

**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**



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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

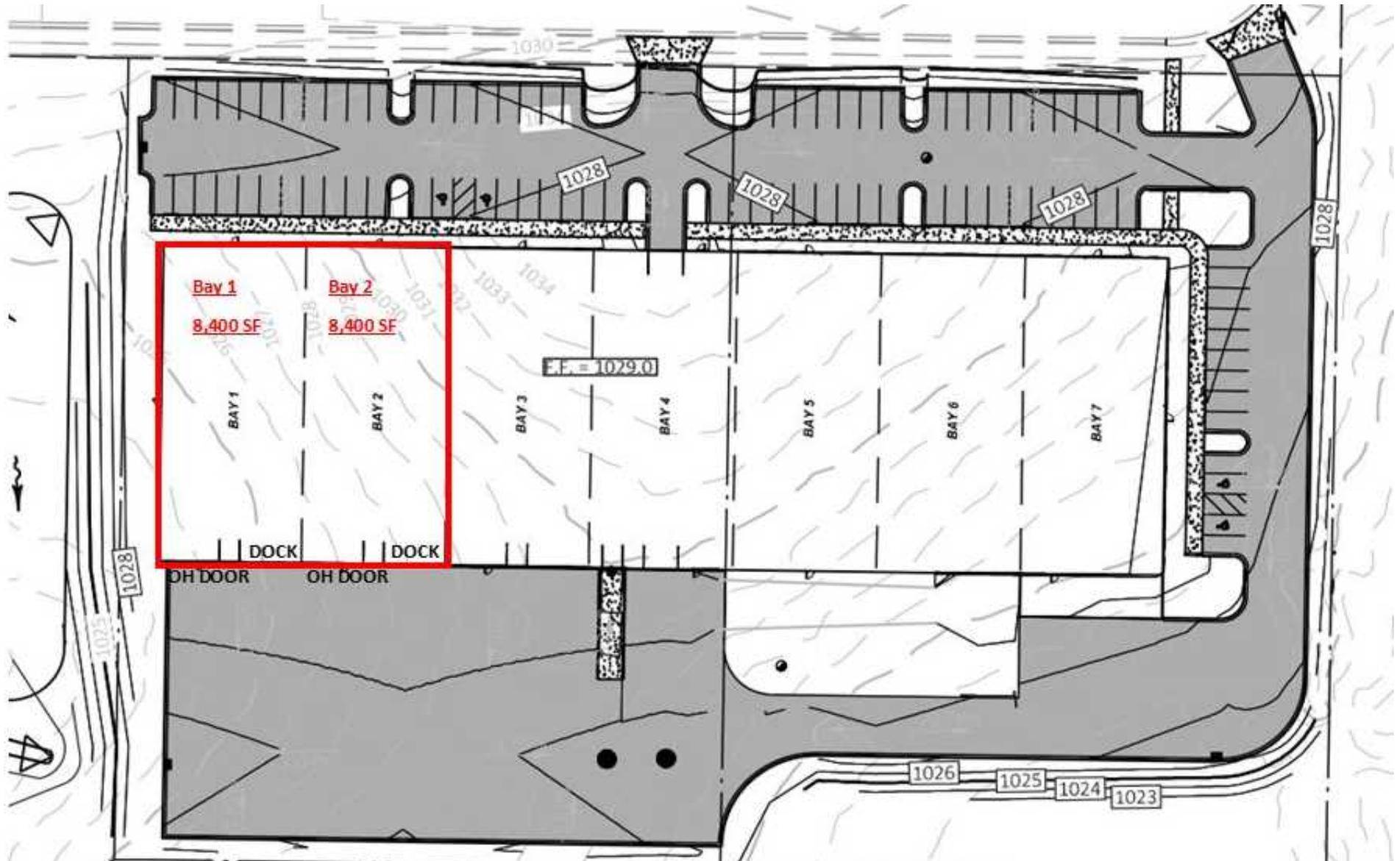
130-acre privately-owned park fronts US Hwy 151, which connects to US Highways 12/18, then to I-90/39/94 to the east of Madison.

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.

BUILDING PLAN

1155 AMBITION STREET



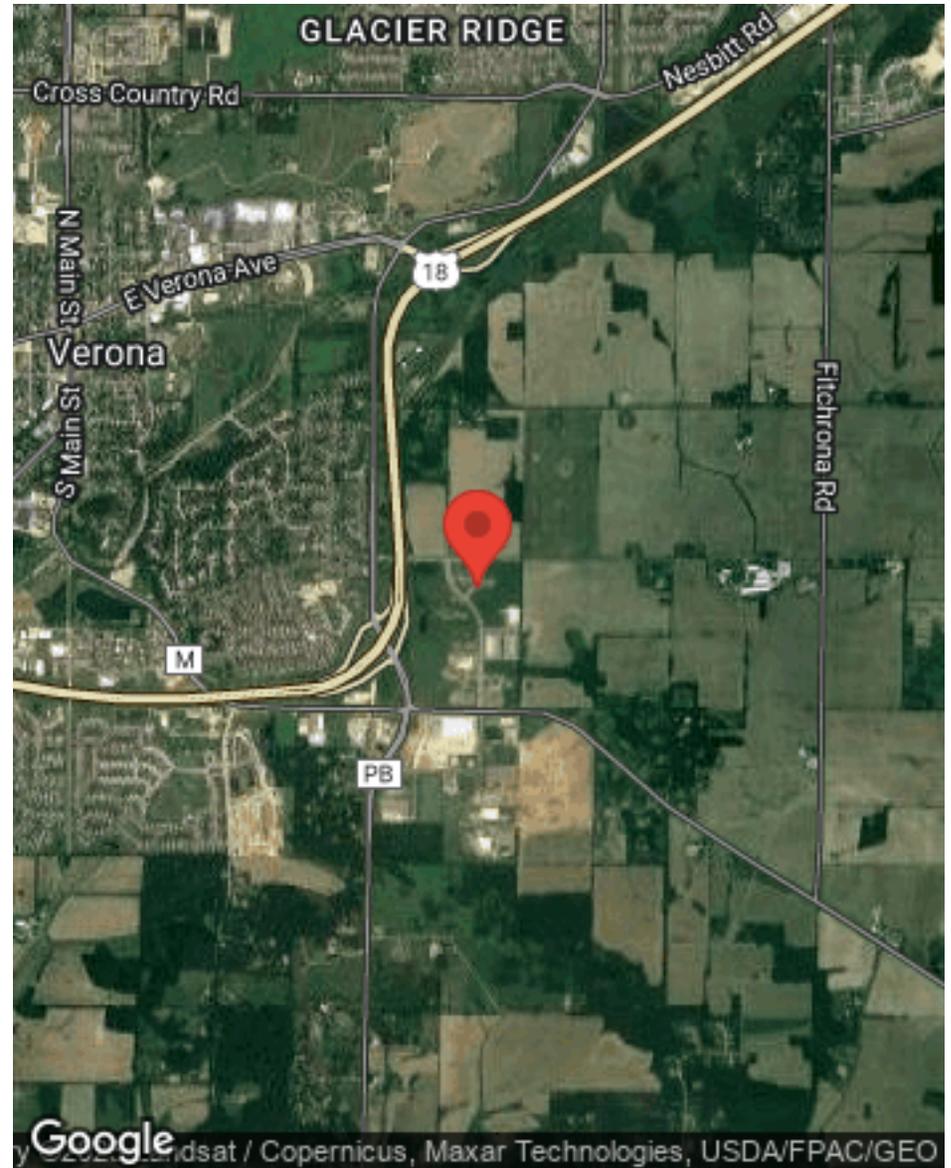
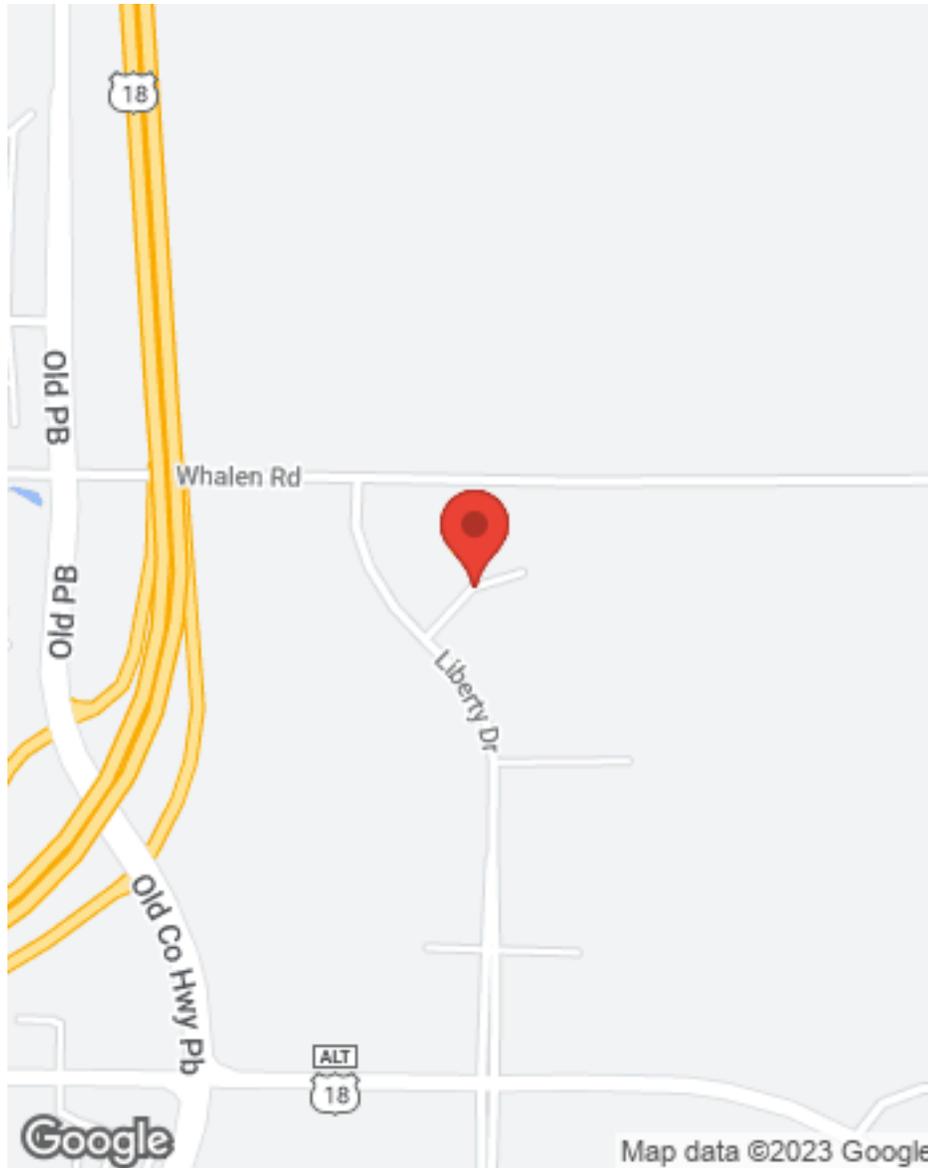
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LOCATION MAPS

1155 AMBITION STREET



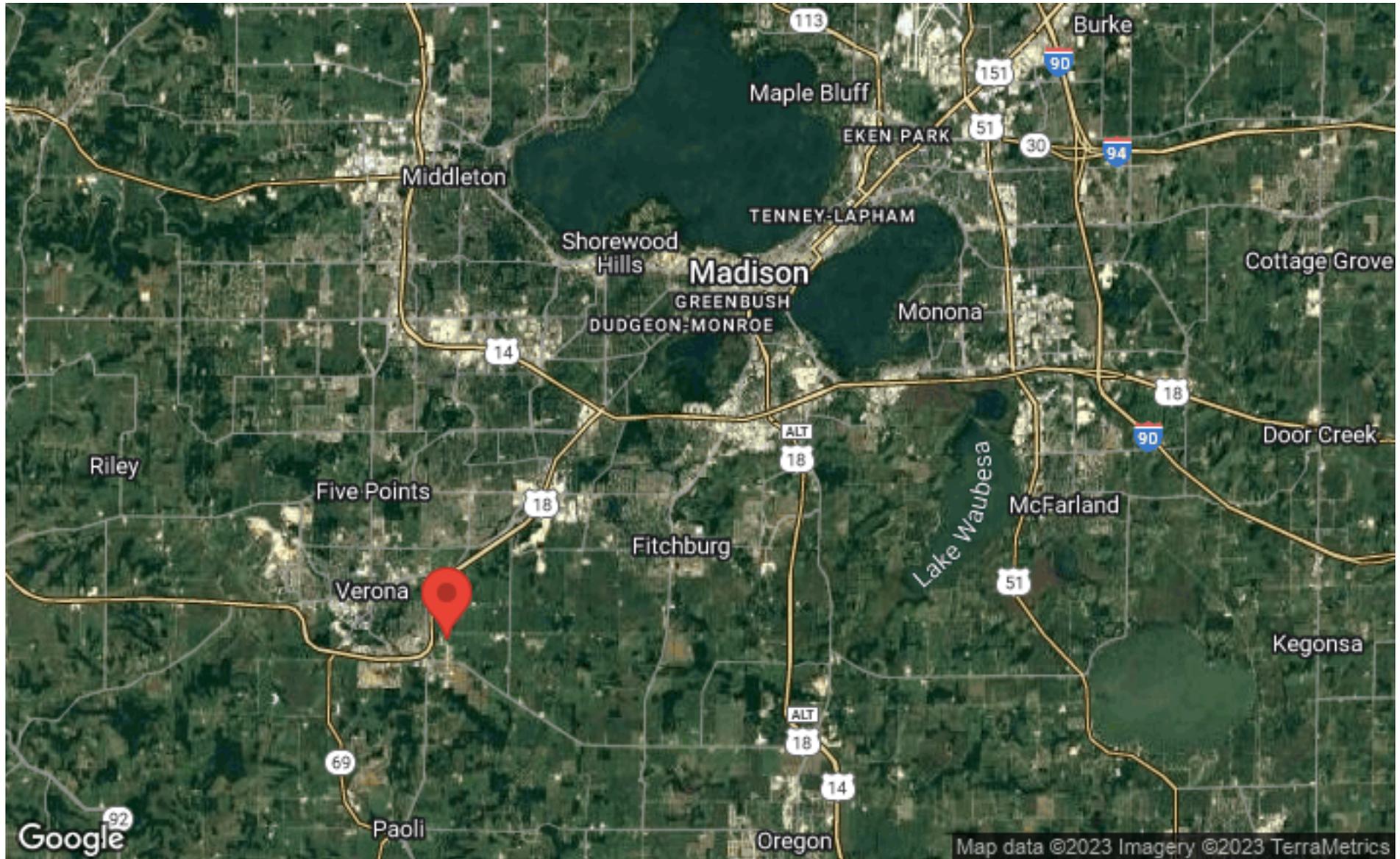
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REGIONAL MAP

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