



COMMERCE BUILDINGS FOR LEASE

2104 City View Drive
Madison, WI 53718

2104 City View Drive:
13,400 Square Feet Available

2128 City View Drive:
28,775 Square Feet Available



PROPERTY HIGHLIGHTS

Construction Type:

Tilt-up concrete with brick and glass accents

Floor Thickness: 5.5" unreinforced concrete

Roof Type: Ballasted roof with expanded polystyrene insulation

Year Built: Completion Q4 2022

Clear Height: 20'6"

Zoning: SE (Suburban Employment District)

Column Spacing: 40' x 40'

Loading Docks: 12' x 14' with no levelers – one per bay, six per building

Drive-In Doors: 8' x 9' – one per bay, six per building

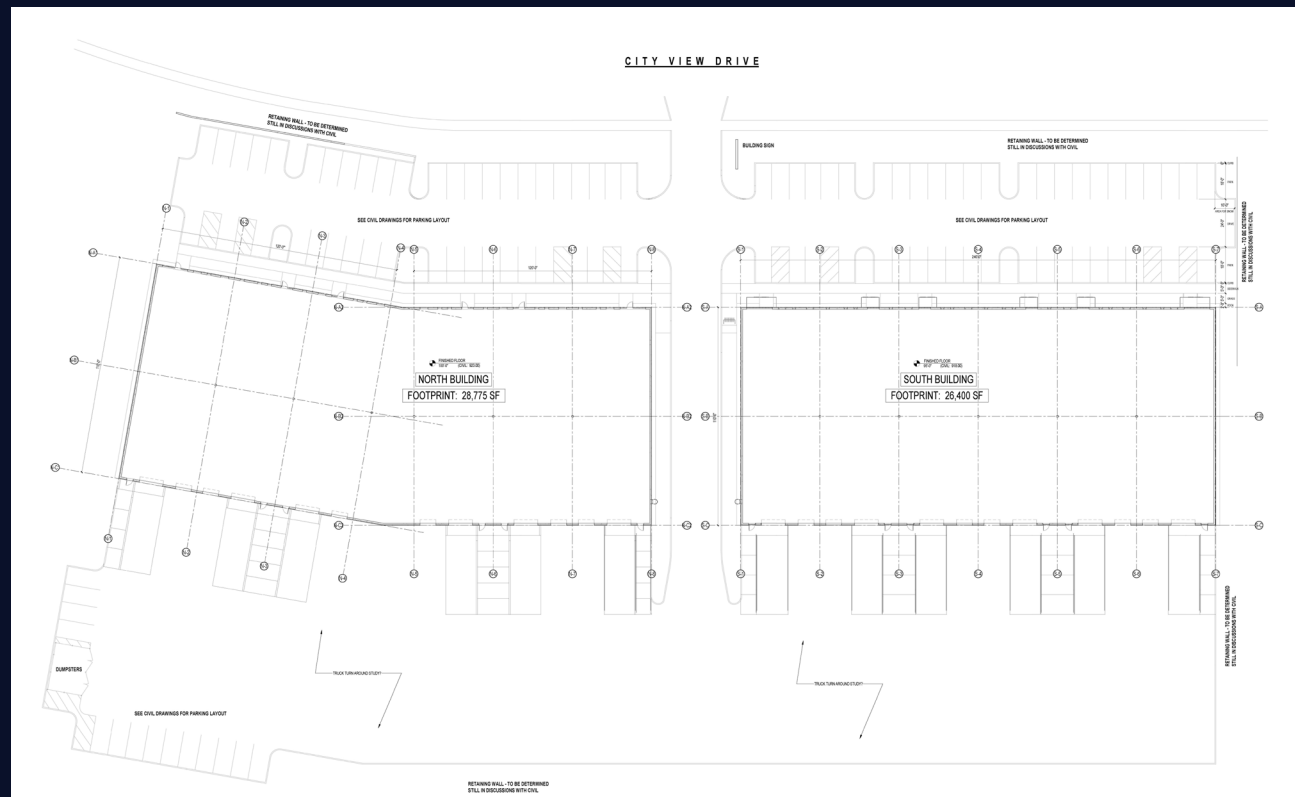
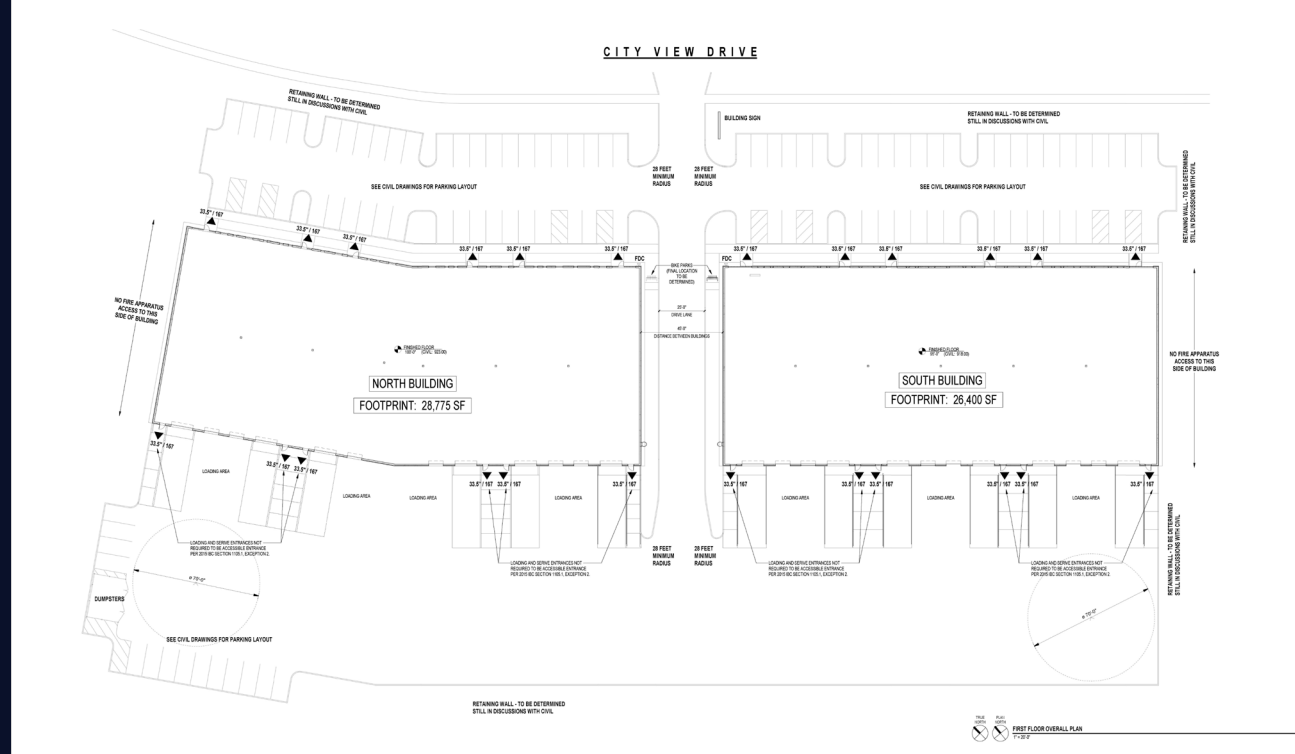
Fire Protection: Designed to protect class I - IV commodities up to 20' and 12' Group A plastics in racks

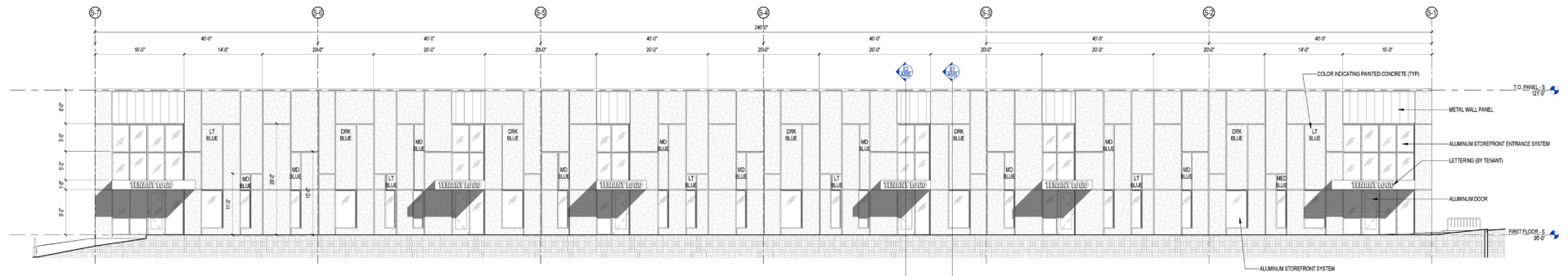
HVAC: Gas-fired unit heaters

Electric Service: 1200 amp, 208/120 volt service, multi-metered for future tenants

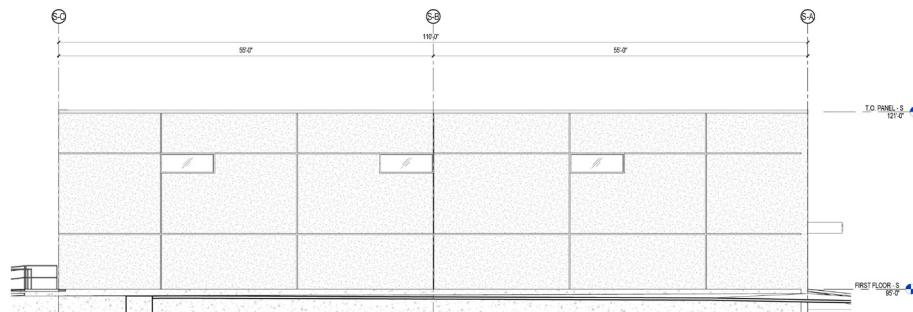
Lighting: High Bay LED fixtures

Parking: 78 regular stalls in front of the buildings
8 handicap stalls in front of the buildings
18 stalls in the back of the north building

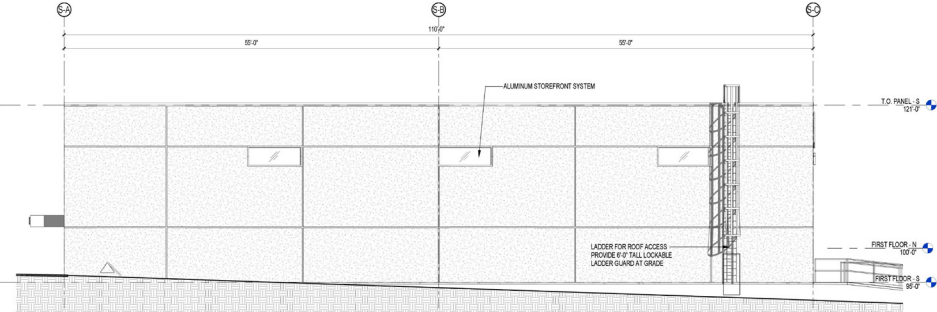




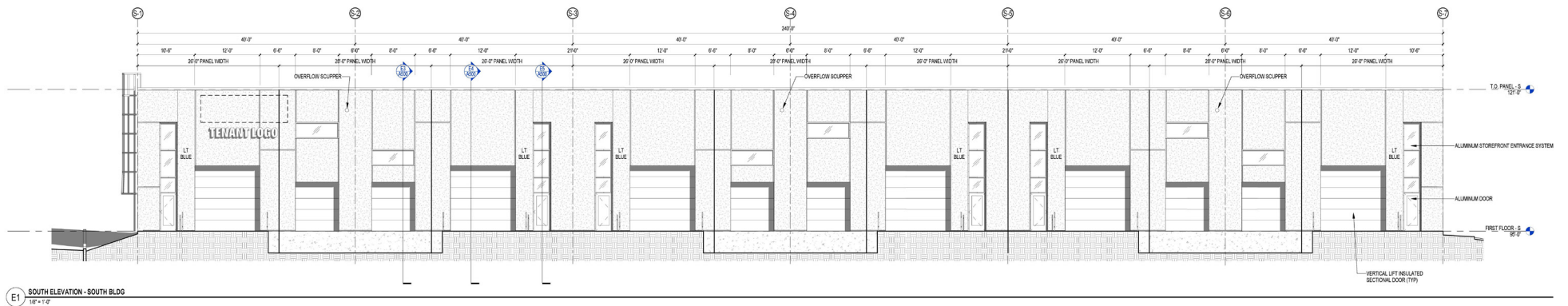
C1 NORTH ELEVATION - SOUTH BLDG
1/8" = 1'-0"



D1 EAST ELEVATION - SOUTH BLDG
1/8" = 1'-0"



D4 WEST ELEVATION - SOUTH BLDG
1/8" = 1'-0"



E1 SOUTH ELEVATION - SOUTH BLDG
1/8" = 1'-0"

NORTH BUILDING ELEVATIONS NOT PROVIDED AT THIS TIME.
ELEVATIONS ARE SIMILAR TO SOUTH BUILDING

PROPERTY ELEVATION

Status: Under Construction, Q1 2023 Occupancy
Available Space: 13,400 - 28,775 Square Feet
Divisible to: Approximately 12,500 Square Feet



COMMERCE BUILDINGS

2104 City View Drive,
Madison, WI 53718

PROFESSIONALLY MANAGED BY:
IA Management, LLC
5315 Wall St, Ste 220
Madison, WI 53718

FOR LEASING INFORMATION:
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