

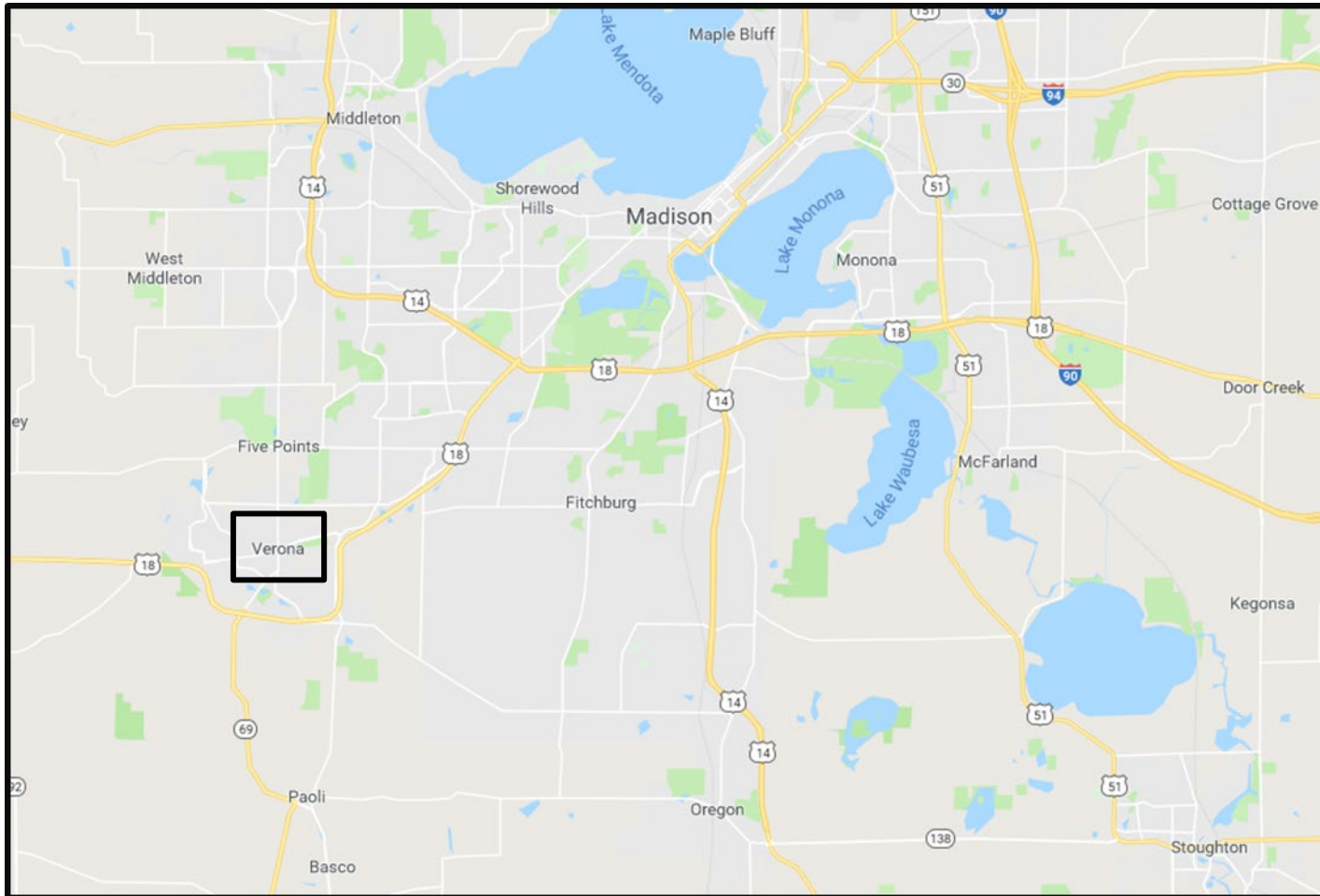


SLABY & ASSOCIATES

Verona Tenant Building- John P Livesey

Verona, WI

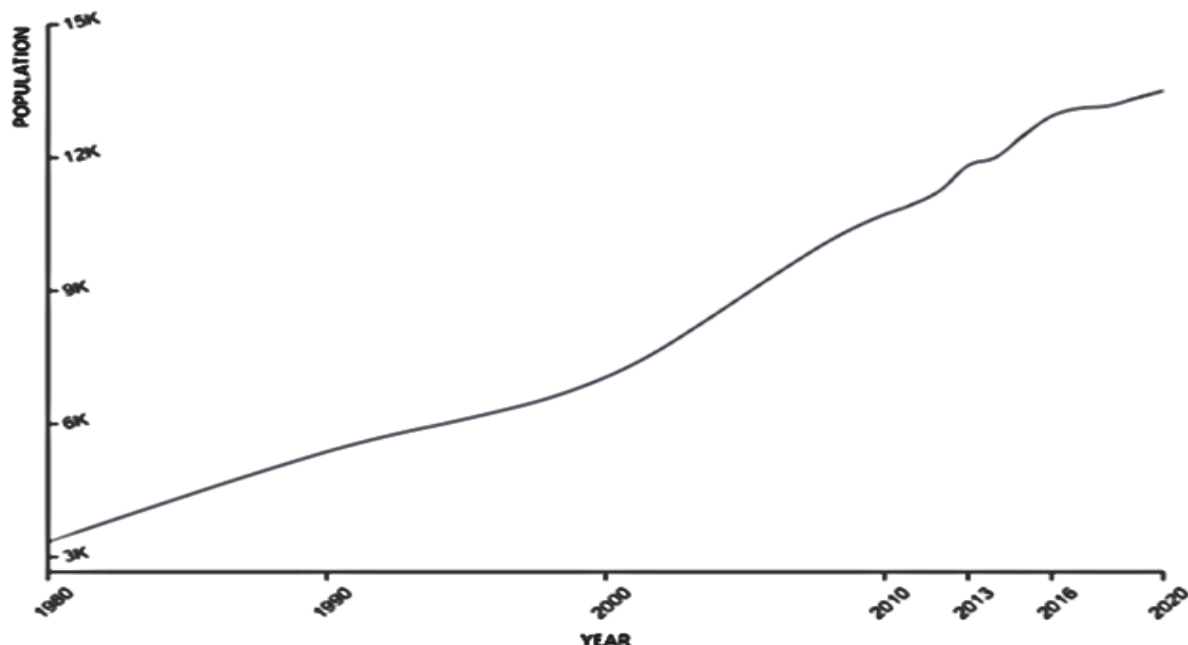
For Lease



Verona is located in Dane County, 10 miles southwest of Madison.

Verona, Wisconsin Population 2020

13,512



Income

\$41,736

Per capita income

about 10 percent higher than the amount in the Madison, WI Metro Area: \$37,679

about 1.3 times the amount in Wisconsin: \$32,018

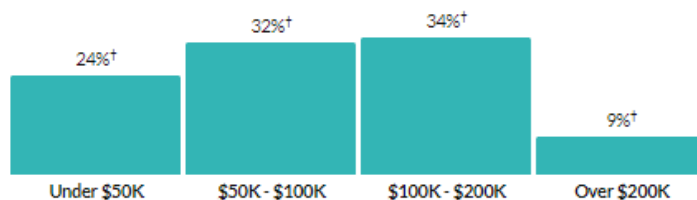
\$92,670

Median household income

about 1.3 times the amount in the Madison, WI Metro Area: \$69,372

about 1.5 times the amount in Wisconsin: \$59,209

Household income



[Hide data / Embed](#)

State

[Wisconsin](#)

Land Area

7.4 sq mi

Density

1,818.6/sq mi

2020 Growth Rate

1.30%

Growth Since 2010

27.24%

Rank in State

67th

Rank in Country

2476th

Verona Household Types

Type	Owner ▼	Renter
Married	90.3%	9.7%
All	67.7%	32.3%
Female	53.3%	46.7%
Non Family	40%	60%
Male	37.3%	62.7%



Epic
Over 10,000 employees


Verona Area High School-
1,500+ kids in grades 9-12




festival


SUPER TARGET















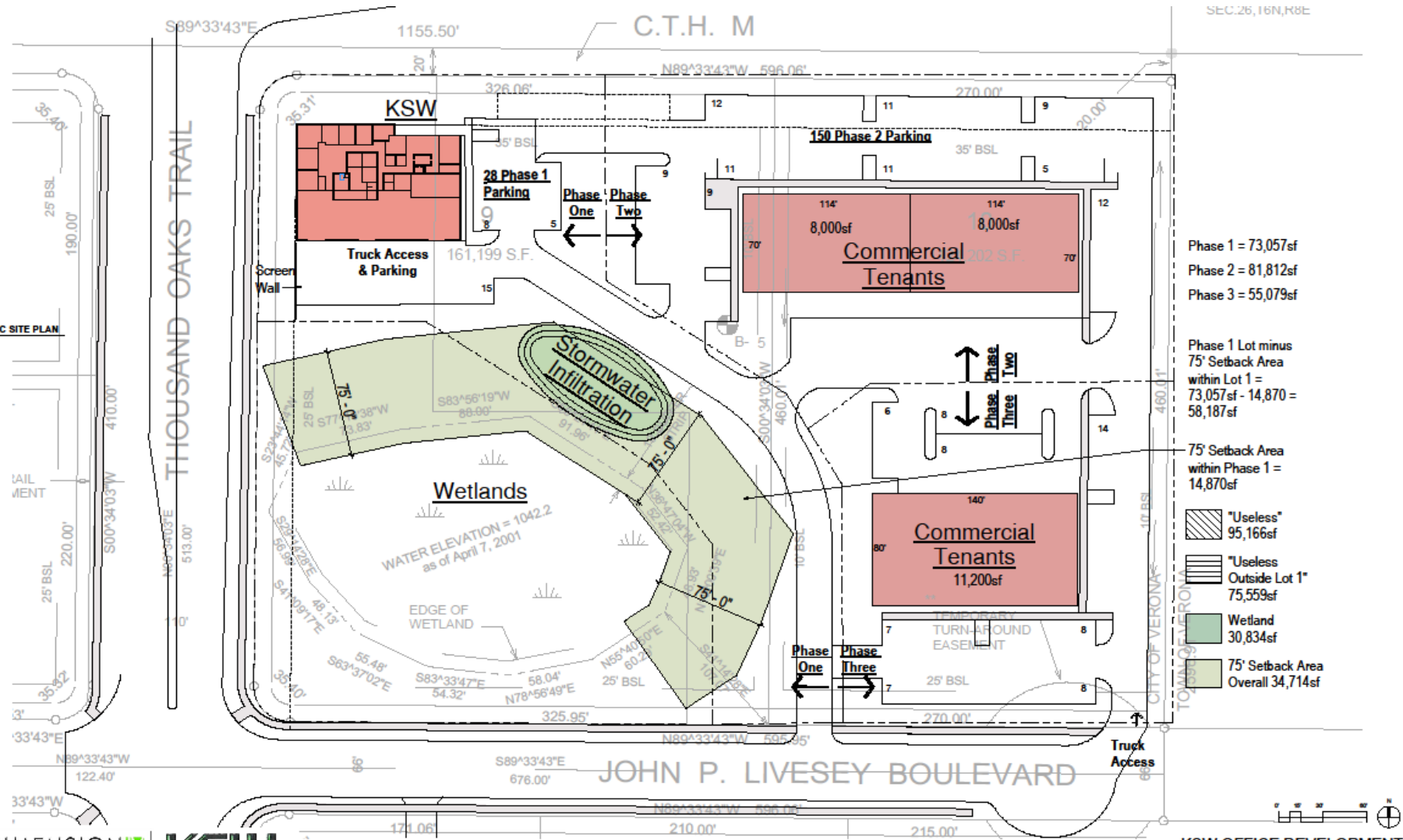
3D View from NW



North Elevation



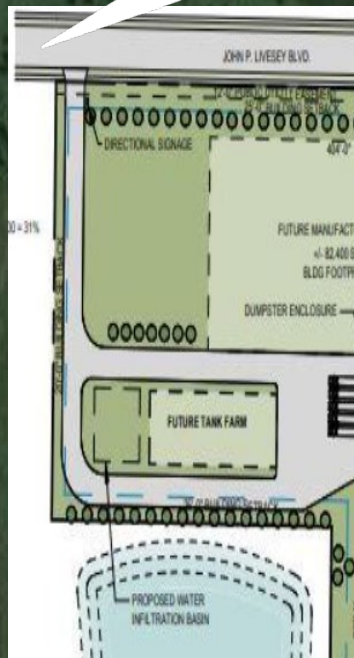
SCHEMATIC SITE PLAN





2,260 sq ft left

Arrowhead
Pharmaceutical: \$200
Million Dollar Facility
102,000sqft





2,260 sq ft left

Arrowhead
Pharmaceutical: \$200
Million Dollar Facility
102,000 sqft

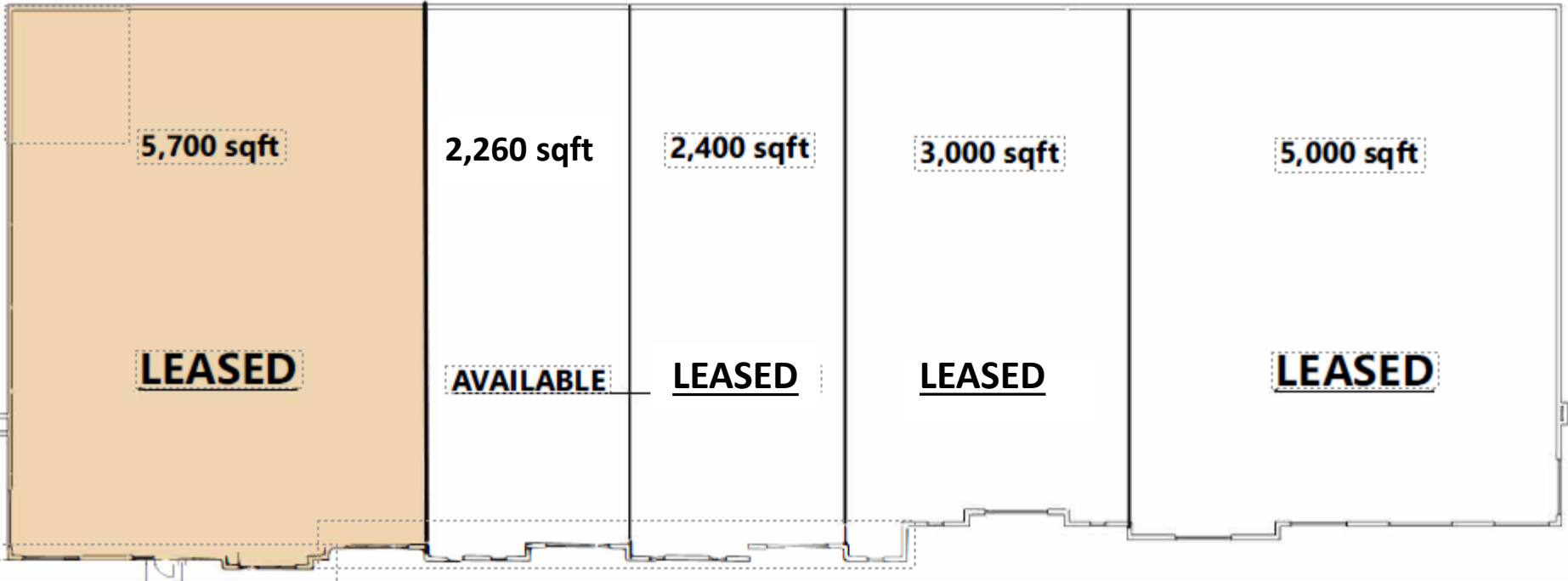


FIRST FLOOR PLAN

228'

83'

78'



5,700 sqft

LEASED

2,260 sqft

AVAILABLE

2,400 sqft

LEASED

3,000 sqft

LEASED

5,000 sqft

LEASED

Available Space:
2,260 sqft

Rent: \$15.00/sqft NNN with CAM

Frontage on HWY M. Going across the street from the new Costco. Arrowhead Pharmaceutical in the next lot. Great location in Verona. Able to build-out to your standards! We will work with you in order to make your vision a reality.

Businesses within the building include; Budget Blinds, Salt Lake City Auto, and Surrounding Floral and Events.

Any Questions Feel Free to Email or Call!

Dean Slaby
President

Email: DeanS@slabyandassociates.com

Mobile: 608-219-8506