

FOR SALE

\$3,900,000

2001 Fish Hatchery Rd. Madison, WI 53713



WAREHOUSE FOR YOUR BUSINESS



PROPERTY HIGHLIGHTS

- Electrical: Two 400 AMP Feeds which are 240v 3 phase
- Drive in Doors: 2
- 5 Leveler Loading Docks
- Ceiling Height: 28 ft
- Sprinkler System
- Newer Rubber Membrane Roof
- LED Power Lighting
- 100+ Onsite Parking Stalls

PROPERTY DETAILS

- Previous Use: Warehouse/Distribution Center
- Total Building Size: 48,000 sq. ft.
- Office Space: 12,000 (6,000 mezz loft)
- Warehouse Space: 42,000
- Lot Size: 3.14 acres
- Year Built: 1966
- Zoning: IL

Ryan Oliversen



608.445.8856



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Robin Koth



608.575.5555



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INTERIOR PHOTOS



Ryan Oliversen

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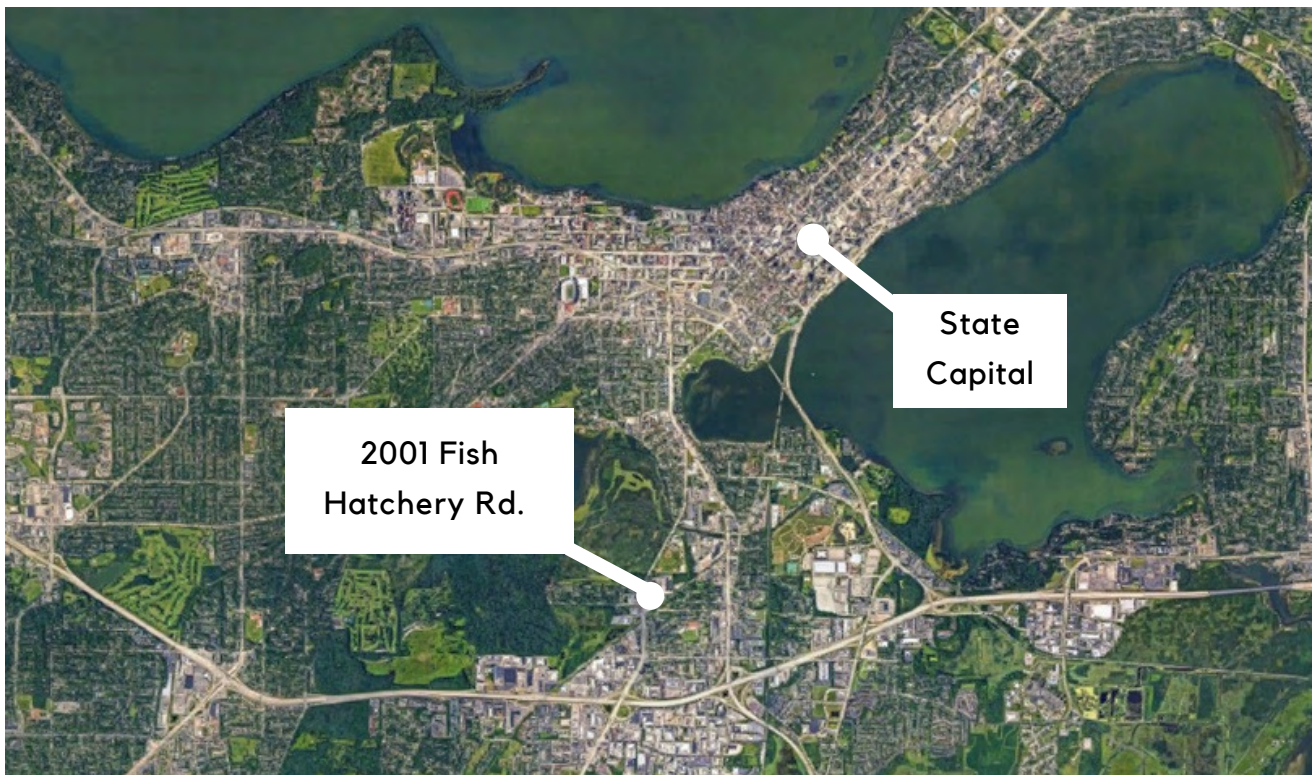
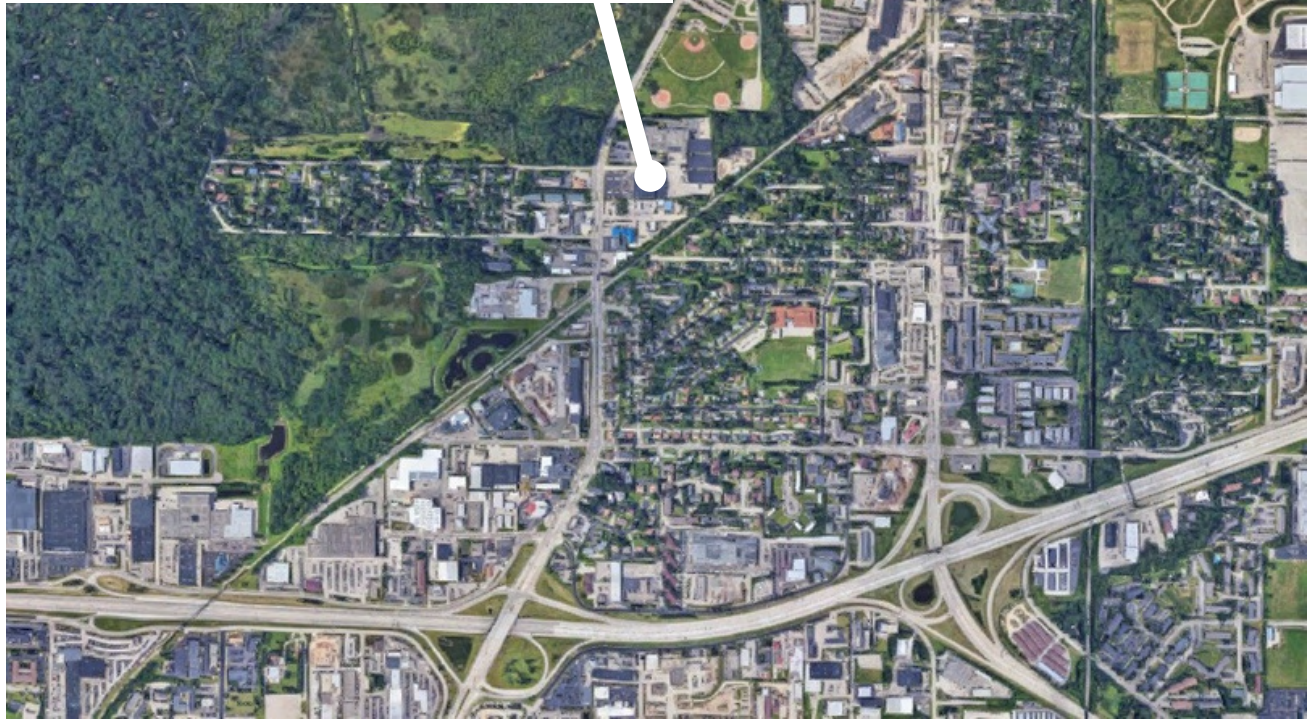
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MAP/LOCATION



2001 Fish
Hatchery Rd.

State
Capital



EXTERIOR PHOTOS



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