

# 2414 + 2420 Pennsylvania Ave. Madison WI



- 13,210 sq. ft. space.
  - Shared loading dock
  - Partial height drive in inside loading dock
  - 1 drive thru garage door
  - 2 garage doors
  - Full HVAC
  - Fiber
  - Exterior fenced in yard. 8,000 + sq. ft.
  - Bathrooms, shower
- 4,737 sq. ft. space.
  - Drive through door
  - Full heat
  - High ceilings
  - Bathroom
- Pylon sign signage available
- \$7.50 per sq. ft. annually, (modified gross). Tenant just pays for their utilities.



