

2310 Pennsylvania Ave

Madison, WI 53704

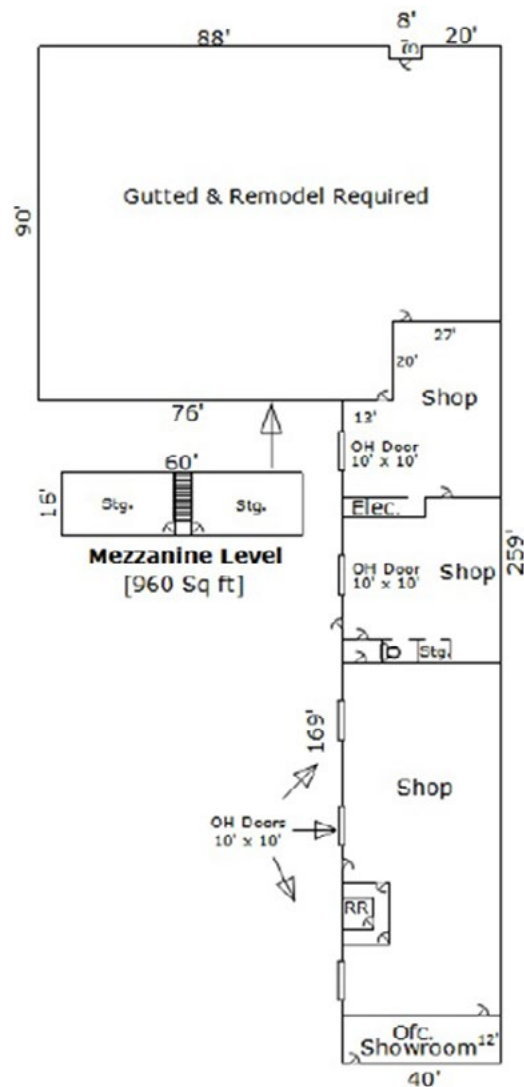
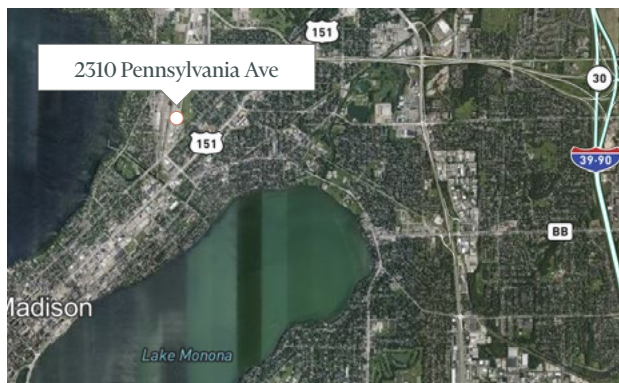


Sale Price	\$425,000	
Parcel #	071006208071	
Property type	Pre-engineered steel and concrete block commercial property. Segmented and built in numerous sections from 1953-1994.	
Building Area	18,136 SF	
Site Area	34,056 SF	
Zoning	Current - Industrial Limited (IL) Future - Employment (E)	
Utilities	All standard utilities expected of the urban location are available and extended to the subject building including natural gas, electricity, municipal water, and municipal sewer.	
Space distribution	Gross Size by Exterior Dimensions: 40' X 259' = 10,360 SF 76' X 90' = 6,840 SF 17,200 SF -3' X 8' = -24 SF Rear Open Entry 17,176 SF Primary & Rentable Building Area 960 SF Storage Mezzanine 8,136 SF Gross Floor Area	
Foundation	Poured concrete	
Construction	Pre-engineered steel and concrete block. Roof structures are wood frame and steel.	
Height	~12' to 16'. The highest area has the storage mezzanine with limited head room.	
Roof	Mixture of low pitch and flat roof sections. Built up, ribbed steel and rubber covers per aerial photographs.	
Overhead Doors	There are a total of six (6) drive-in overhead doors. Five (5) ~10' X 10' overhead doors accessible from the front of the building. Back door is ~ 8' X 8'.	
Electrical	1200 amps. main service with distribution panels associated with additions and historic tenant suites.	
HVAC	Numerous HVAC systems with suspended natural gas fired space heaters and natural gas fired furnaces. The front has newer space heaters. Sleeve A/C unit in the front small office/waiting room. The back is not heated.	
Plumbing	Supplies and drains present for four (4) restrooms and break area. Water service was operational in the front part of the building.	
Parking	Parking for ~28 vehicles on an asphalt lot.	

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For Sale



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