

**For Sale - Existing
Industrial & Office
Building**

**LPT - Beltline Building
3517 West Beltline
Highway**

MADISON, WI 53713

Price: \$4,500,000

****Opportunity Zone**
Redevelopment Opportunity**



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PROPERTY SUMMARY

3517 WEST BELTLINE HIGHWAY



Property Summary

Access:	West Beltline Frontage Rd
Price:	\$4,500,000
Building SF:	55,614
Air Conditioning:	100% - Air Conditioned Warehouse & Office
Lot Size:	3.30 Acres
Power:	1200 AMP & 800 Amp Service / Backup Generator
Warehouse SF:	36,720
Dock Doors:	4 with pit levelers
Office SF:	18,894
Sprinklers:	87% - Two Story Front Office (Not Sprinklered)
Zoning:	SE - Suburban Employment

Property Overview

55,614 SF warehouse/office building best suited for light industrial, lab, R&D, or potential multi-family housing redevelopment.

Location Overview

The Central Beltline in Madison, Wisconsin is a major highway that runs east-west through the city, connecting the eastern and western suburbs. The highway starts at I-39/90 on the east side of Madison and ends at US Highway 12/18 on the west side.

The Central Beltline is a key transportation route for commuters and travelers, with heavy traffic during peak hours. It also provides access to several important destinations in the city, including the University of Wisconsin-Madison campus, the State Capitol, and several major shopping centers.

The property site is adjacent to the Southern Arboretum to the West and across the Beltline to the South of the UW Arboretum.

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PROPERTY PHOTOS

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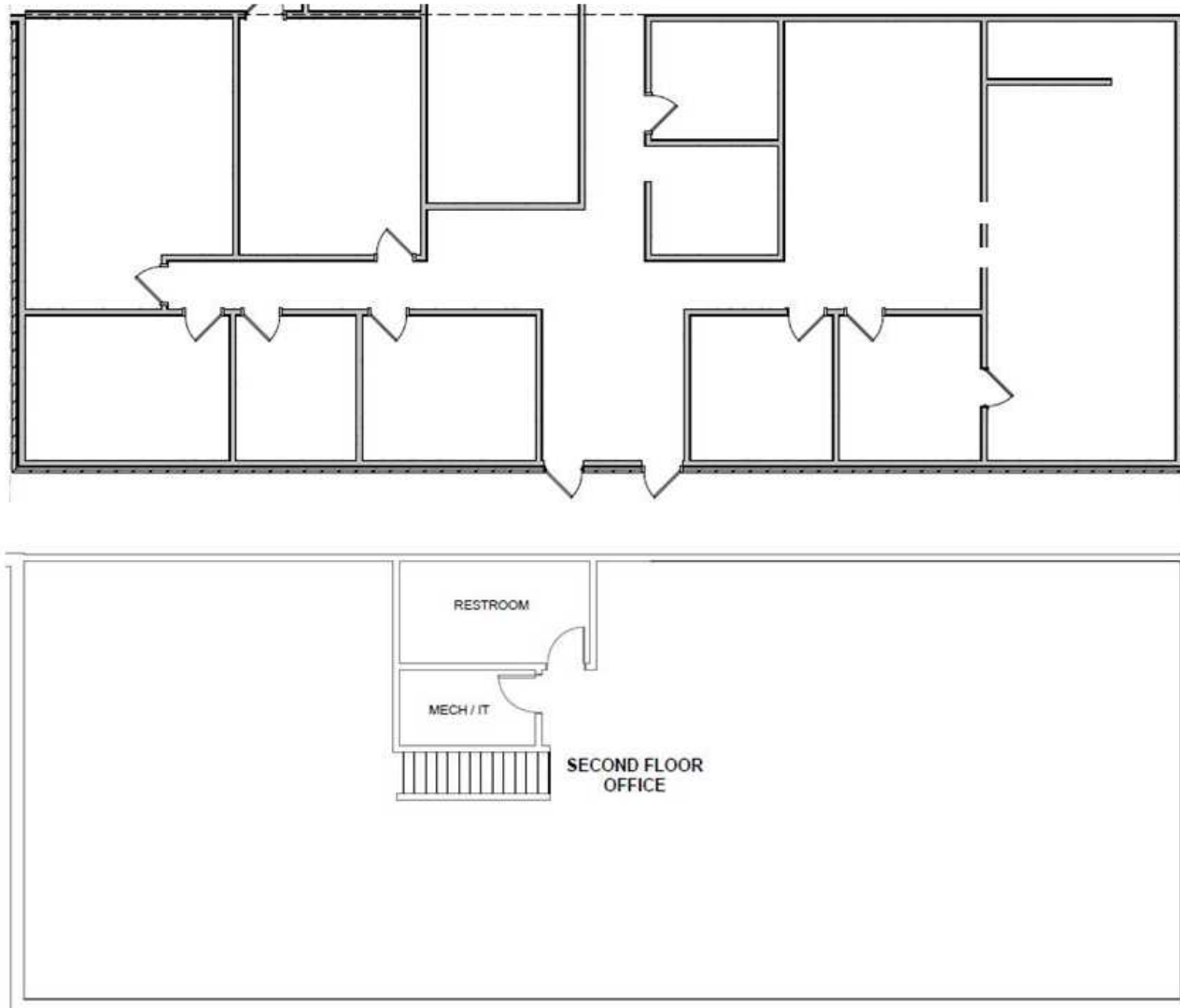
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TWO STORY FRONT OFFICE FLOORPLAN

3517 WEST BELTLINE HIGHWAY



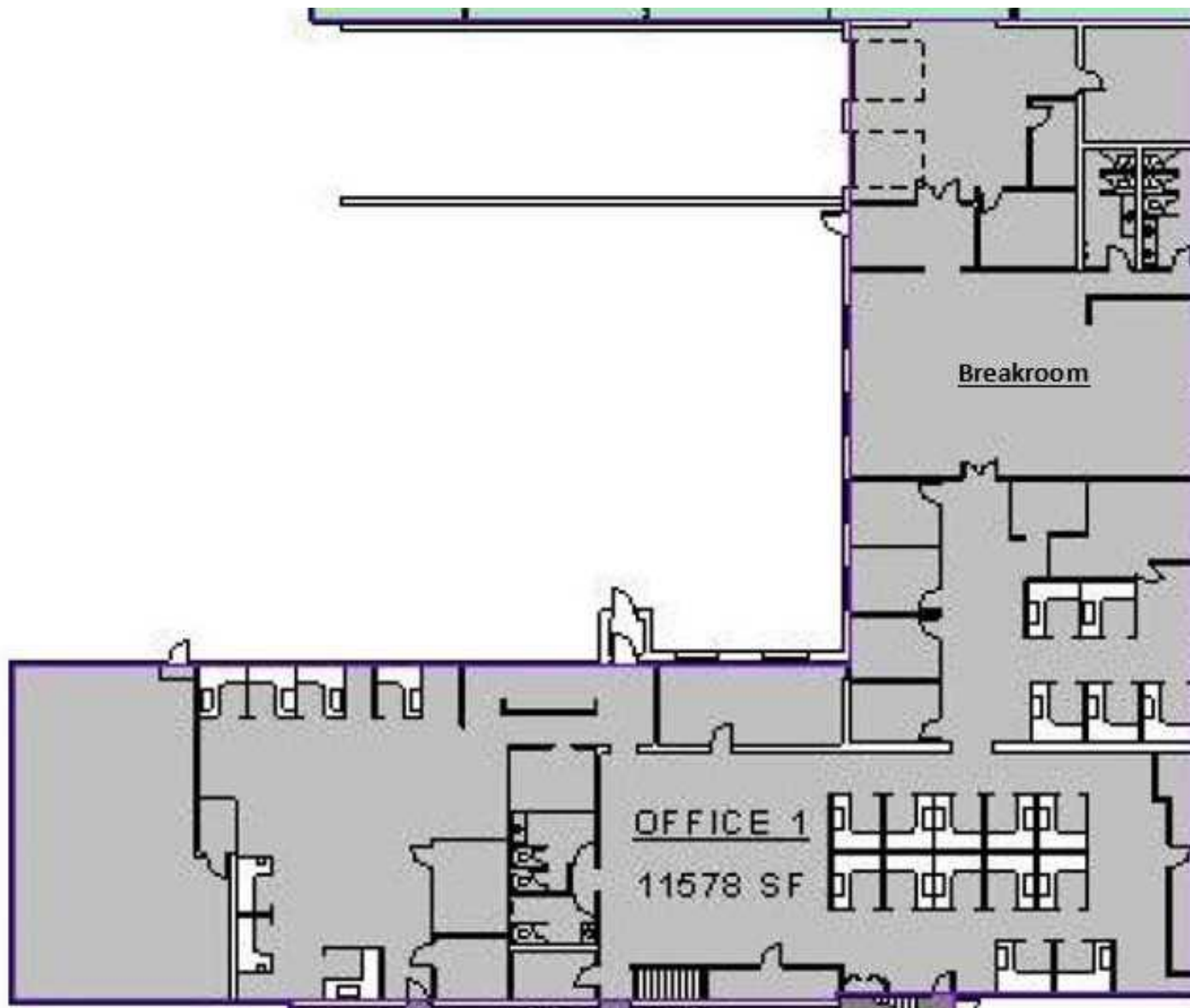
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OFFICE FLOORPLAN

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WAREHOUSE PLAN

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SITE PLAN

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AERIAL MAP

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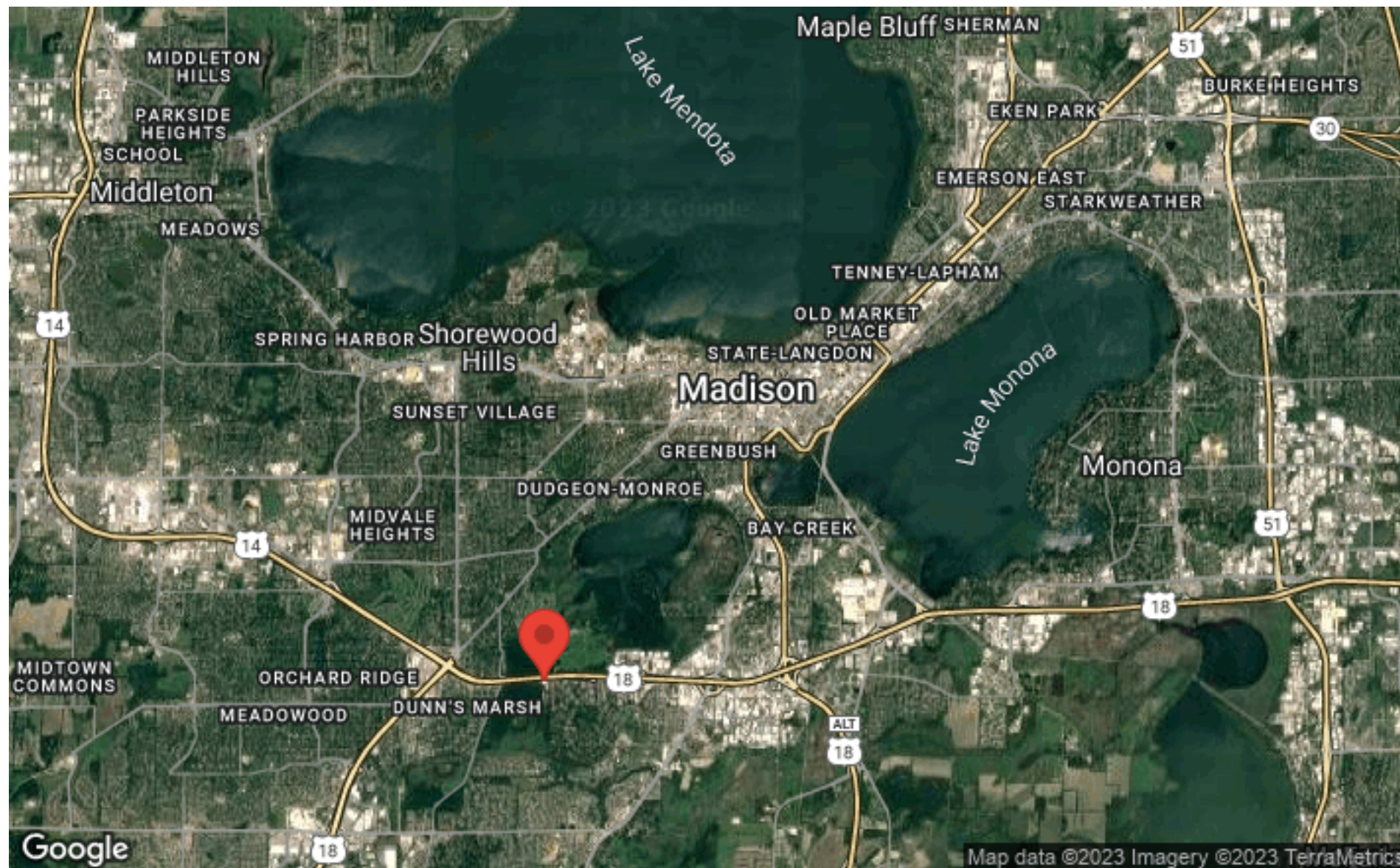
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REGIONAL MAP

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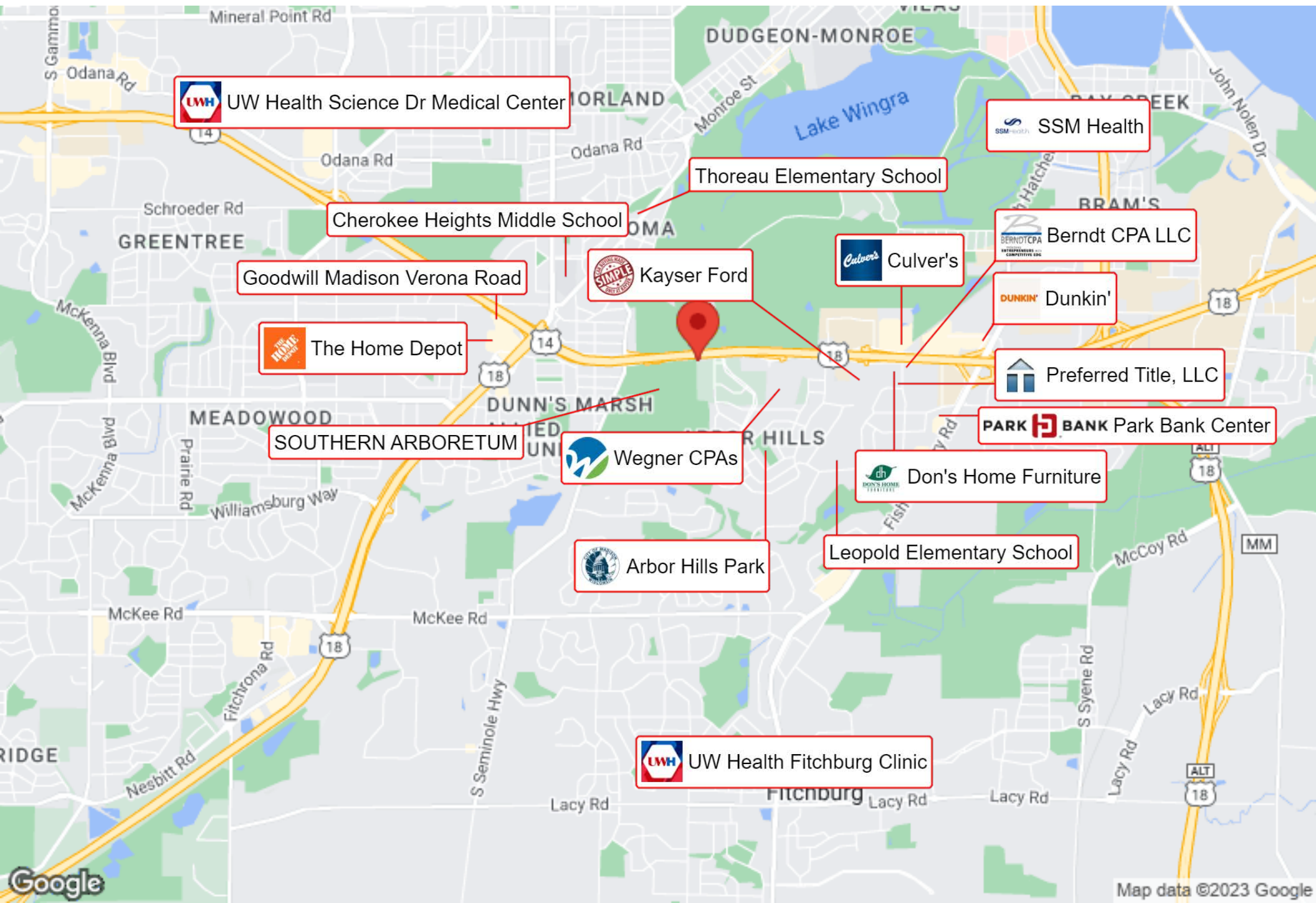
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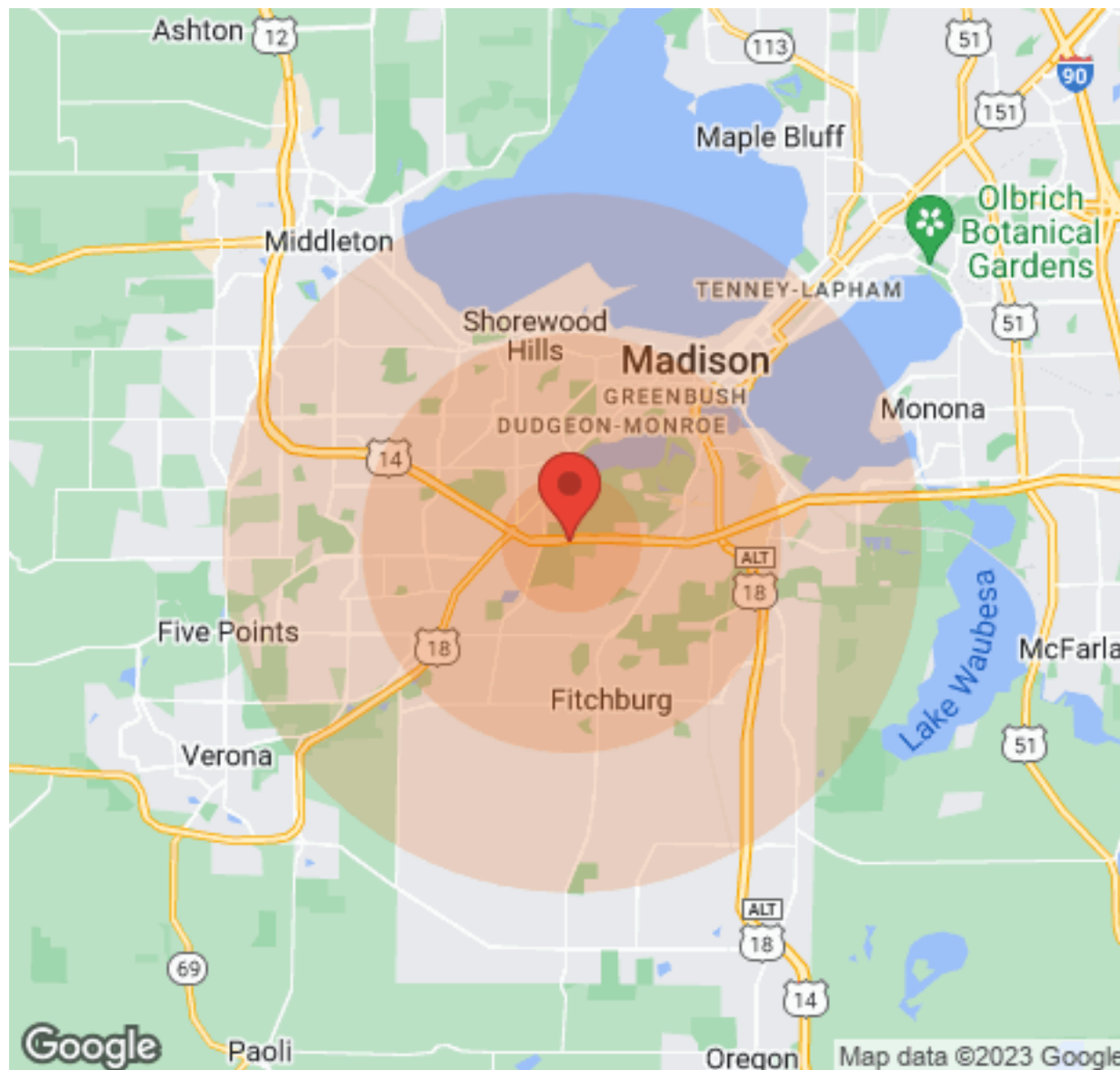
BUSINESS MAP

3517 WEST BELTLINE HIGHWAY



DEMOGRAPHICS

3517 WEST BELTLINE HIGHWAY



Population	1 Mile	3 Miles	5 Miles
Male	5,656	45,291	94,290
Female	5,850	47,105	95,562
Total Population	11,506	92,396	189,852

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,180	16,370	29,979
Ages 15-24	1,488	10,278	19,953
Ages 55-64	1,529	10,360	21,118
Ages 65+	1,746	12,639	24,870

Race	1 Mile	3 Miles	5 Miles
White	9,098	69,834	149,868
Black	1,336	8,186	12,734
Am In/AK Nat	10	86	161
Hawaiian	N/A	2	2
Hispanic	823	11,857	18,031
Multi-Racial	1,434	16,550	25,880

Income	1 Mile	3 Miles	5 Miles
Median	\$74,836	\$59,146	\$52,999
< \$15,000	239	5,604	13,292
\$15,000-\$24,999	534	4,163	8,883
\$25,000-\$34,999	366	3,943	8,103
\$35,000-\$49,999	586	5,500	10,864
\$50,000-\$74,999	846	7,400	14,465
\$75,000-\$99,999	506	4,856	9,314
\$100,000-\$149,999	593	4,474	9,800
\$150,000-\$199,999	403	1,858	3,856
> \$200,000	661	1,856	3,610

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,041	42,224	87,530
Occupied	4,741	39,827	82,191
Owner Occupied	2,890	18,477	36,445
Renter Occupied	1,851	21,350	45,746
Vacant	300	2,397	5,339

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DISCLAIMER

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