

For Sale

50,000 SF Freestanding Building

cresa



Purchase Opportunity

Office | Lab | Biotech | R&D

5520 Research Park Drive
Fitchburg, WI 53711

For Sale

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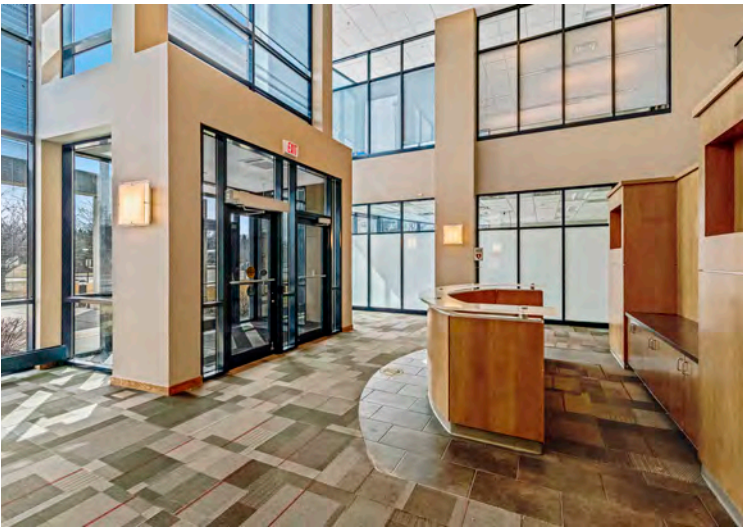
Office | Lab | Biotech | R&D

5520 Research Park Drive is located in the Fitchburg Research Park in Wisconsin, home to Class A office, life sciences, healthcare, retail, and distribution buildings. 5520 Research Park Drive offers an excellent opportunity to purchase a well-maintained property that is suitable for office, R&D, technology, or lab. The building features 42,000 SF of office space over two floors and 8,000 SF of former data center space with 16' clear height, 12" raised floors, significant power distribution, and a dock-high loading door.

The open layout and existing infrastructure provides flexibility and ease of redevelopment for multiple buyers and user types.

For Sale

5520 Research Park Drive



Property Overview

Building Size	50,000 SF
Stories	2
Year Built	1998
Power	4,000 amps @ 277/480v; 2 services from redundant substations
Back-up Generator	Available
Fiber	6 carriers provide service to the building
Loading	One (1) dock-high loading door with hydraulic lift
Parking	3.56/1,000 SF
Parcel Size	3.6 acres
Zoning	Specialized Industrial
Sale Price	Contact broker for pricing

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Interior Photos - Office



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Data Center

Description	Former Tier 1 data center
Size	8,000 SF
Year Built	2002
Flooring	12" raised floors
Power	4,000 amps @ 277/4800v



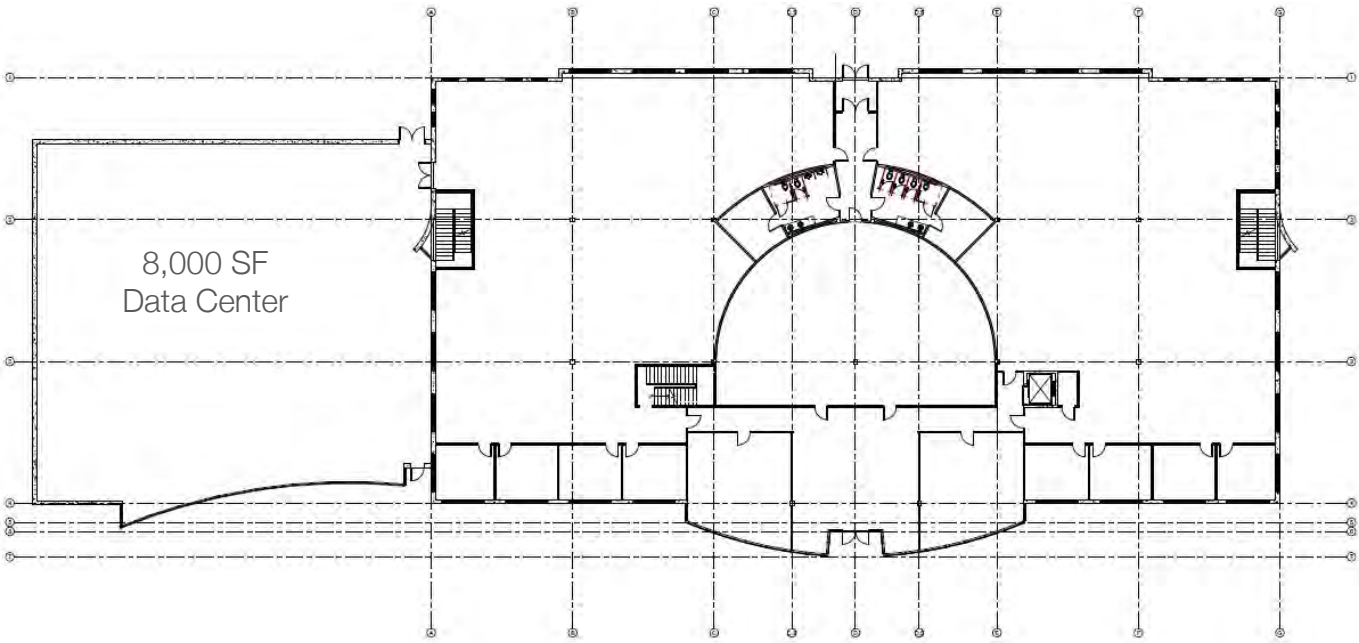
Loading

Loading Dock	1
Type	Dock-high loading platform with hydraulic lift

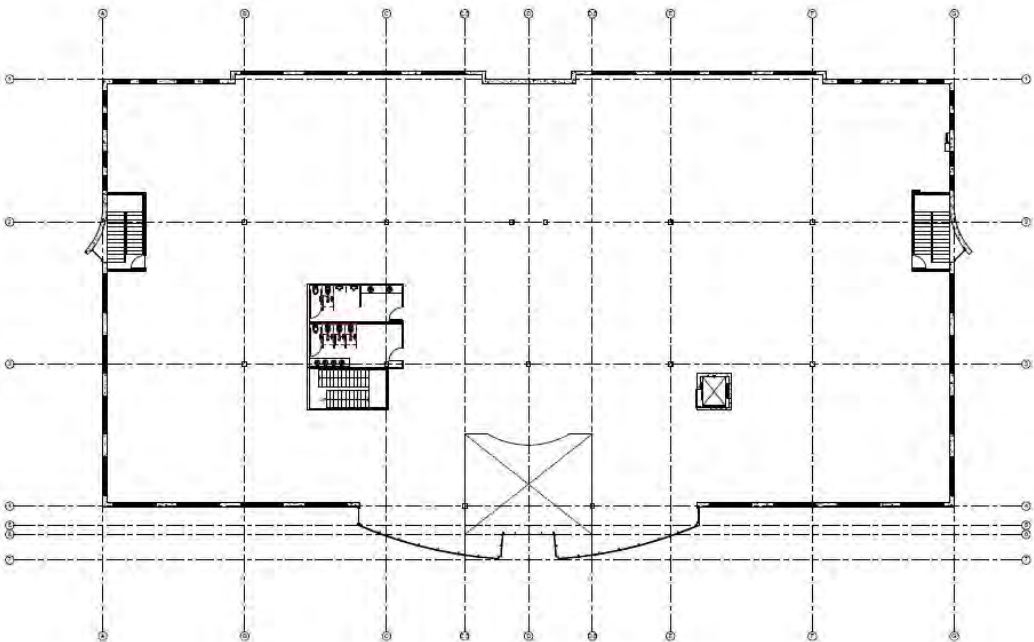


Floor Plates

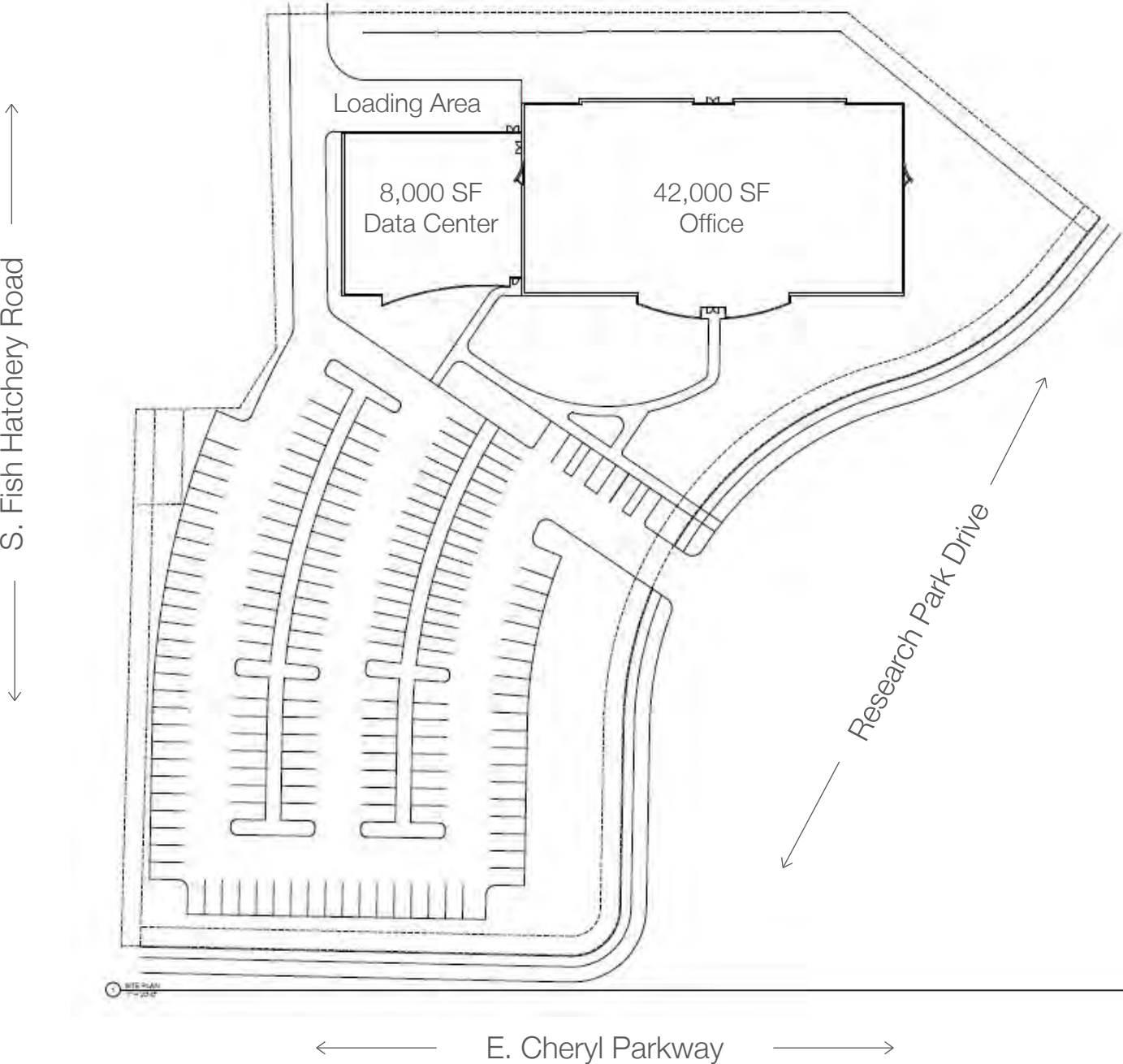
Ground Floor



Second Floor



Site Plan



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5520 Research Park Drive



Hypothetical Lab Renderings



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Neighboring Companies

Fitchburg, WI

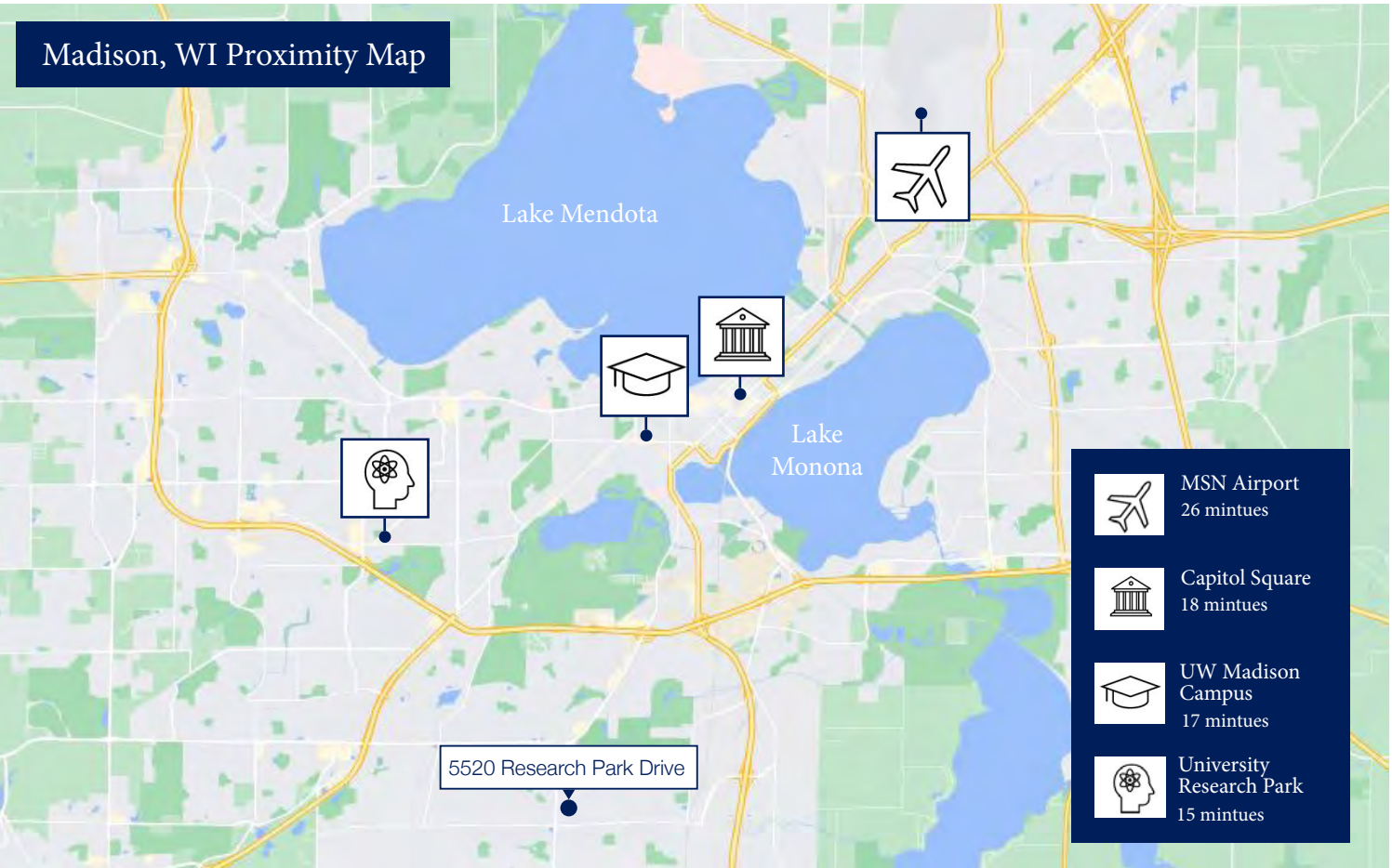


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Aerial View & Proximity Map



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Contact Us



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