

**For Sale or Lease
Real Estate Only**

2702 & 2710 Todd Dr.

MADISON, WI 53713

Sale Price: \$2,450,000

Lease Rate: \$9.00/SF NNN



TONY KEUNTJES
CRE Associate
(608) 443-1039
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
(608) 443-1004
bmeyer@oakbrookcorp.com

PROPERTY SUMMARY

2702 TODD DRIVE



Property Summary

Price:	\$2,450,000
Lease Rate	\$9.00/SF NNN
Total SF:	22,000 SF
Building A (2702):	12,000 SF
Building B (2710):	10,000 SF + 800 SF Mezz
Acres:	1.5 AC
Power:	400 Amp - 3 Phase
Ceiling Heights:	12' / 15'
Parking:	44 Non-Marked Spaces
Zoning:	Commercial Center (CC)
Signage:	Beltline Monument Signage
Parcel No.'s:	070934311055-070934311063

Property Overview

2702 & 2710 Todd Drive are two adjacent flex properties totaling 22,000 square feet located in the southcentral part of Madison, Wisconsin along the Beltline. The property was formerly home to the United Brick & Fireplace showroom/shop prior to moving to their new location.

The property features a large paved outdoor lot and Beltline monument signage for premium visibility.

Location Overview

The properties are situated in a bustling commercial and industrial area, with easy access to major transportation routes. Centrally located on the Beltline, accessing US-51, US-18, US-151, and I-39/90/94 only takes a few minutes. The Dane County Regional Airport is approximately 9 miles away.

Zoning Permitted Uses: Contractor's Showroom/Workshop, Building Material Sales, Furniture Sales, Service Business, Auto Sales, Yard Sales, Day Care, Animal Day Care, Indoor Recreation

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



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PROPERTY PHOTOS

2702 TODD DRIVE



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PROPERTY PHOTOS

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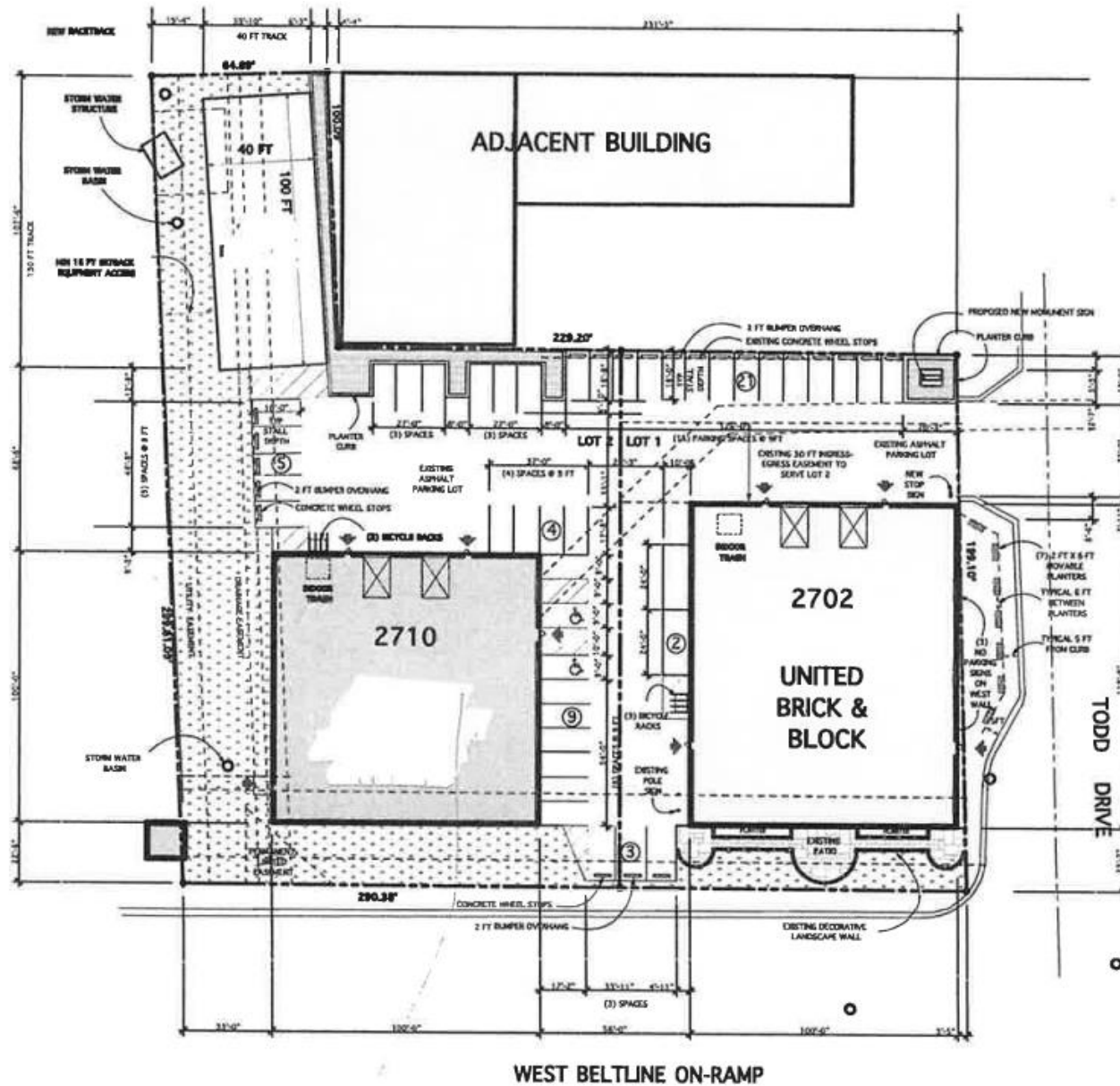


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SITE PLAN

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AERIAL MAP

2702 TODD DRIVE



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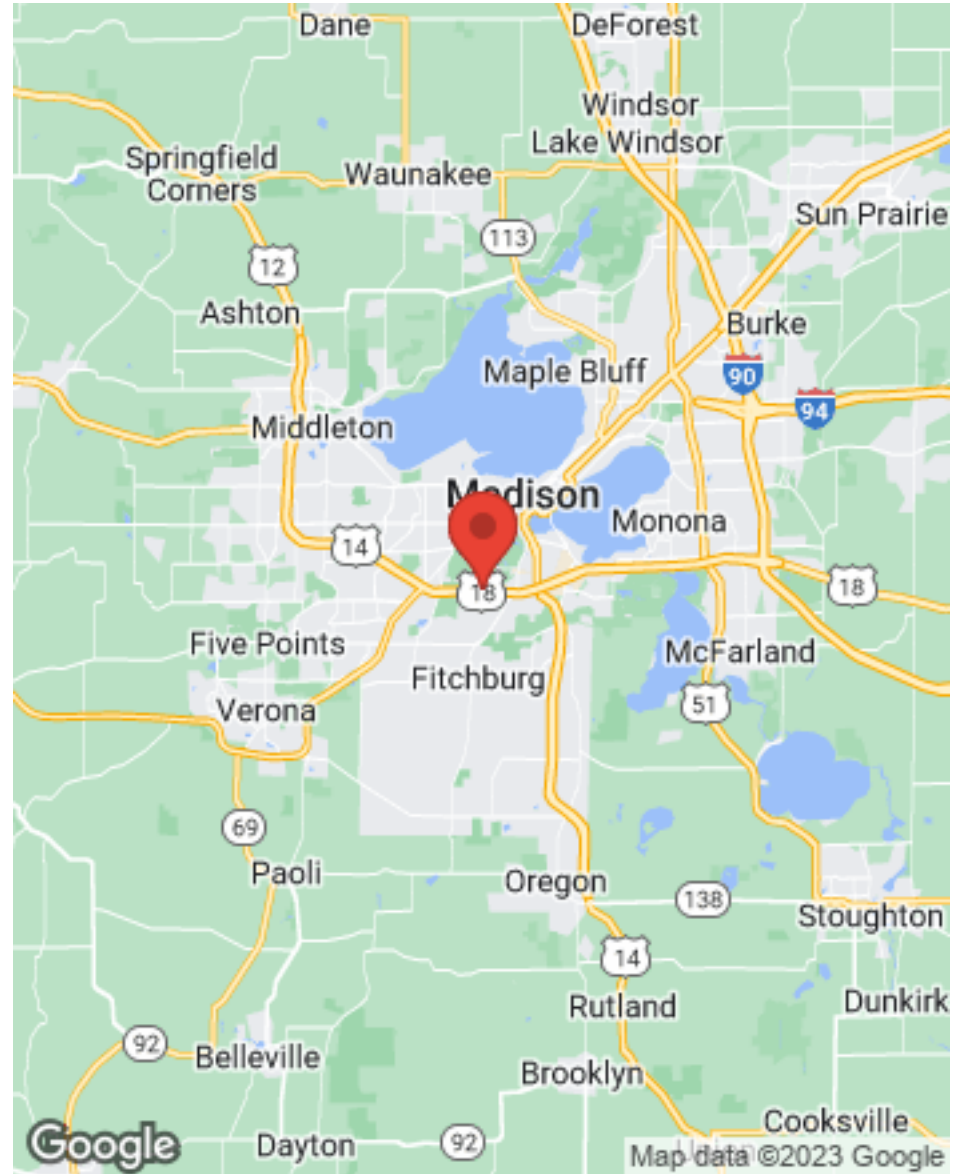


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LOCATION MAPS

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DISCLAIMER

2702 TODD DRIVE

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PRESENTED BY:

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