

**FOR SALE
VACANT LAND**

**4845 Tradewinds
Parkway**

MADISON, WI 53718

Price: \$715,000

2.97 Acres

Zoning: Industrial Limited



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

CHRIS CAULUM, CCIM, SIOR
Vice President of Commercial Brokerage
(608) 443-1040
ccaalum@oakbrookcorp.com

PROPERTY SUMMARY

4845 TRADEWINDS PARKWAY



Property Summary

Address1:	4845 Tradewinds Parkway
Address2:	Madison, WI 53718
Sale Price:	\$715,000
Lot Size:	2.97 Acres
Access:	HWY 51 & HWY 12/18
Zoning:	IL - Industrial Limited
Outside Storage:	Permitted
Utilities:	Present at Street
Signal Intersection:	HWY 51 & Voges Rd

Property Overview

Excellent opportunity to build in a growing business park. Well-known location next to Wisconsin Management Company, Illingsworth-Kilgust, Lions Eye Bank, Amazon, Sleep Inn & Suites, and Ho-Chunk Nation. Close proximity to Beltline. All utilities present at the street. Site is pad ready. Builder discount offered to Buyer. Permitted uses include professional office, limited production, light manufacturing, public utility, private ambulance, medical facilities, contractor business/showroom, and many more.

Location Overview

Located directly south of the Beltline on Madison's East Side. Just minutes off Hwy 51/S Stoughton Rd Corridor. Excellent location for access to Beltline, HWY 51, and I-90/94.

PROPERTY PHOTOS

4845 TRADEWINDS PARKWAY



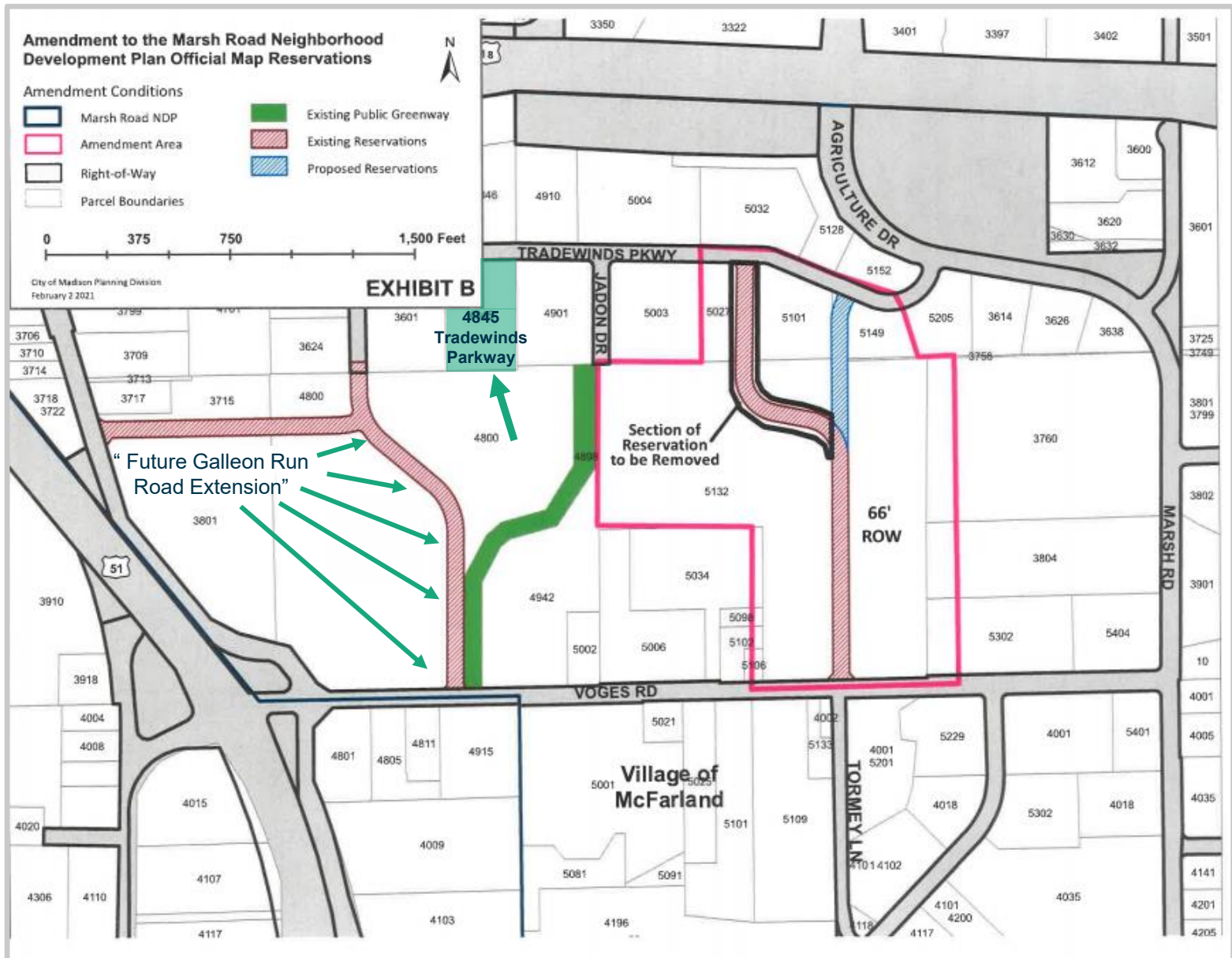
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
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MARSH ROAD DEVELOPMENT PLAN

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AERIAL MAP

4845 TRADEWINDS PARKWAY



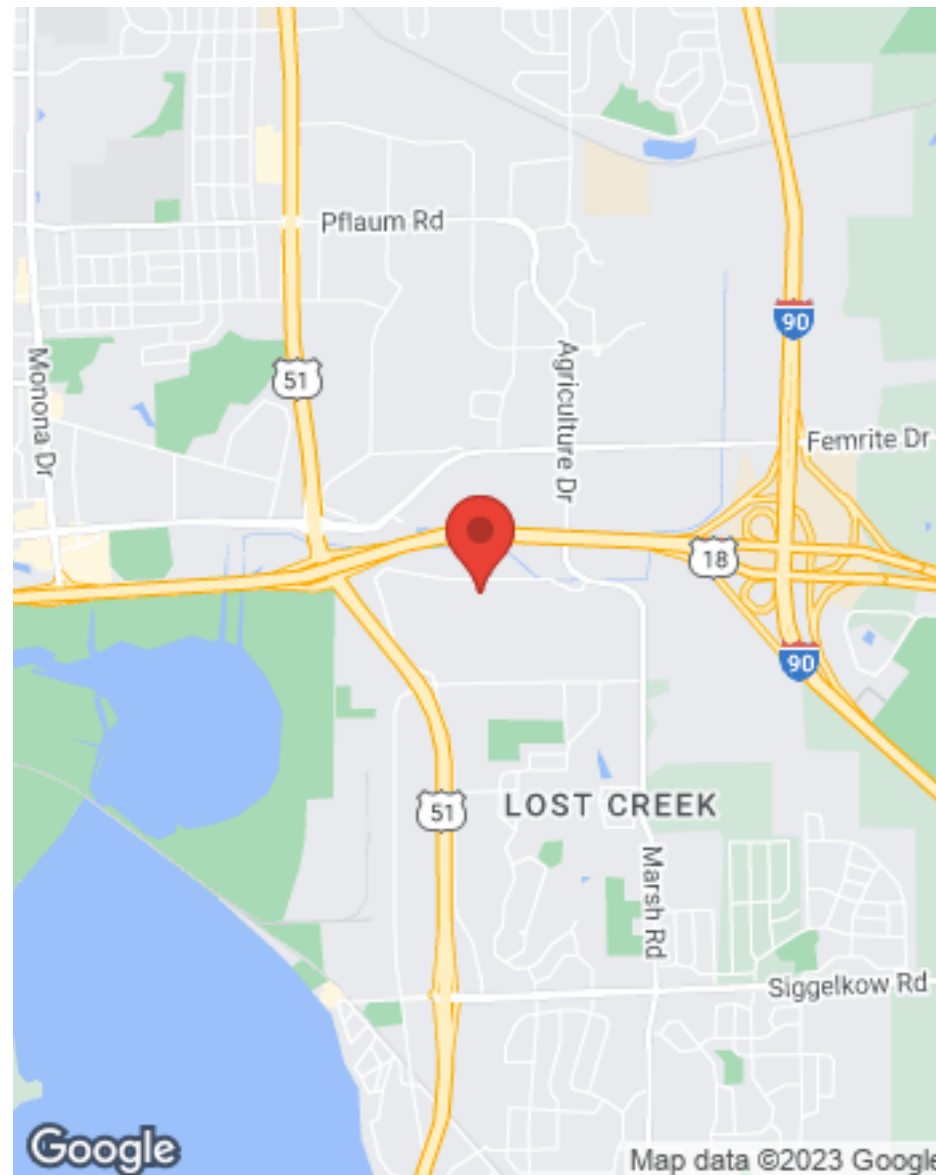
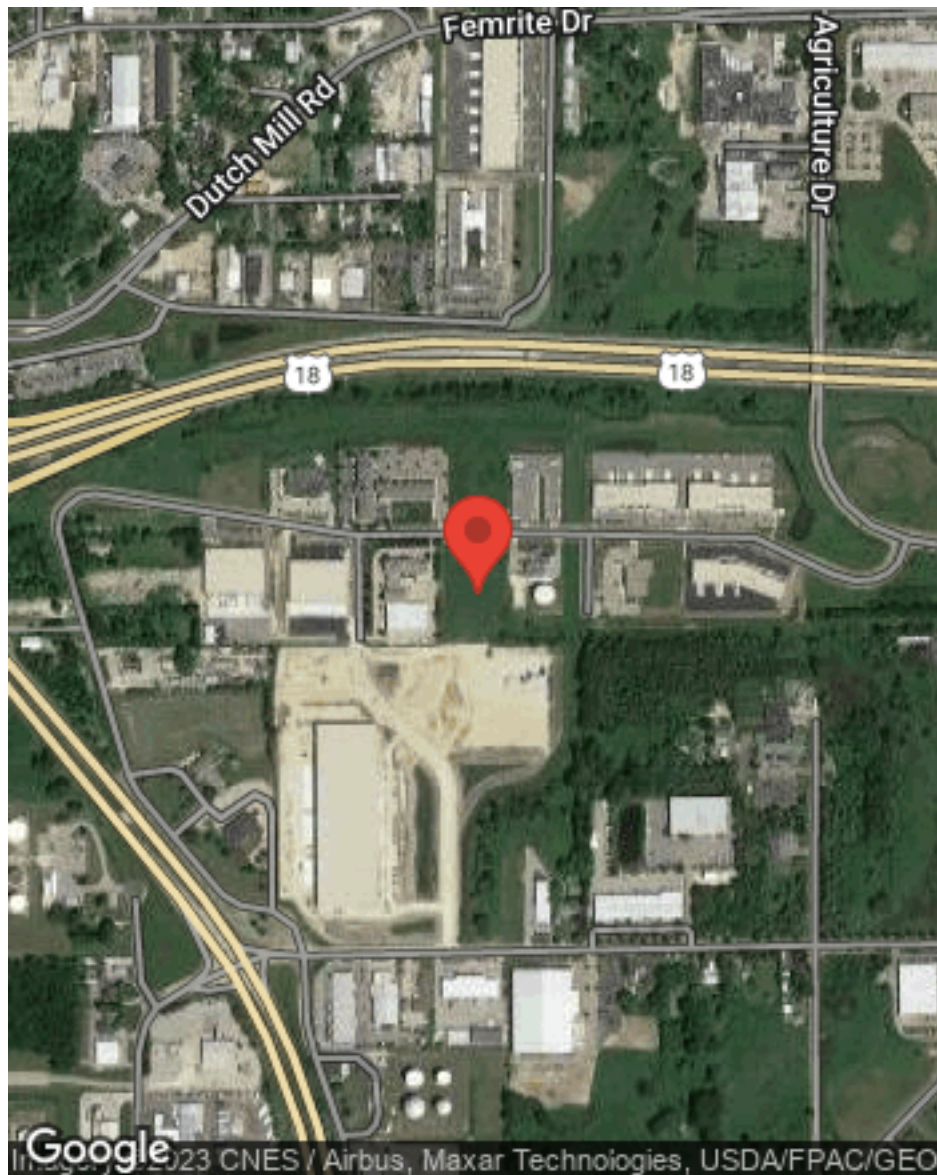
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LOCATION MAPS

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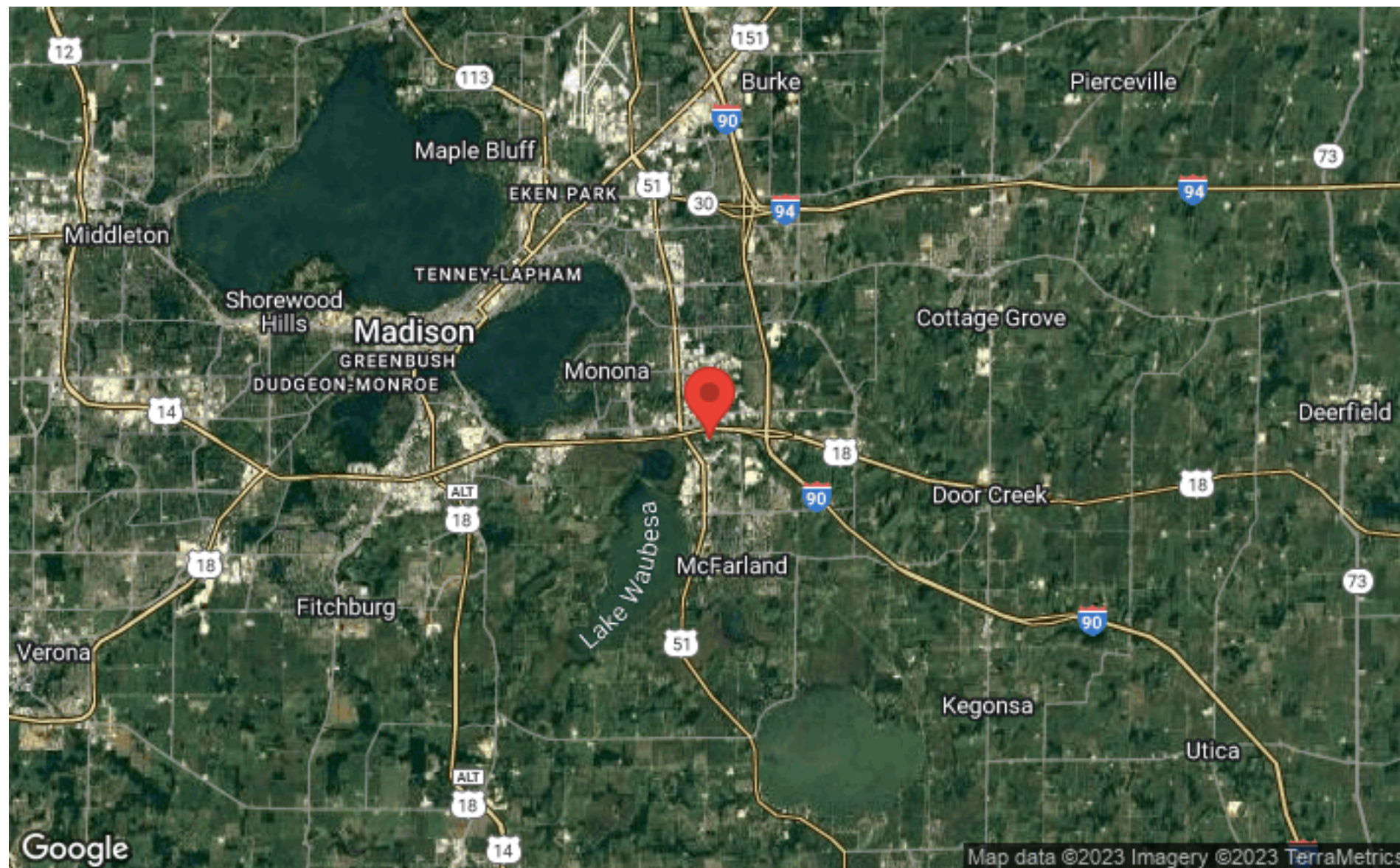
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REGIONAL MAP

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4845 TRADEWINDS PARKWAY

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PRESENTED BY:

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