

# 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: 21,800 sq. ft. M/L
- Warehouse Space: 33,500 sq. ft. M/L
- Lot Size: 3.14 acres
- Year Built: 1966
- Zoning: IL

Ryan Oliversen

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## INTERIOR PHOTOS



Ryan Oliversen

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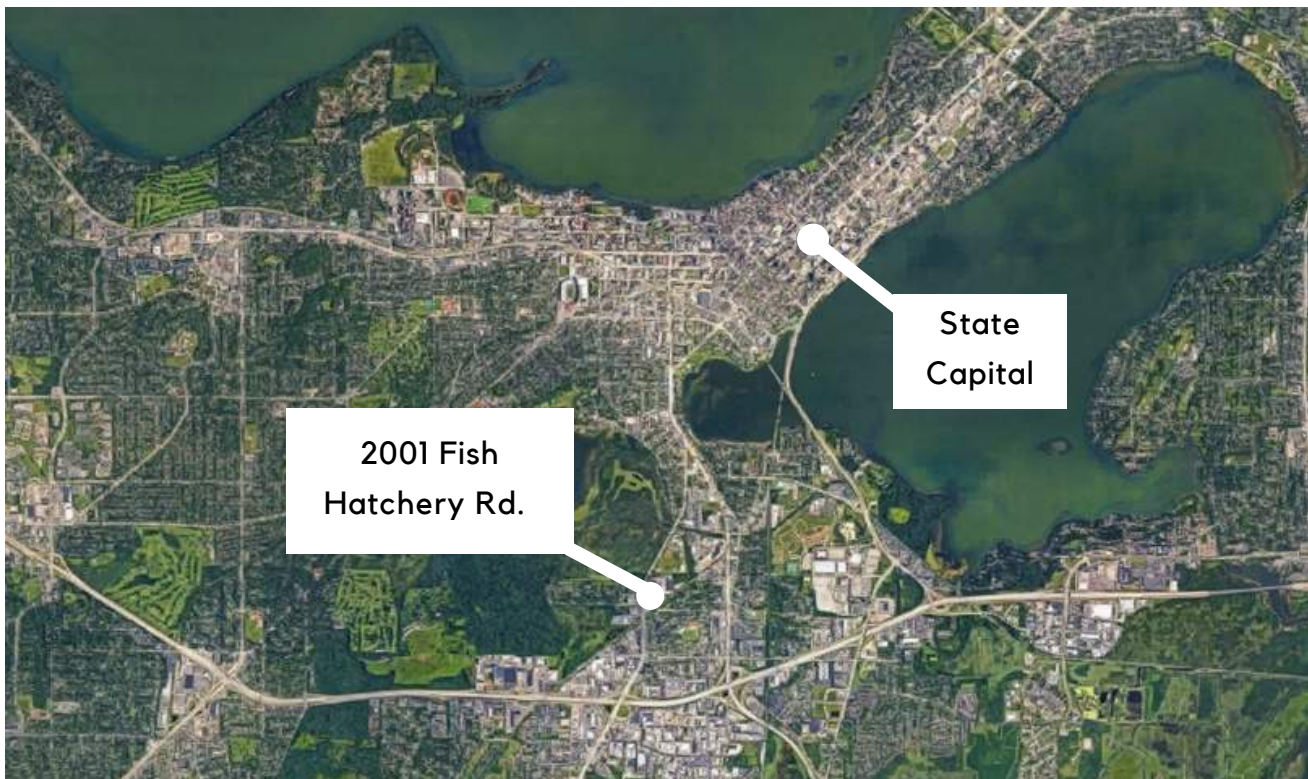
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# MAP/LOCATION







## EXTERIOR PHOTOS



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