

# Light Industrial/ Warehouse

4725 Tradewinds Parkway  
Madison, WI 53718

New Construction



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## Building Details

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

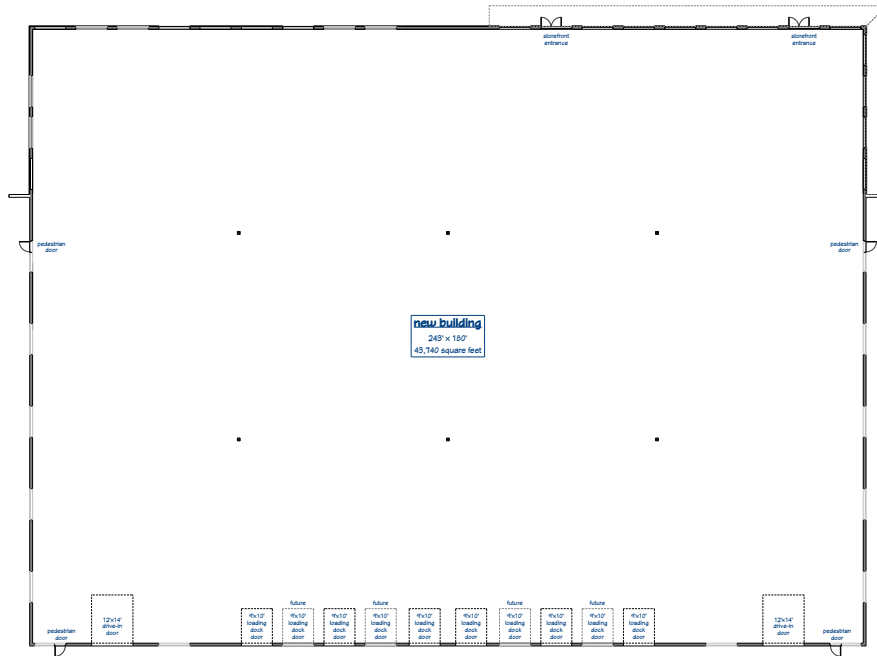


<b>Construction Type</b>	Precast concrete panels with architectural metal and glass storefront, and clerestory windows
<b>Floor Thickness</b>	6" Reinforced Concrete Floors
<b>Roof Type</b>	Ballasted EPDM
<b>Year Built</b>	Completion 2022
<b>Clear Height</b>	26'
<b>Column Spacing</b>	Approximately 60'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

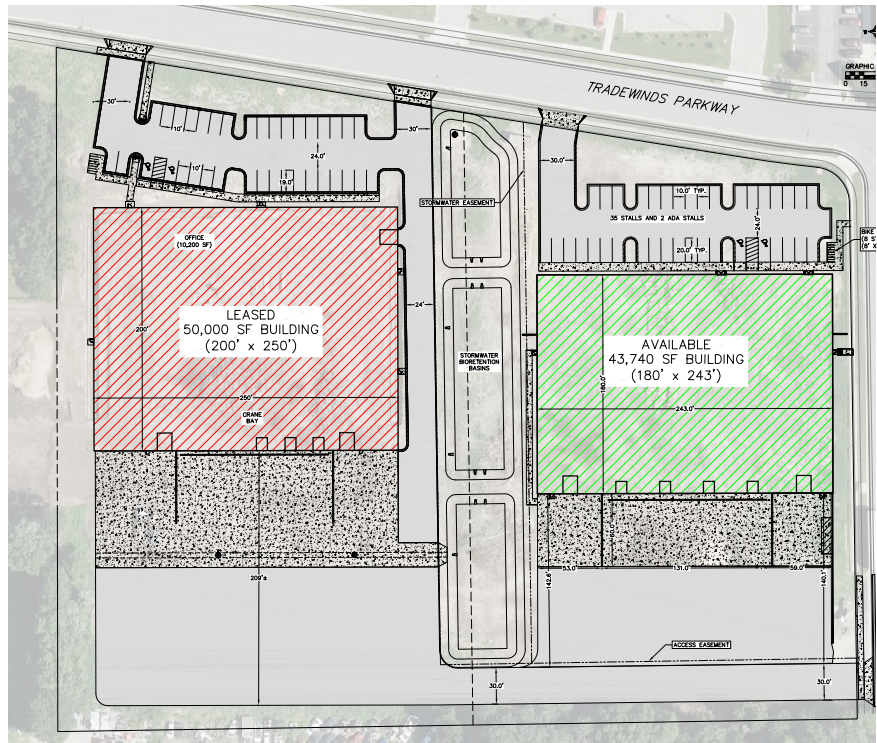
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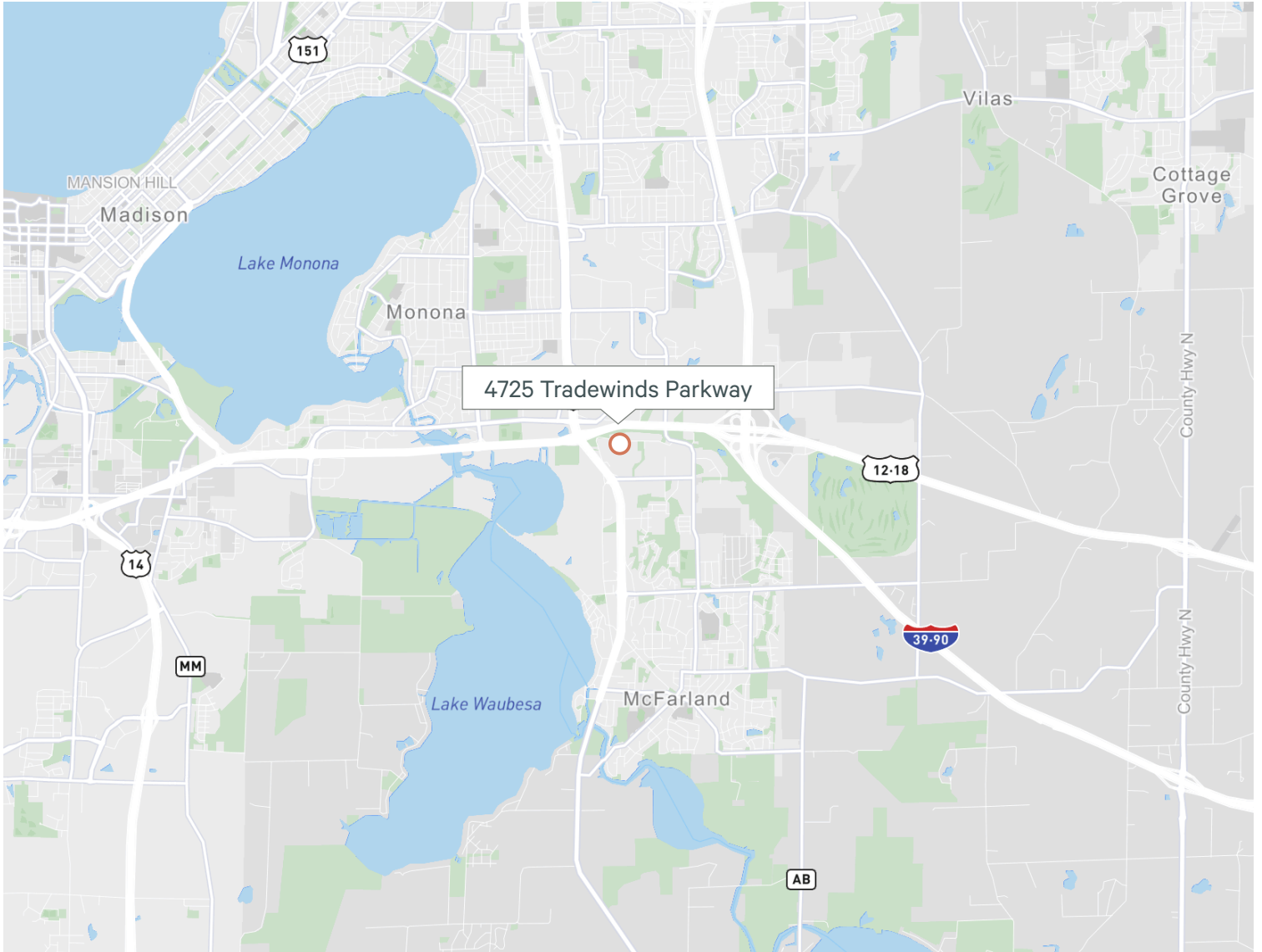
## Floor plan



## Site plan



# Location Map

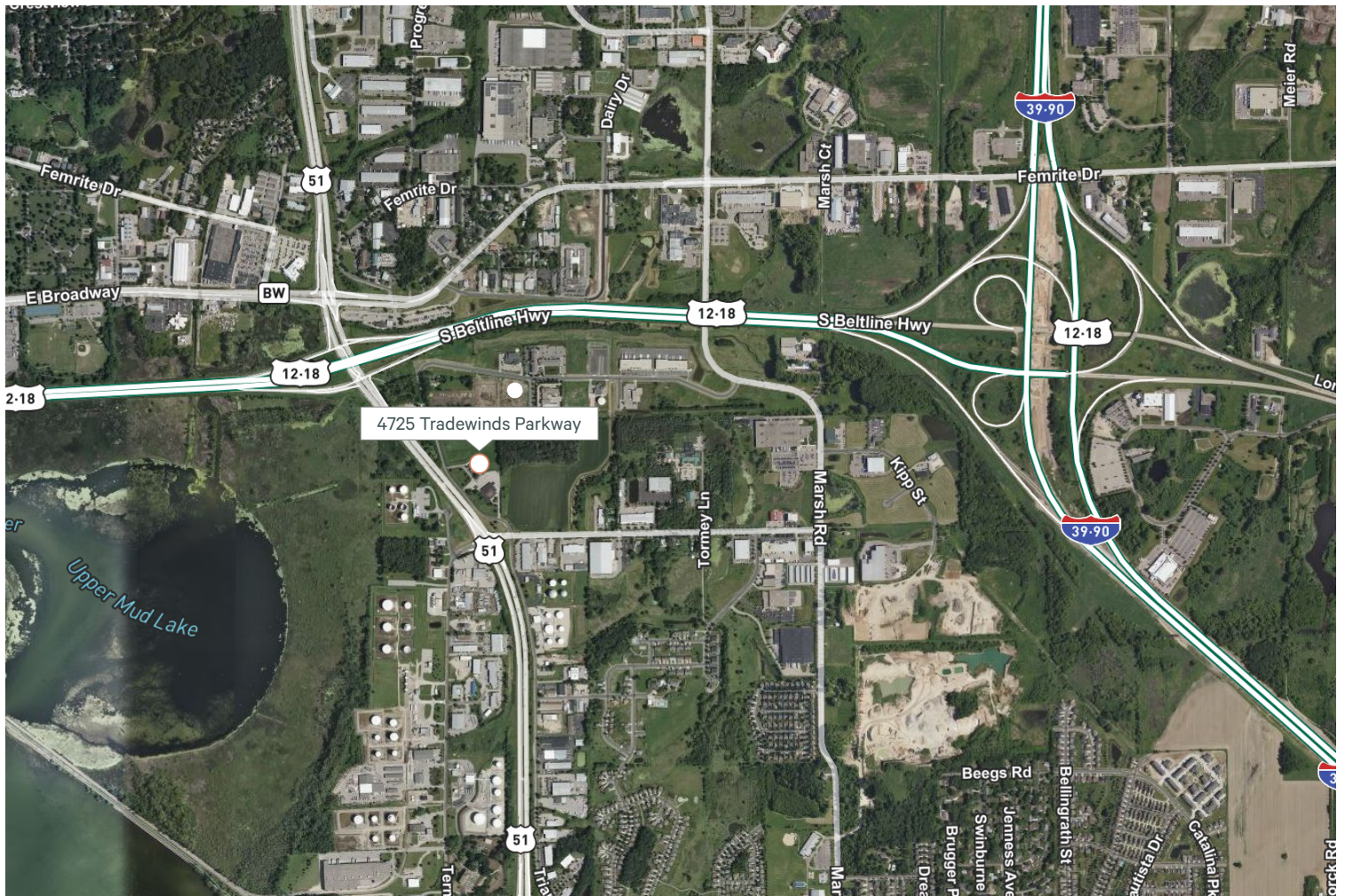


Destination	Distance to
Beltline/Hwy 12 at Hwy 51	1.1 Miles
Interstate 90/39	2.5 Miles
State Capital/Downtown Madison	7 Miles
Milwaukee	72 Miles
Chicago/O'Hare	123 Miles

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For Lease



## Contact Us

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