

For Sale or Lease  
Owner Occupant  
Retail Building

5235 High Crossing  
Boulevard

MADISON, WI 53718



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**Property Summary**

Available SF:	14,517
Building SF:	24,325
Lease Rate:	\$12 NNN
Lease Term:	5 Years
Lot Size:	1.70 Acres
Parking Ratio:	2.5/1,000
Parking:	62 stalls
Price:	\$4,275,000
Current Tenants:	Greenbush Bakery & Armed Forces
Delivery Spec:	Warm Grey Shell
Year Built:	1994
Zoning:	Commercial Center (CC)

**Property Overview**

Multi-Tenant Retail Building with current tenants including Greenbush Bakery and the Armed Forces Career Center.

**Location Overview**

5235 High Crossing Blvd is well positioned a half mile away from the 39/90/151 Interchange and 5 miles from the Dane County Airport. Additionally, located only two miles away from prime Prairie Lakes Retail Trade area which includes Costco, Cabela's, Target, Woodman's, and Marcus Cinemas.

Additional neighboring businesses include Steinhafel's, Holiday Inn, Staybridge Suites, Grand Inn Hotel, and multiple auto Dealerships.

Permitted Uses Include: Health/Sports Clubs, Building Material Sales, Contractors Showroom/Workshop Business, Indoor Recreation, Auto Sales and Rental, Places of Worship, Towing/Wrecker Service Business.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY PHOTOS



PROPERTY PHOTOS



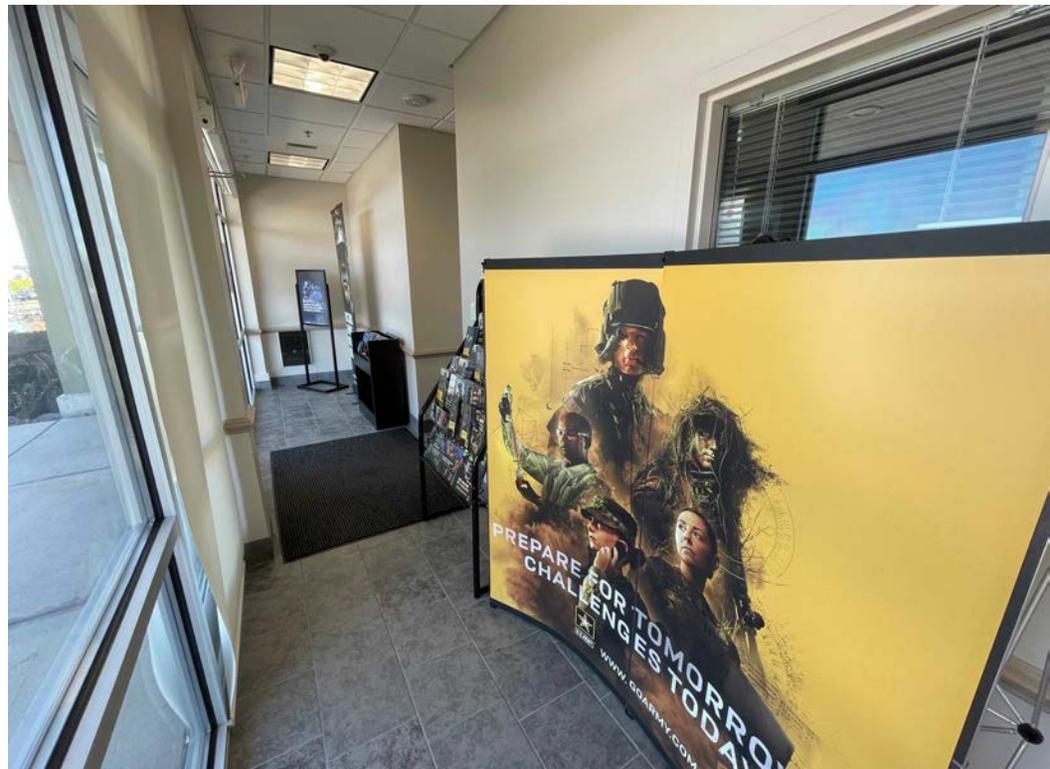
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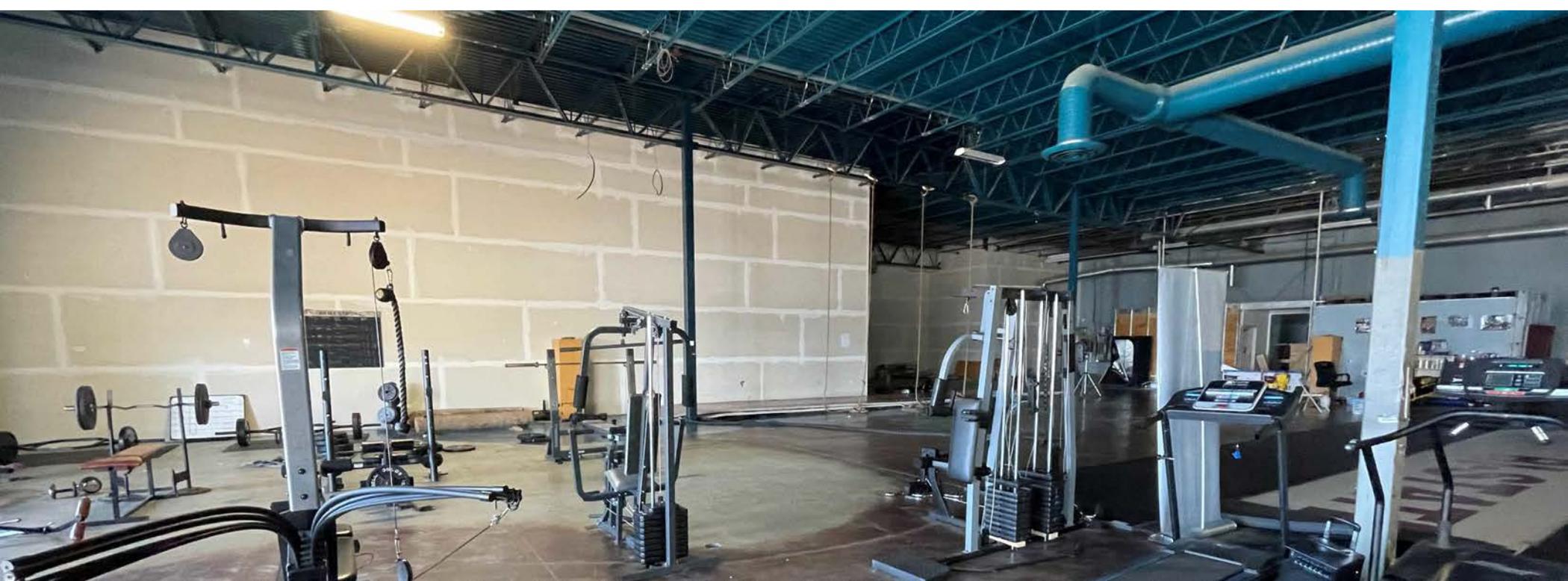
# PROPERTY PHOTOS



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# FLOORPLAN CONCEPT - 6,434 SF OR 8,803 SF

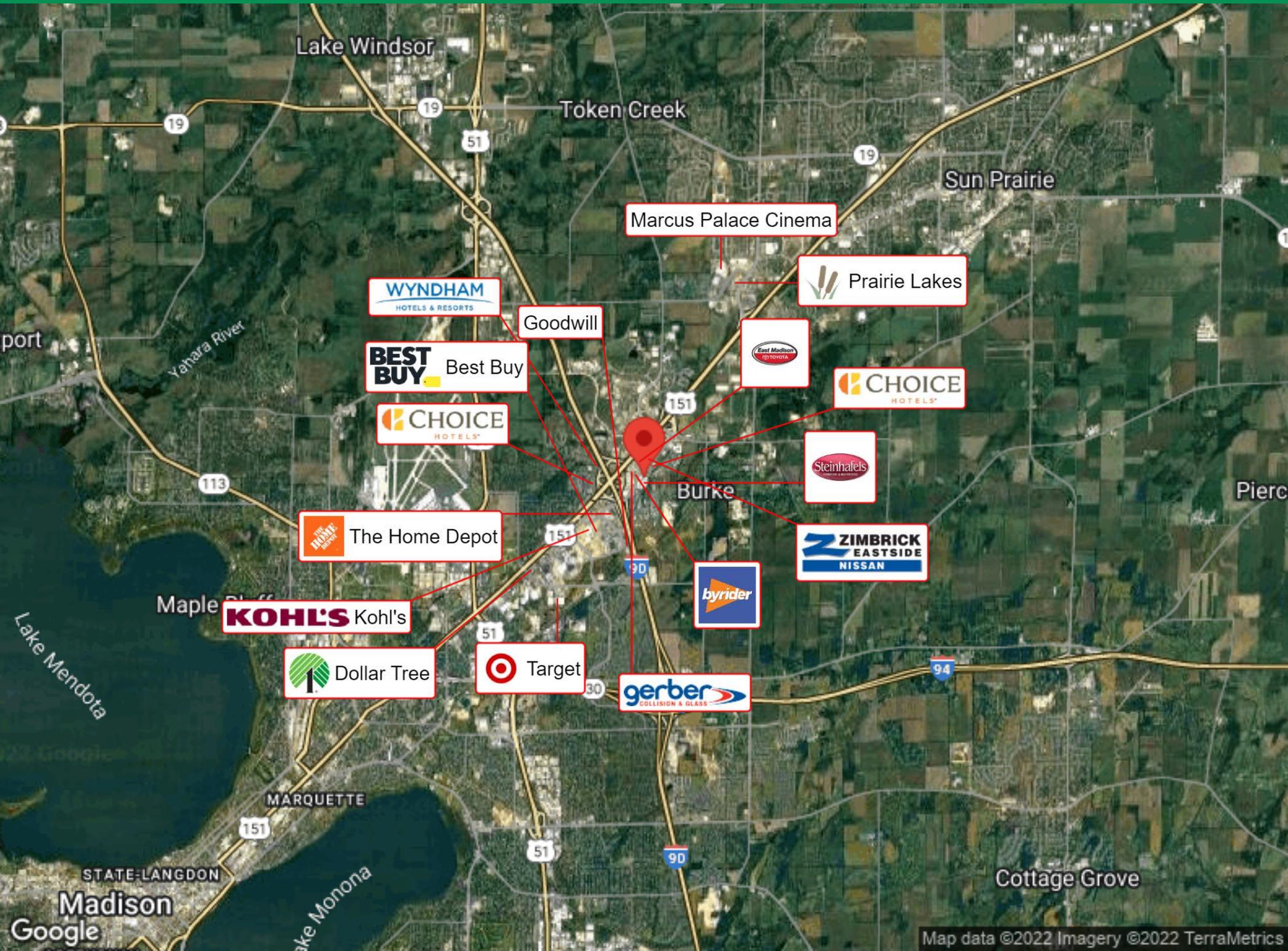


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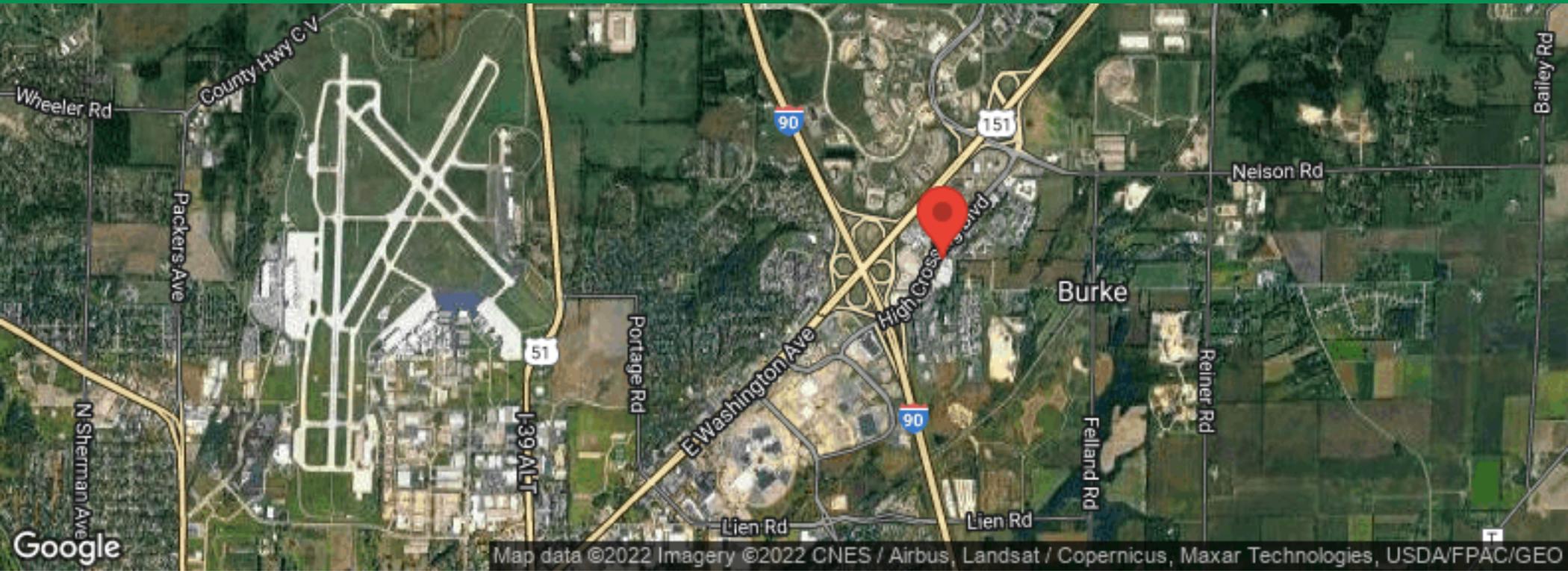
# FLOORPLAN CONCEPT - 4,034 SF OR 6,434 SF



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# LOCATION MAPS



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