## 2414 + 2418 Pennsylvania Ave. Madison WI



## 13,969 sq. ft. space.

- 3 loading docks.
- 2 drive thru garage doors
- Full HVAC
- Fiber
- Exterior fenced in yard. 8,000 + sq. ft.

9,400 sq. ft. space

- 2,400 sq. ft. finished space with dropped ceiling, HVAC and glass store front
- 7,000 sq. ft.
  warehouse with full
  HVAC
- Built out mobile office unit
- Pylon sign signage available
- \$7.00 \$8.50 per sq. ft. annually, (modified gross). Tenant just pays for their utilities.





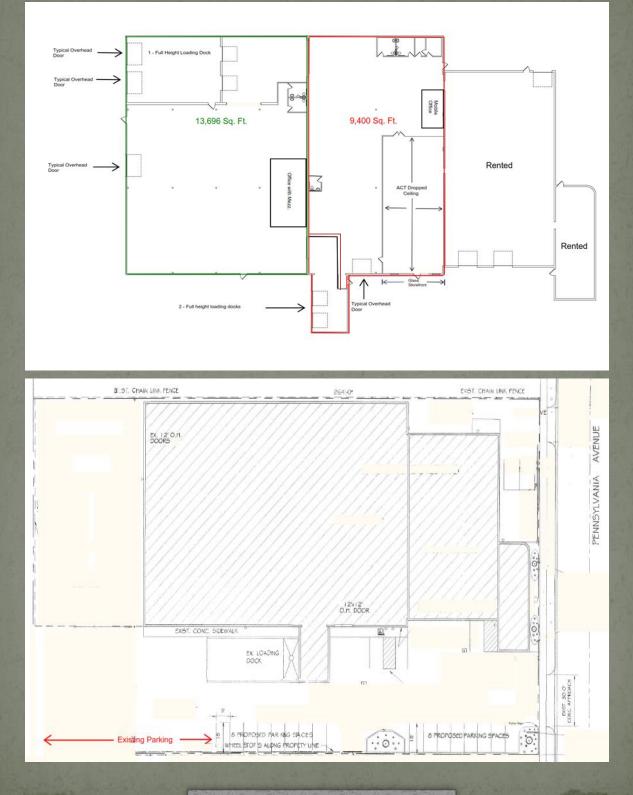








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