

**INDUSTRIAL/FLEX SPACE  
FOR LEASE**

**NEW CONSTRUCTION  
AVAILABLE JANUARY  
2024**

**Everlight Solar  
1155 Ambition St**

**VERONA, WI 53593**

**8,400-16,800 SF**

**Price: \$9.00-9.75  
PSF / NNN**



**CHRIS CAULUM, CCIM, SIOR**  
Vice President of Commercial Brokerage  
(608) 443-1040  
[c caulum@oakbrookcorp.com](mailto:c caulum@oakbrookcorp.com)

**BRYANT MEYER, CCIM**  
Commercial Broker Associate  
(608) 443-1004  
[bmeyer@oakbrookcorp.com](mailto:bmeyer@oakbrookcorp.com)

# PROPERTY SUMMARY

1155 AMBITION STREET



## Property Summary

Address:	1155 Ambition St
City:	Verona, WI
Building Size:	58,800 SF
Lease Rate:	\$9.00 - \$9.75 p/sf
Lease Term:	3 year minimum
Available SF:	8,400 - 16,800
Clear Height:	24'
Column Space:	60 x 140
Dock Doors:	(2) - 1 per 8,400 SF bay
Drive-in Door:	(2) - 1 per 8,400 SF bay
Power:	3-phase / 200 amps per bay
Lighting:	LED
Parking Ratio:	1.5/1,000
Parking:	88 stalls
Sprinklers:	Yes
Year Built:	2024
Zoning:	Suburban Industrial

## Property Overview

Brand new construction of an upscale concrete tilt-up energy efficient industrial flex warehouse. Available in the Liberty Business Park by January 2024.

Two bays are available and may be leased separately or together. Each bay will be 60' wide and 140' deep (really wide columns at 60' x 46'), with one dock and one 14' x 14' drive-in door. per bay.

The site offers a full-length truck court with 120' of maneuvering space.

Tenant Improvement Allowance is negotiable, Landlord willing to consider Build-To-Suit office options.

## Location Overview

130-acre privately-owned park fronts US Hwy 151, which connects to US Highways 12/18, then to I-90/39/94 to the east of Madison.

Conveniently located 10 miles outside of downtown Madison, Liberty Business Park is pioneering the "live-work-play" lifestyle.

The park is situated in a nature-friendly yet urban area that covers 253 acres. Just 2 miles from Badger State Trail, 8 miles from University Research Park, and 4 miles from Epic Systems Headquarters.

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

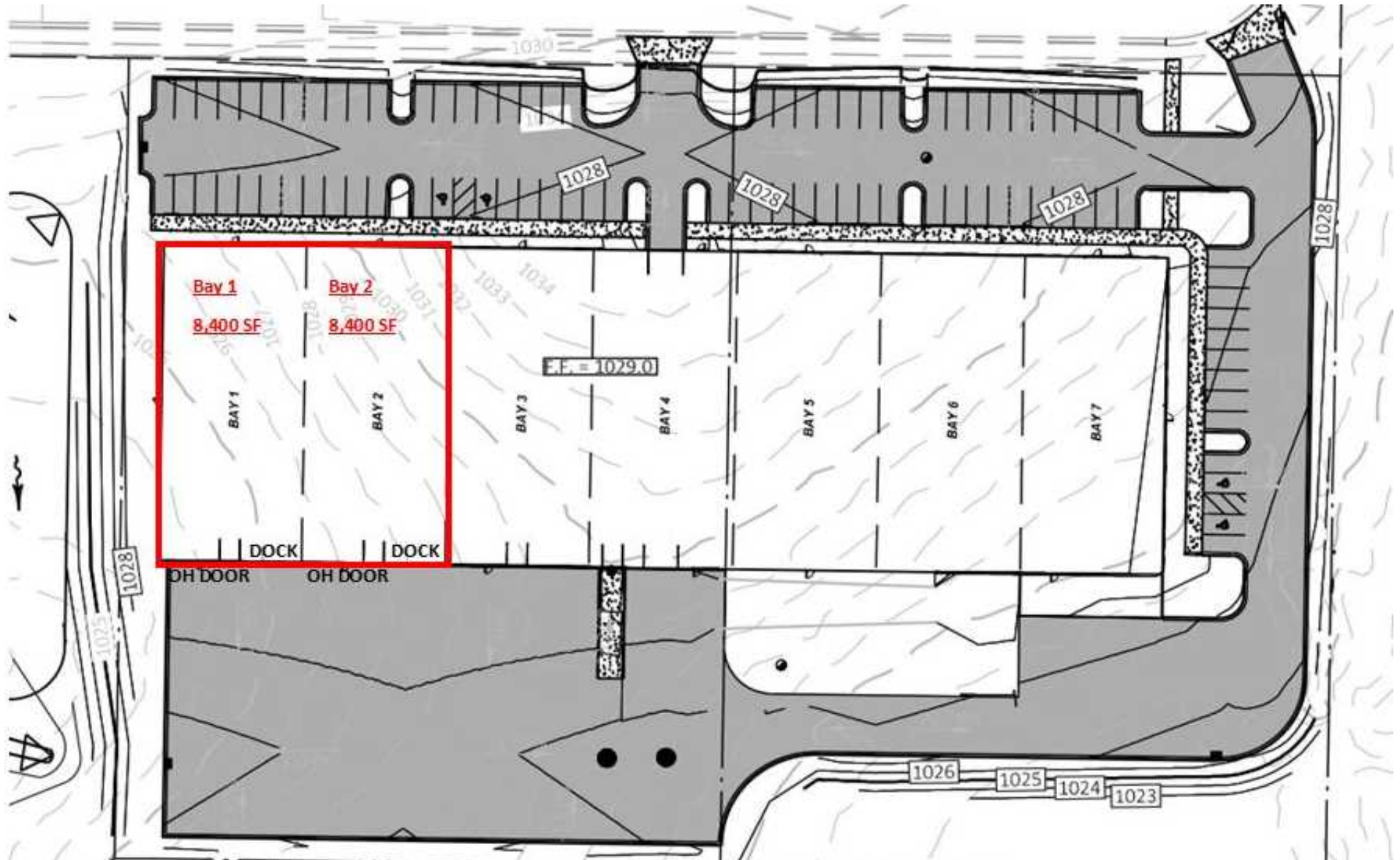
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O: (608) 443-1040  
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bmeyer@oakbrookcorp.com



# BUILDING PLAN

1155 AMBITION STREET



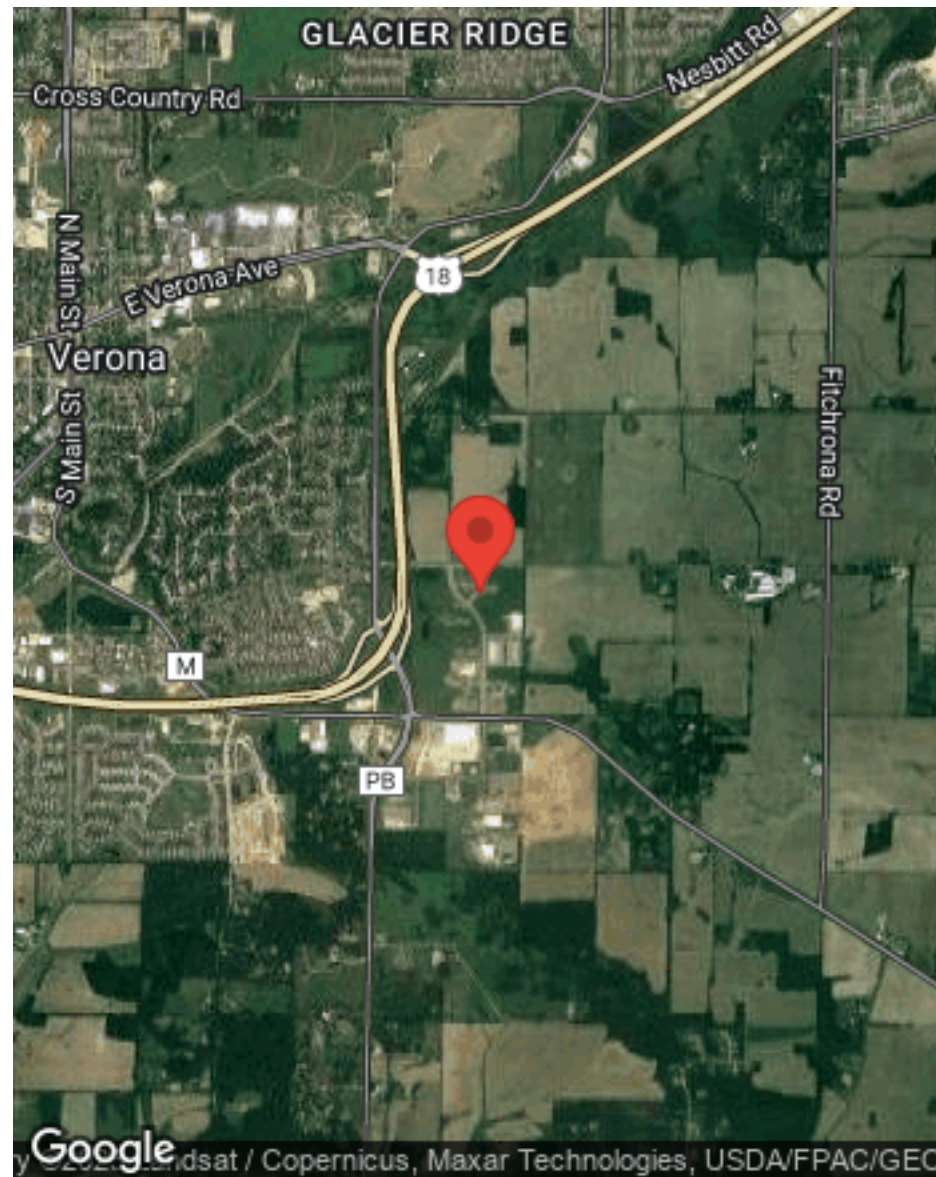
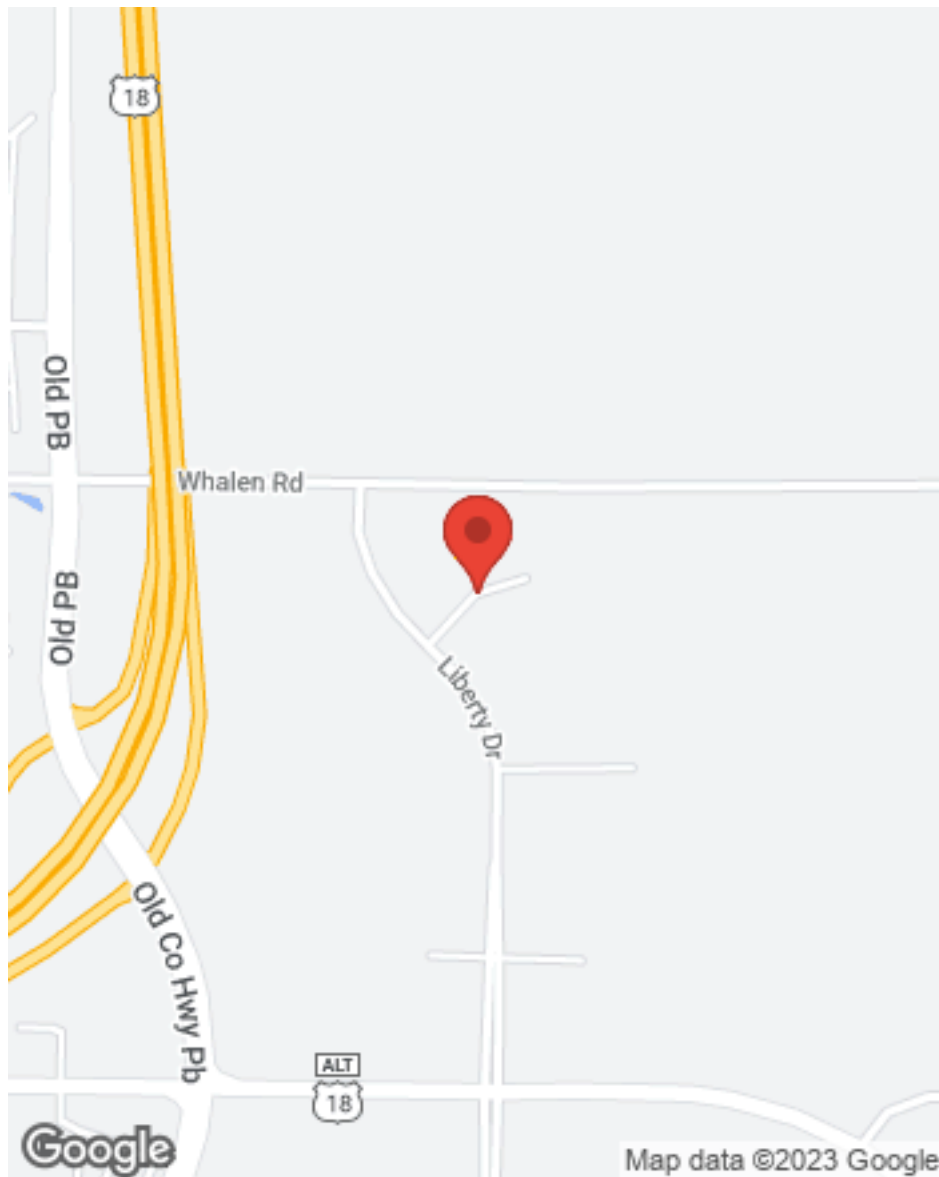
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bmeyer@oakbrookcorp.com

# LOCATION MAPS

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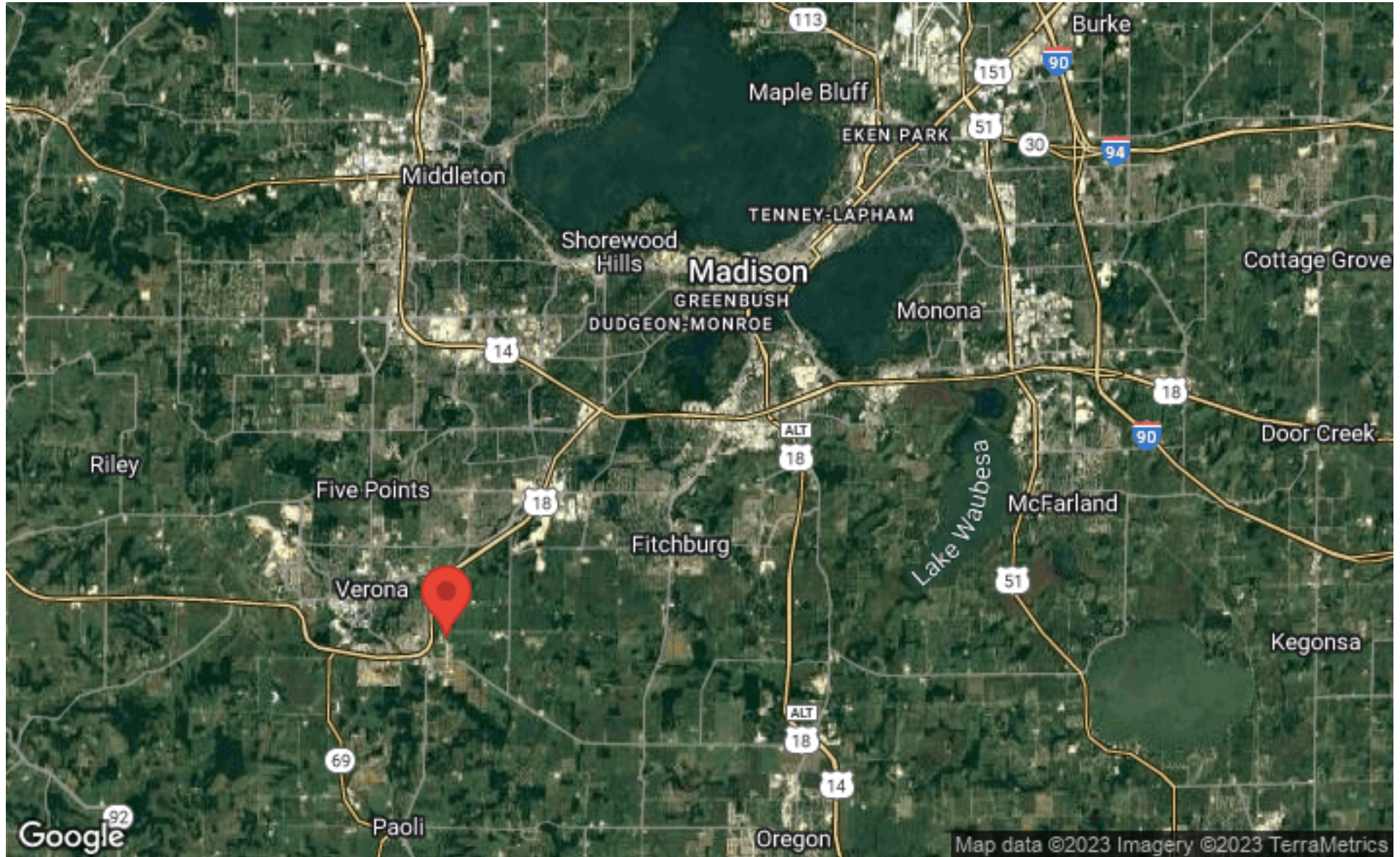
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 O: (608) 443-1004  
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# REGIONAL MAP

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OAKBROOK CORPORATION  
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CHRIS CAULUM, CCIM, SIOR  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: 608-443-1040  
ccaulum@oakbrookcorp.com

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

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1155 AMBITION STREET

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*PRESENTED BY:*

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