

# Light Industrial/ Warehouse

Ready Q1 2022

4725 Tradewinds Parkway  
Madison, WI 53718

Under Construction

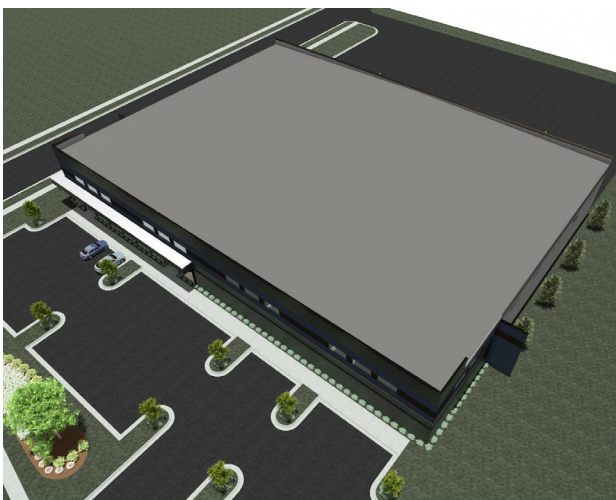


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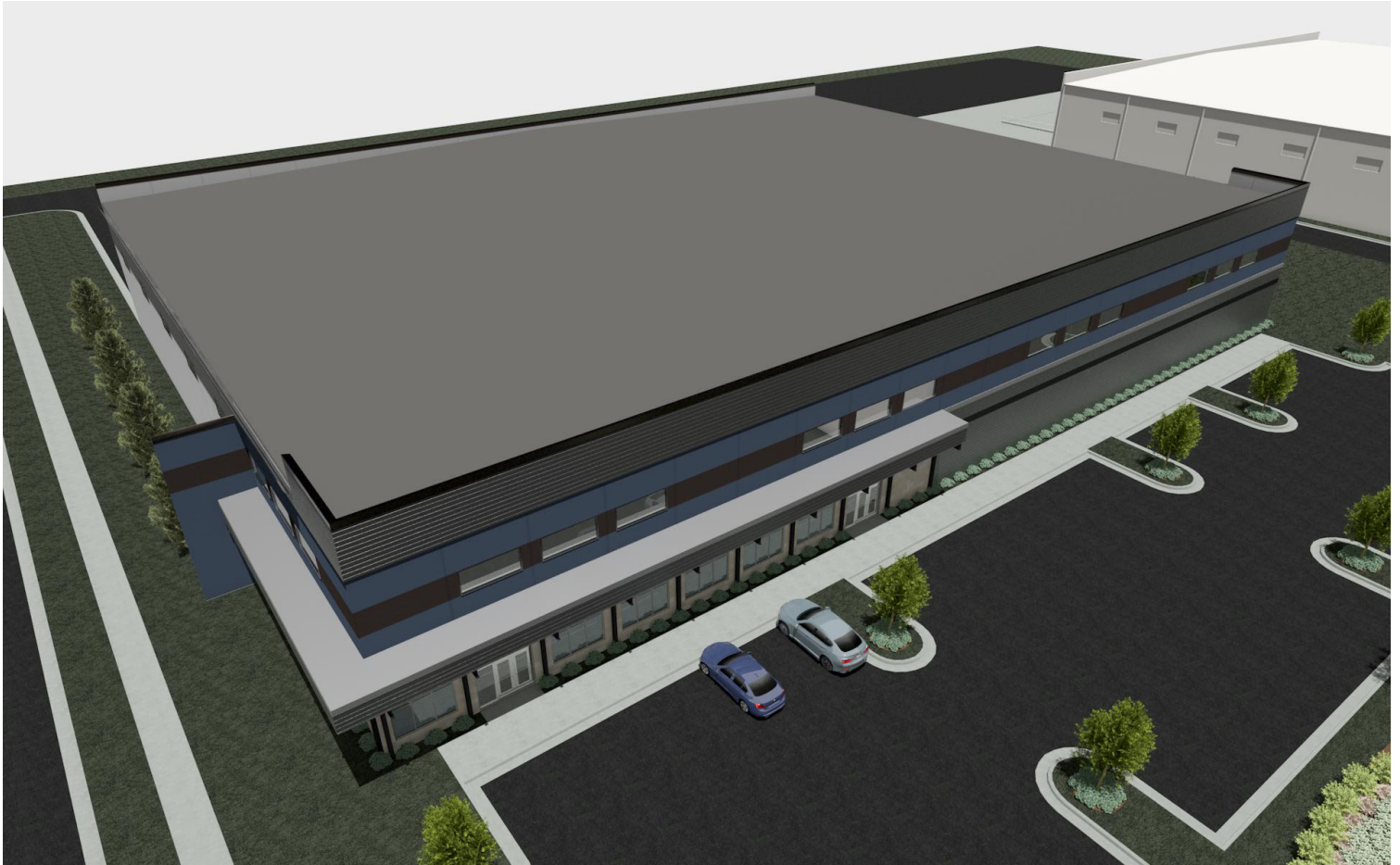
# New Construction

## Q1 2022 Completion



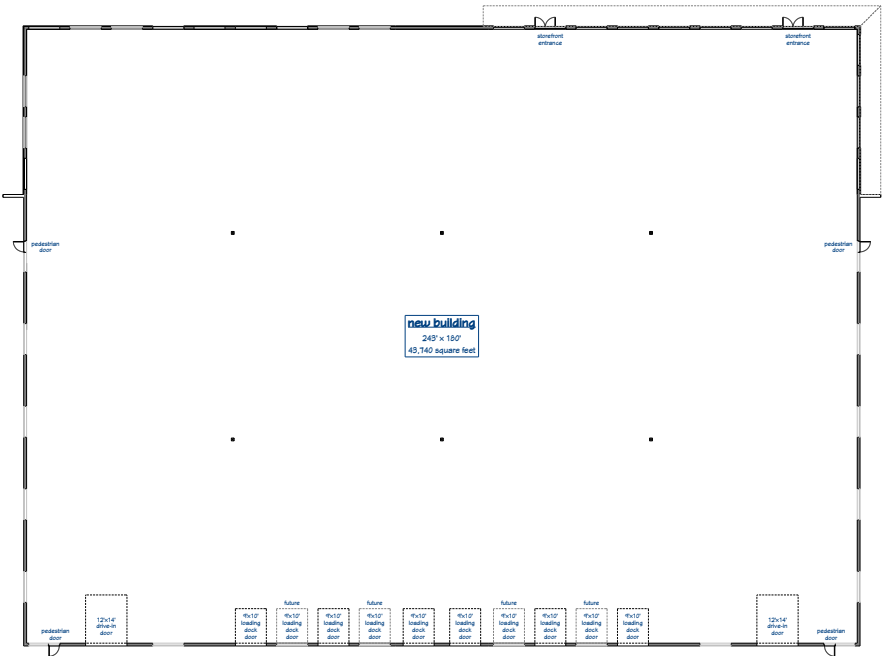
Status	Under Construction, Q1 2022 occupancy
Available Space	21,870 – 43,740 SF
Divisible to	16,740 SF and 21,870 SF
Base Rent	\$7.95-8.50/SF, NNN
Operating Expenses	By Tenant
Real Estate Taxes	By Tenant
Utilities	By Tenant



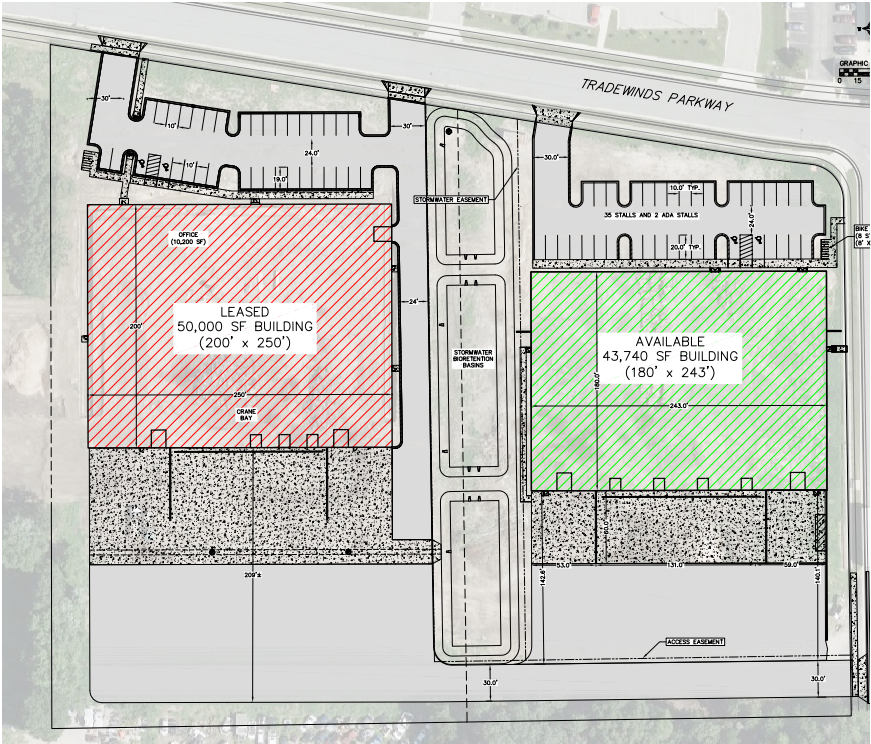


Construction Type	Precast concrete panels with architectural metal and glass storefront, and clerestory windows
Floor Thickness	6" Reinforced Concrete Floors
Roof Type	Ballasted EPDM
Year Built	Completion Q1 2022
Clear Height	26'
Column Spacing	Approximately 60' x 60'
Loading Docks	Six (6) existing docks, expandable to ten (10). Four of the docks will be initially provided with levelers and seals.
Drive-In Doors	Two (2) 12' x 14' doors
Fire Protection	ESFR Sprinkler System
HVAC	Gas-fired unit heaters and radiant heat at docks
Electric Service	Minimum 600 Amp, 480/277 3-Phase
Lighting	High-Bay LED fixtures
Office/Showroom	TBD / Build-to-Suit
Parking	Approximately 36 stalls
Truck Court	170' depth (shared truck entrance with adjacent building)
Zoning	IL (Industrial Limited)

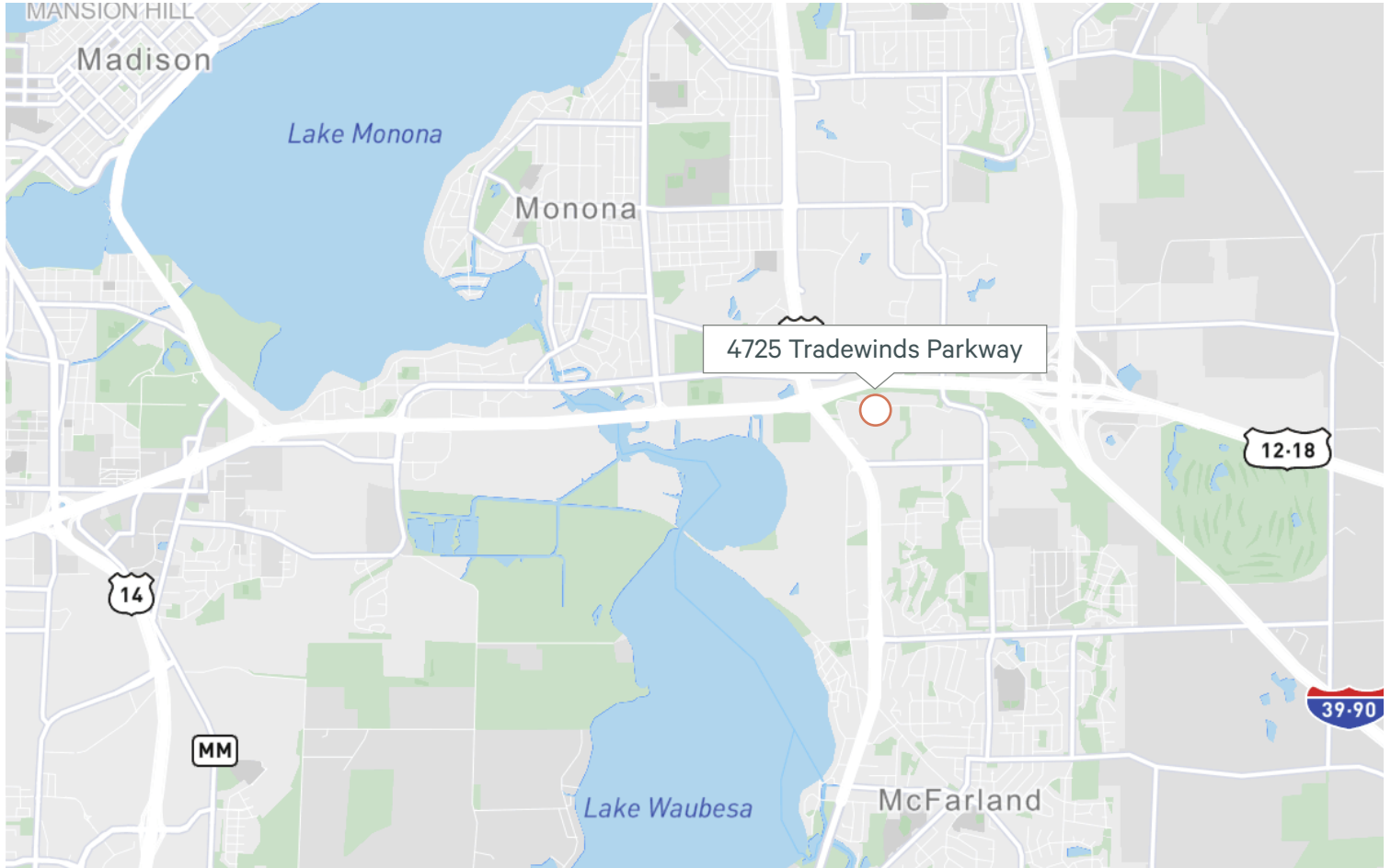
Floor plan



Site plan



For Lease



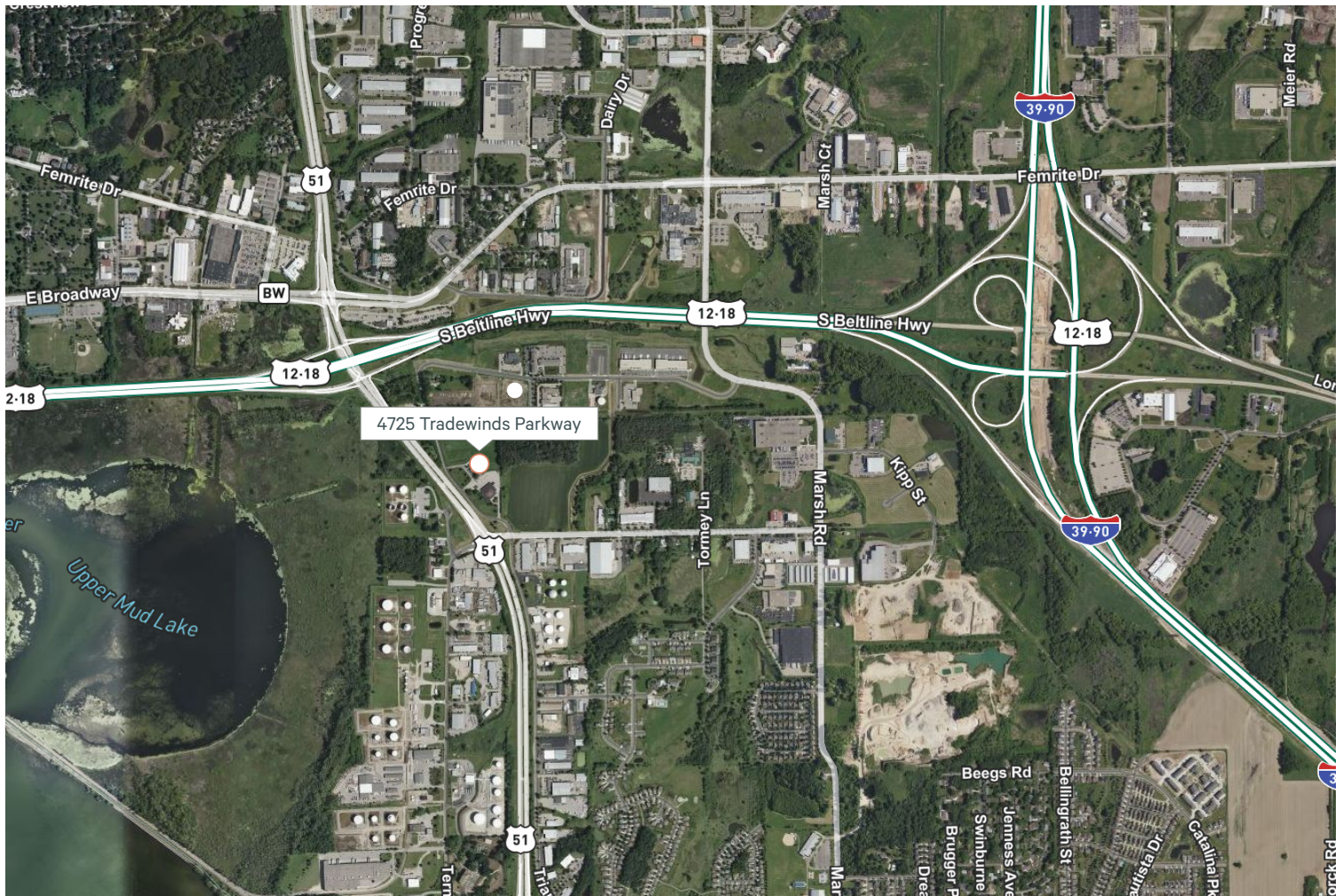
Destination	Distance to
Beltline/Hwy 12 at Hwy 51	1.1 Miles
Interstate 90/39	2.5 Miles
State Capital/Downtown Madison	7 Miles
Milwaukee	72 Miles
Chicago/O'Hare	123 Miles



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For Lease



## Contact Us

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