

FOR SALE

BUILDING FOR SALE

908-928 STEWART STREET | MADISON, WI 53713

CBRE

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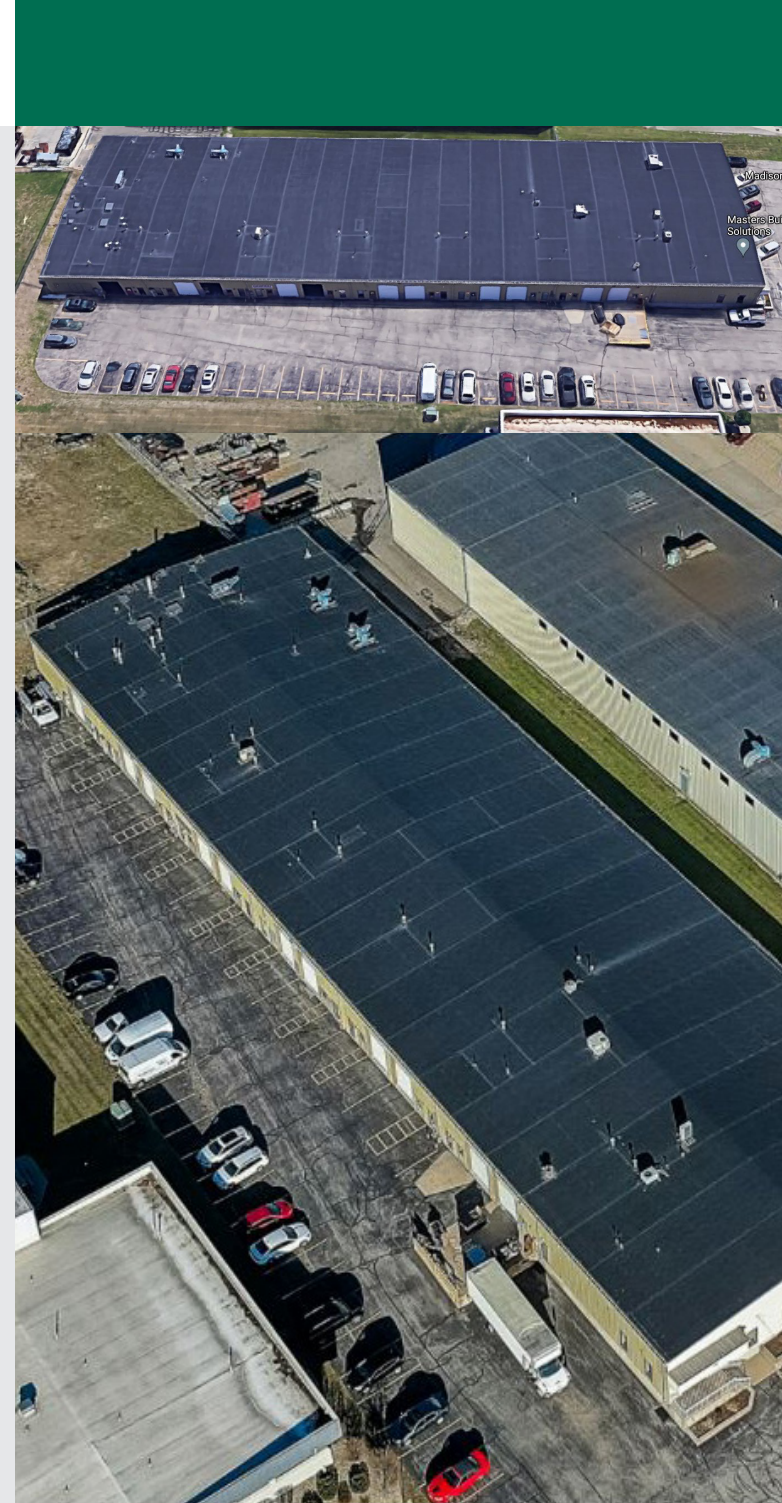
PROPERTY OVERVIEW

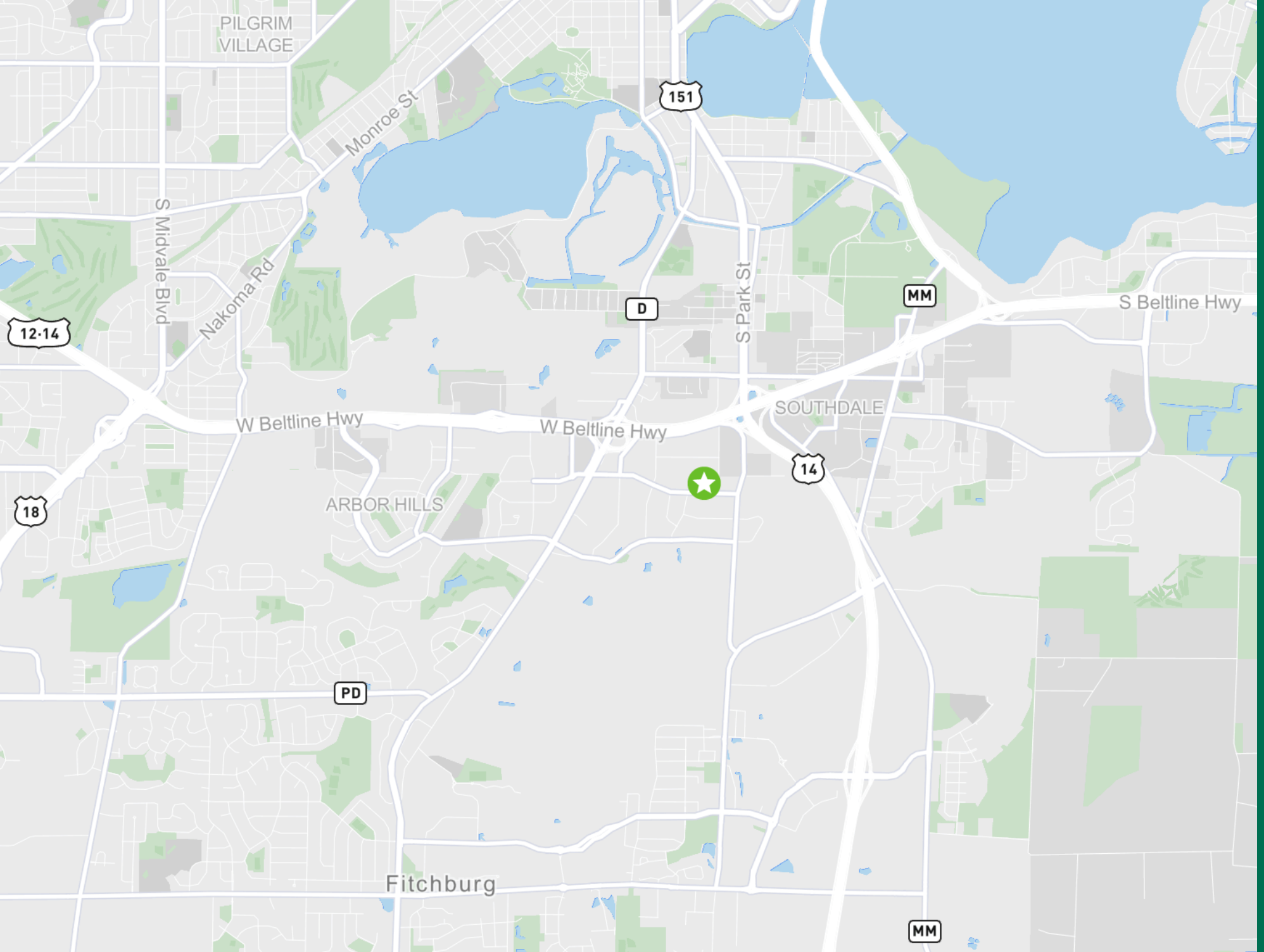
MULTI-TENANT OR SINGLE-TENANT PROPERTY

908-928 Stewart Street is currently occupied by two tenants, both will be vacating in late 2021. Available for occupancy around January 1, 2022. Great location off of Fish Hatchery Road, close to the Beltline Highway. Easy to divide into multiple tenant spaces - great for investor or owner-occupant who wants to lease out any extra space. Shared loading dock platform and 10 drive-in doors. Rubber membrane roof. *May be sold with the adjacent 904 Stewart St property (on same parcel), or otherwise parcel can be split in half as it was previously. Approximately 6,000 SF office, 29,000 SF warehouse/manufacturing.

BUILDING DETAILS

- Price: \$1,900,000
- Building SF: 35,000
- Parcel Size: 70,945 SF (after proposed parcel division)
- Power: Minimum 800 Amp, 3-Phase
- Lighting: Mostly LED lighting
- HVAC: Office heated and cooled, warehouse has radiant heat and modine units
- Year Built: 1983 / Renovated: 1997
- Current Use: Warehouse/Manufacturing
- Number of Floors: 1
- Ceiling Height: Approximately 15.5-19' Clear Height
- Zoning: IG - Industrial General
- Outside Parking: Approximately 56 parking stalls
- Municipal Sewer/Water: Yes
- Docks: One shared dock platform (with leveler)
- Drive Doors: Eleven (11) drive-in doors (12'h x 10'w)
- Sprinklers: Yes







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