

FOR LEASE
Flex-Industrial

318 Locust Drive

VERONA, WI 53593

Price: \$ 12.00 P/SF Modified Gross

Available July 1st

2,850 sf
(500 sf office/ 2,350 sf warehouse)



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PROPERTY SUMMARY

318 LOCUST DRIVE



Property Summary

Lease Rate:	\$12.00 P/SF Modified Gross
Lease Term:	3 years
Available SF:	2,850
Warehouse SF:	2,350
Office Area SF:	500
Clear Height:	16' Average
Overhead Doors:	1 - 12' x12'
Power:	3-phase - 225 Amps @ 240 V
Zoning:	Suburban Industrial
Available	July 1st

Property Overview

Flex/industrial building at 318 Locust Drive, Verona, WI. 2,850 SF of space includes 2,350 SF of warehouse with a 16' average ceiling height, 3 - Phase - 225 Amps @ 240 V, a floor drain, utility sink, and one 12 X 12 OH door, and 500 SF of office which includes reception, 2 private offices, 1 ADA restroom, and a kitchenette. The tenant is responsible for gas, electric, water, recycling, phone/data, and in-suite janitorial.

Location Overview

Verona is just 15 minutes south of downtown Madison and the state Capitol, the University of Wisconsin, and is home to major businesses like Epic Systems. Verona is a bike-friendly community with the Military Ridge Trail cutting right through downtown and the Ice Age Trail providing access to the north side of town. You can also pick up the Badger State Trail and the Capital City State Trail in Verona and visit surrounding communities! Main Street has also recently undergone renovations to improve walkability and provided grants to beautify storefronts. Main Street events include the Verona Farmer's Market every Wednesday from spring through fall, Music on Main, and the brand new Polar Express Trolley Ride at Hometown Junction Park.

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PROPERTY PHOTOS

318 LOCUST DRIVE



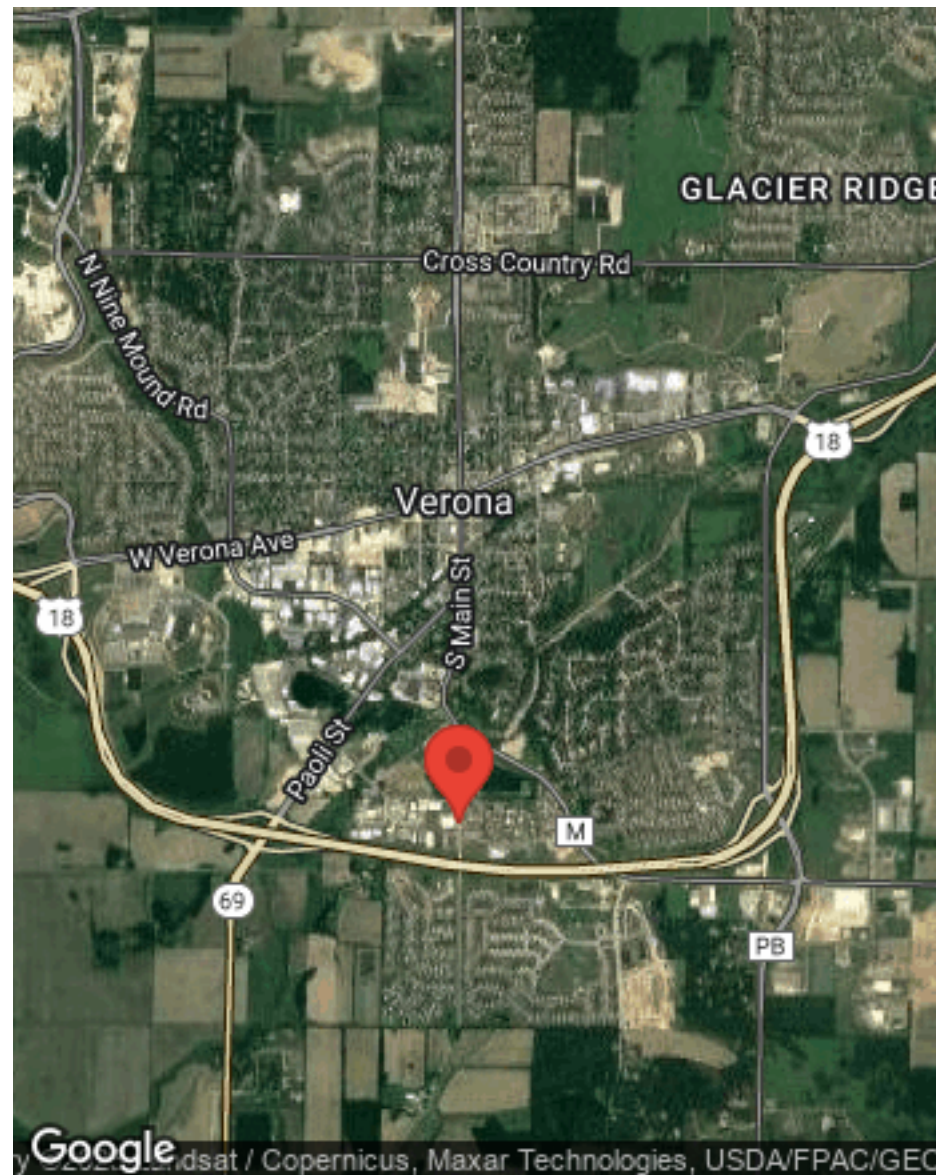
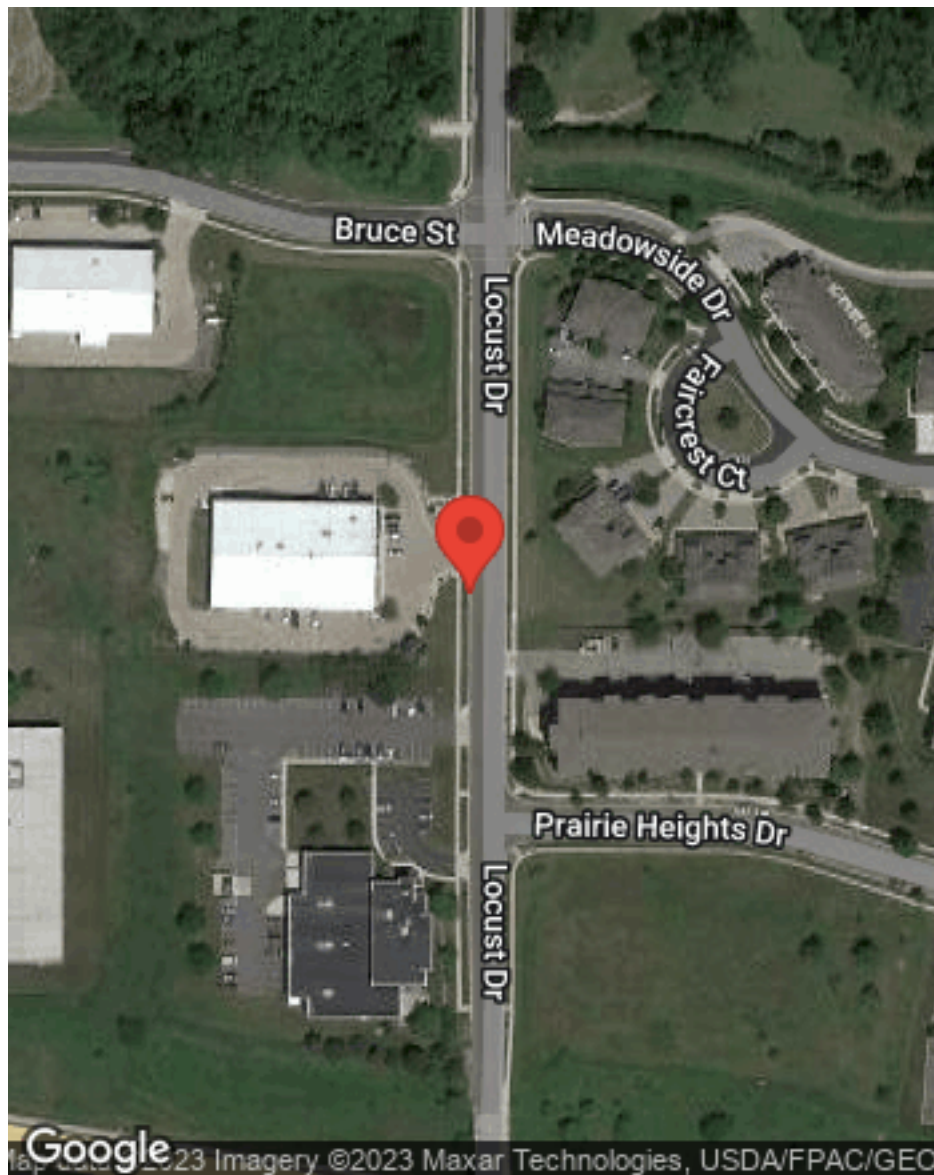
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LOCATION MAPS

318 LOCUST DRIVE



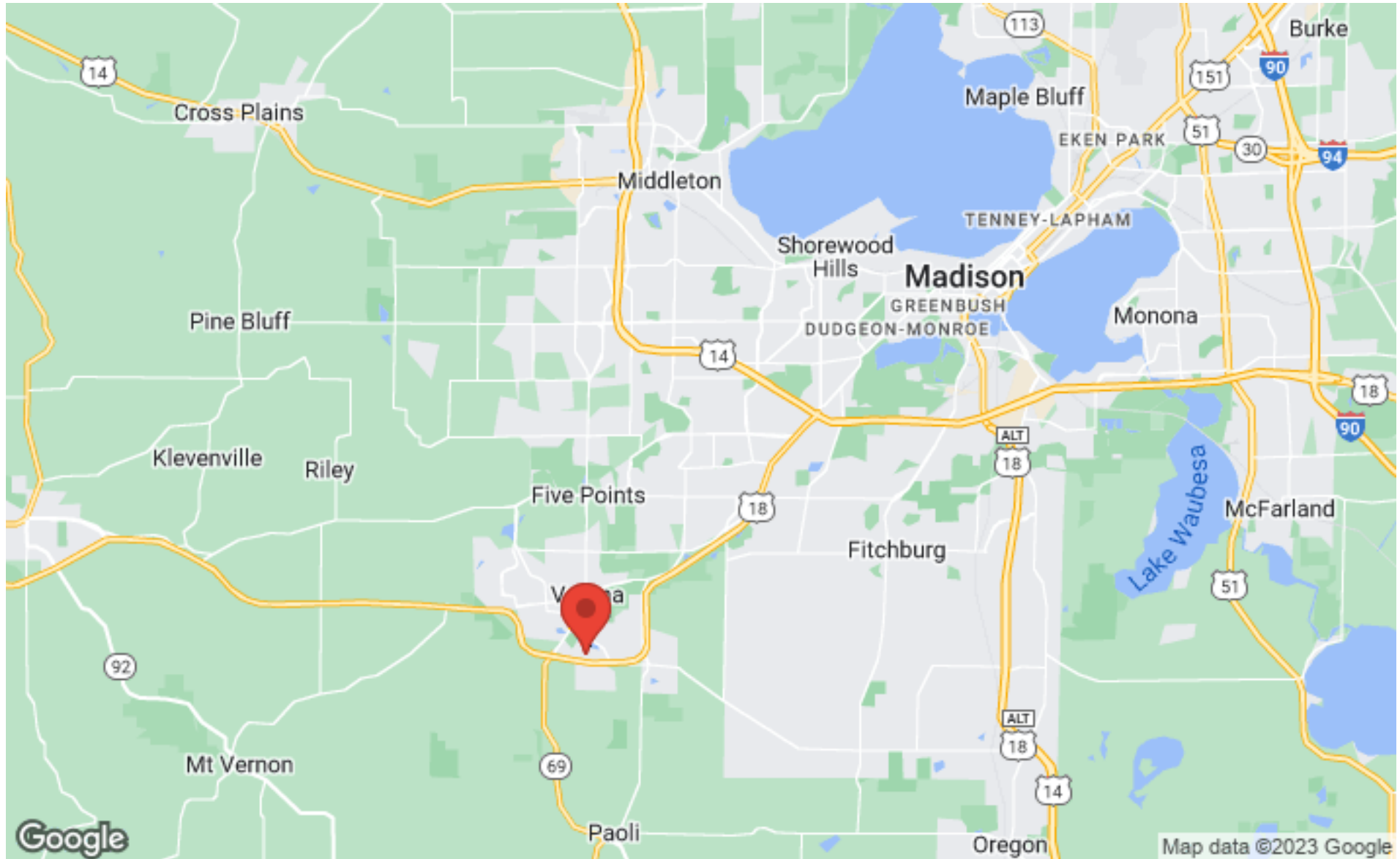
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REGIONAL MAP

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318 LOCUST DRIVE

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