

For Lease

## Flex-Light Industrial

2842 Progress Rd  
Madison, WI 53716

6,000 SF - \$9.75/SF MC  
Zoned IG

Available May 1st, 2023





# PROPERTY SUMMARY

2842 PROGRESS ROAD



## Property Summary

Lease Rate:	\$9.75/SF Modified Gross
Available SF:	6,000 SF
Warehouse SF:	4,750 SF
Office SF:	1,250 SF
Ceiling Height:	15.5' at Eaves; 18' at Center
Dock Doors:	Two - 10'x10' with Dock Levelers
Overhead Door:	One - 10'x12' at Grade
Power:	3-Phase Electrical Service
Warehouse Heat:	Modine Heater
Spinkler:	Wet Sprinkler System
Warehouse Lighting:	High Bay LED
Zoning:	Industrial General (IG)
Available	May 1st, 2023

## Property Overview

End-cap flex space featuring 2 dock doors with dock levelers and 1 drive-in door. Office space consists of three private offices, reception, break room, and two restrooms.

Parking is plentiful with front of house employee parking and a large rear lot for additional parking and dock access.

Tenant is separately responsible for gas, electric, phone/data, trash, and recycling.

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# PROPERTY PHOTOS

2842 PROGRESS ROAD



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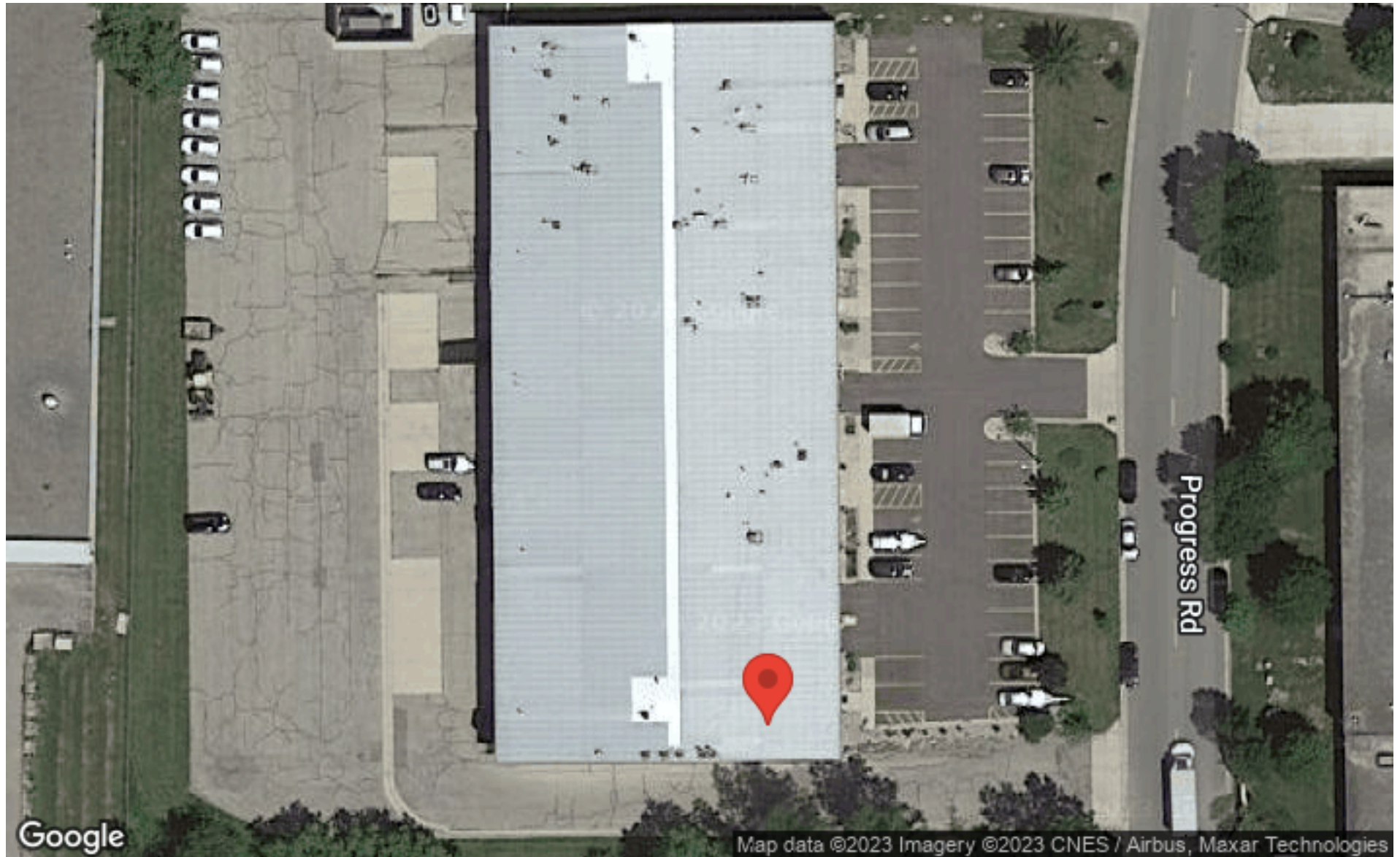
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# AERIAL MAP

2842 PROGRESS ROAD



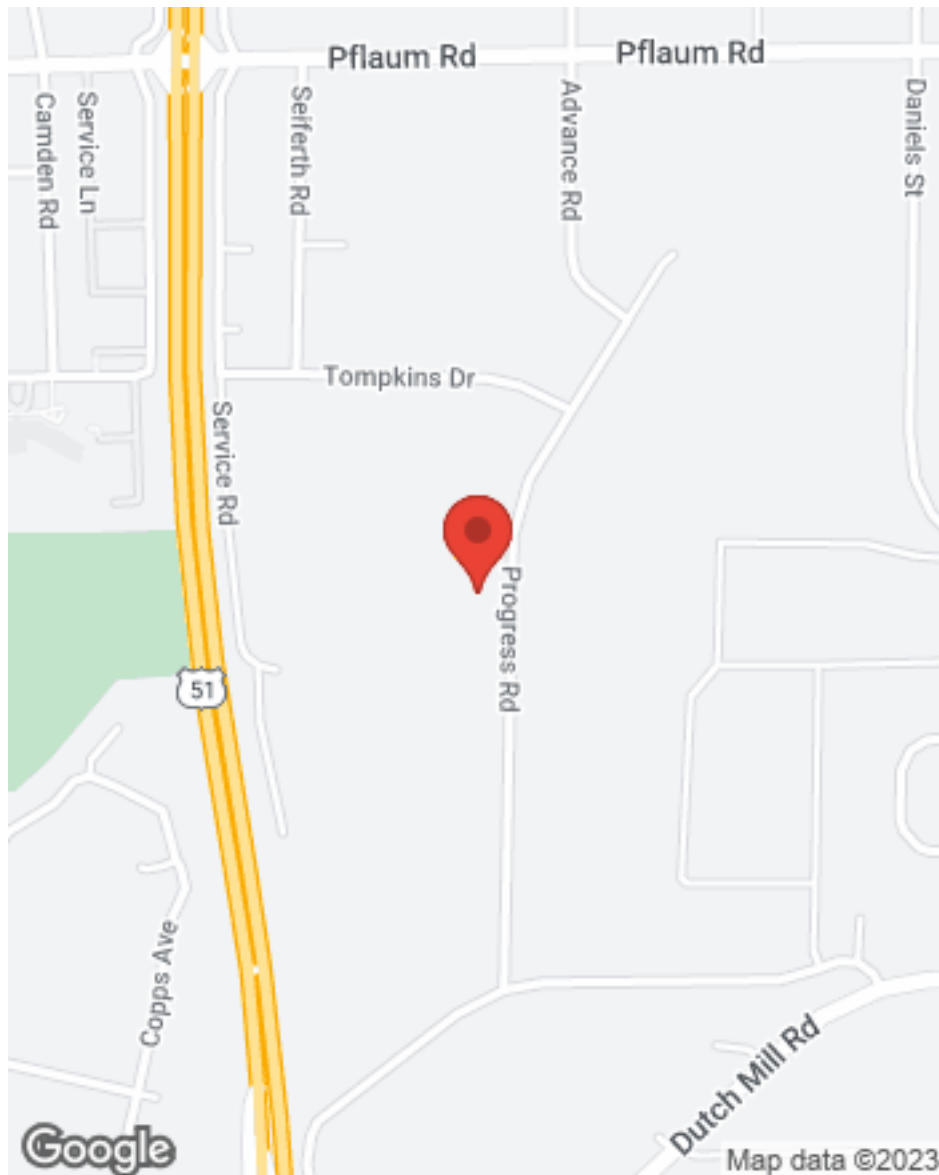
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# LOCATION MAPS

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