedebusch.com](mailto:tomp@ruedebusch.com)

Property Owned &  
Professionally Managed By:



The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.



# FOR LEASE

**McALLEN BUSINESS PARK**  
**3001 - 3244 Progress Road**  
**Madison, WI 53716**



## For More Information Please Contact:

**Ruedebusch Commercial Investments**  
4605 Dovetail Drive  
Madison, WI 53704  
[www.ruedebusch.com/brokerage](http://www.ruedebusch.com/brokerage)

**Thomas G. Phillips, CCIM, SIOR**  
Office: 608.243.9070  
Mobile: 608.770.4950  
E-mail: [tomp@ruedebusch.com](mailto:tomp@ruedebusch.com)

Property Owned &  
Professionally Managed By:



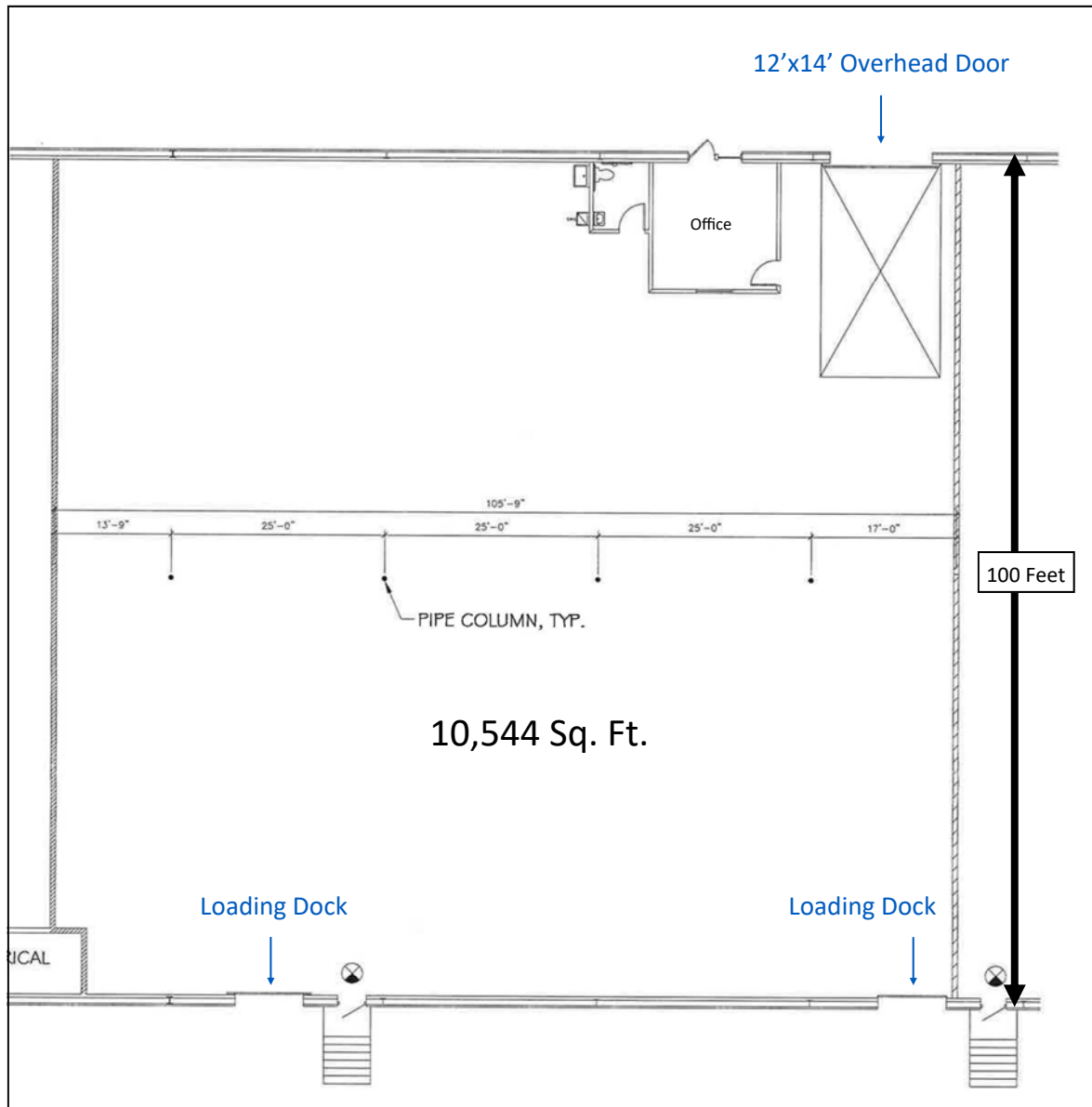
The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.

# FOR LEASE

**McALLEN BUSINESS PARK**  
**3001 - 3244 Progress Road**  
**Madison, WI 53716**



## 3208 Progress Road (Building 5)



### For More Information Please Contact:

**RuedeBusch Commercial Investments**  
4605 Dovetail Drive  
Madison, WI 53704  
[www.ruedeBusch.com/brokerage](http://www.ruedeBusch.com/brokerage)

**Thomas G. Phillips, CCIM, SIOR**  
Office: 608.243.9070  
Mobile: 608.770.4950  
E-mail: [tomp@ruedeBusch.com](mailto:tomp@ruedeBusch.com)

Property Owned &  
Professionally Managed By:



The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.