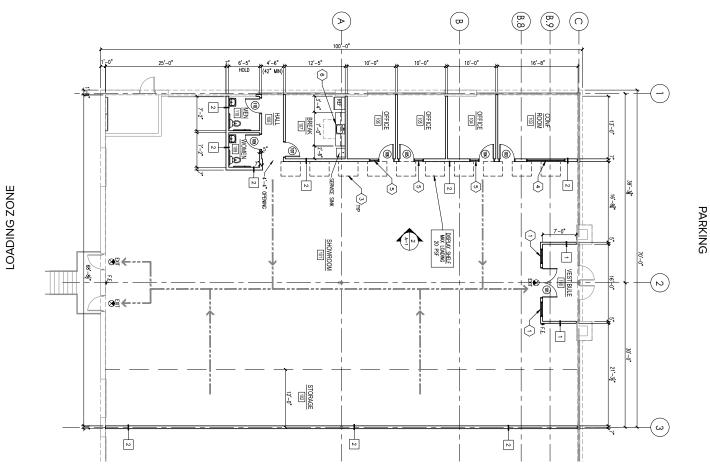




Total SF Available: 6,934 SF

3,467 sq. ft. office/showroom and 3,467 sq. ft. air-conditioned warehouse with dock doors (2) and 12'x14' drive-in door

Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



About Hoepker Corporate Center

Hoepker Corporate Center consists of three flex/R&D buildings totaling more than 138,000 square feet, located 20 minutes east of the City of Madison, in Dane County, WI. The business center is located at the intersection of Hwy 51 and Hoepker Road. The masonry building design and landscaping project a high-end image while offering tenants affordable and flexible floor plans to meet their office, warehouse, R&D, light manufacturing, or showroom requirements.

For more information on Hoepker Corporate Center, visit: **sjpi.com/hoepkercorporate**

Flex/R&D Buildings				
6608 Ronald Reagan Ave.	53,908 SF			
6406 Ronald Reagan Ave.	42,784 SF			
6504 Ronald Reagan Ave.	42,064 SF			
Flex/R&D Specifications				
Suite Sizes	2,664 up to 53,908 SF			
Ceiling Height	16 ft. clear minimum			
Parking	330 spaces			
Heat	Natural Gas			
Roof	EPDM rubber			

Masonry

Dock or drive-in

IL-Industrial Limited

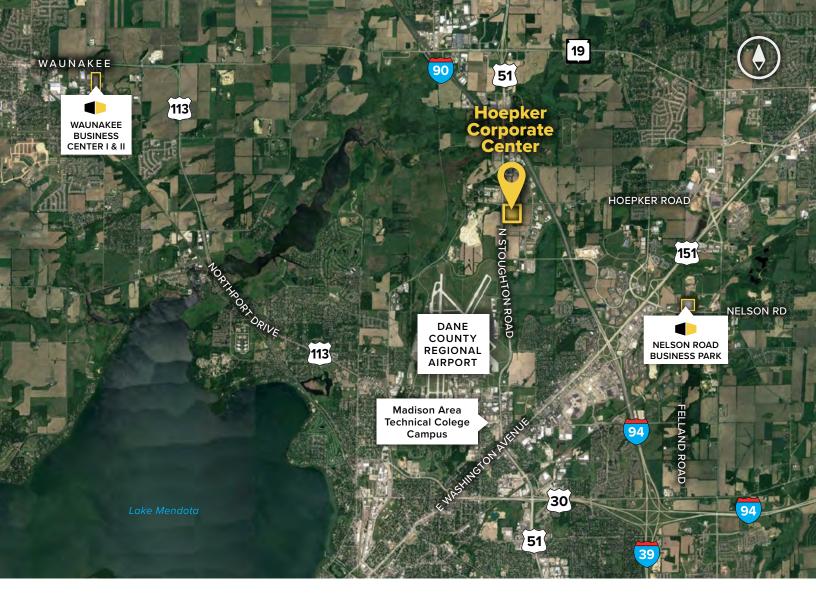
LOCAL AMENTIES	HOEPKER CORPOR	RATE CENTER	
	51		151
		90 HARBOR	
Dane Cor Regional	kirport		
		94	
Army National Guard	Madison	BARNES&NOBLE	CITERACK DICKS EXPRESS
	Area Technical College	nh	CVS OskinCentric armacy The UPS Store
		TARGET. BEYOND PL	ATOS LA. TAN @ DOLLAR TREE

Exterior Walls

Loading

Zoning





Contact Us

For additional leasing information or to schedule a tour, contact:

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About St. John Properties

St. John Properties Wisconsin owns and is developing more than 1.7 million square feet of commercial space across 16 business communities in Wisconsin.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

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