

# HOVDE & HOVDE, INC.

## REALTORS®



**\$2,300,000**

**Quarra Stone Location**

**333 Atlas Avenue, Madison WI 53714**

***Conveniently located near access to  
Highway 51, 30 and I-90/94***

**In one of Madison's industrial blocks.**

A property ideal for heavy industrial/manufacturing. Floor capacity almost unlimited. Has an on-site water settling pond for settling out cut stone residue. Will be eliminated if not needed by new owner. Various ceiling heights lends to different manufacturing operations. 8 inch water main serves part of the production area. Currently home to Quarra Stone.

Could close sooner with a leaseback arrangement until property is vacated. An adjacent 1.9 acre parcel is currently leased by Quarra and is NOT a part of this sale. Occupancy January 2024.

- ♦ 4 interconnected buildings of production/manufacturing space, 32,500 sq. ft.
- ♦ Free standing office, 1,400 sq.ft.
- ♦ Large commercial/industrial 3 phase electrical service



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