



4300 Duraform Lane Windsor, WI 53598

For Sublease

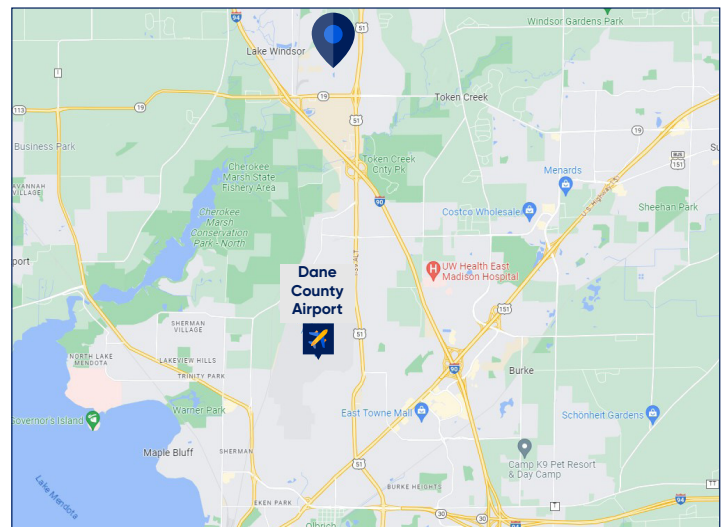
Property Overview

Class A flex building available for sublease. The building was built in two phases. Phase one: the East building, consists of office space, a warehouse. Phase 2: the West building, consists of office space. The buildings are contiguous and connected via a glass breezeway. Sublessor is willing to lease the entire building or demise the building as needed.

Space Profile

Premises	<p>Total building area: 14,061 SF</p> <p>West: 5,316 SF of office</p> <p>East: 8,745 SF</p> <ul style="list-style-type: none"> • 4,945 SF of office • 3,800 SF of warehouse <p>(2,720 SF of possible expansion space)</p>
Rental Rate	\$13/ SF NNN
2023 Est. OpEx	\$5.50/SF + utilities & janitorial
Availability	Immediate
Building Class	A
Parking	42 stalls
Notes	<ul style="list-style-type: none"> • Existing furniture negotiable: Space could come fully furnished to provide plug and play solution • Excellent access off Interstate 39/90/94 and US Highway 51 • Solid/new construction on concrete pad • Total site consists of over 2 acres • Outdoor patio with grill area • Internet providers include: TDS and Century Link • Warehouse clear height exceeds 24' • Exposed high beams and roof trusses to achieve a modern/contemporary environment • Multiple kitchen/kitchenettes/break areas available • Showers

Map



For More Information



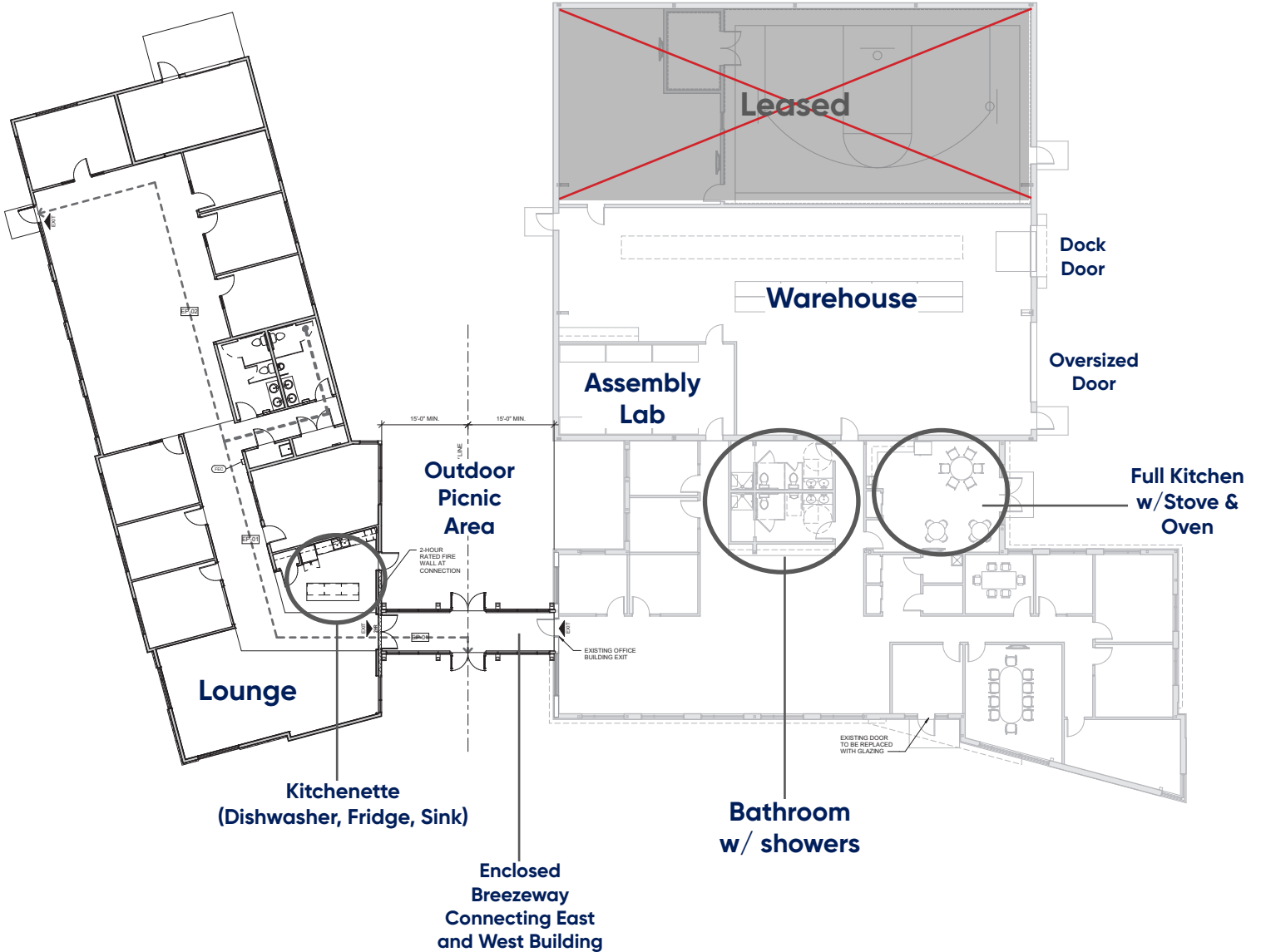
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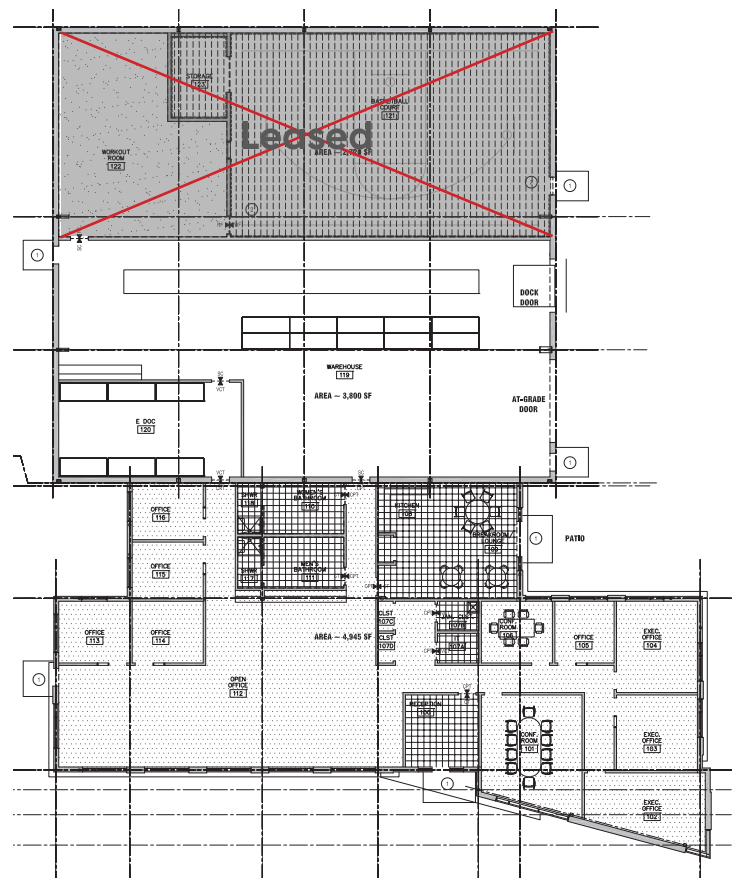
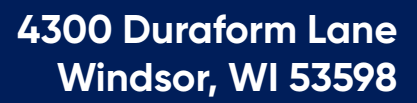
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Full Building Floor plan

West Building

East Building

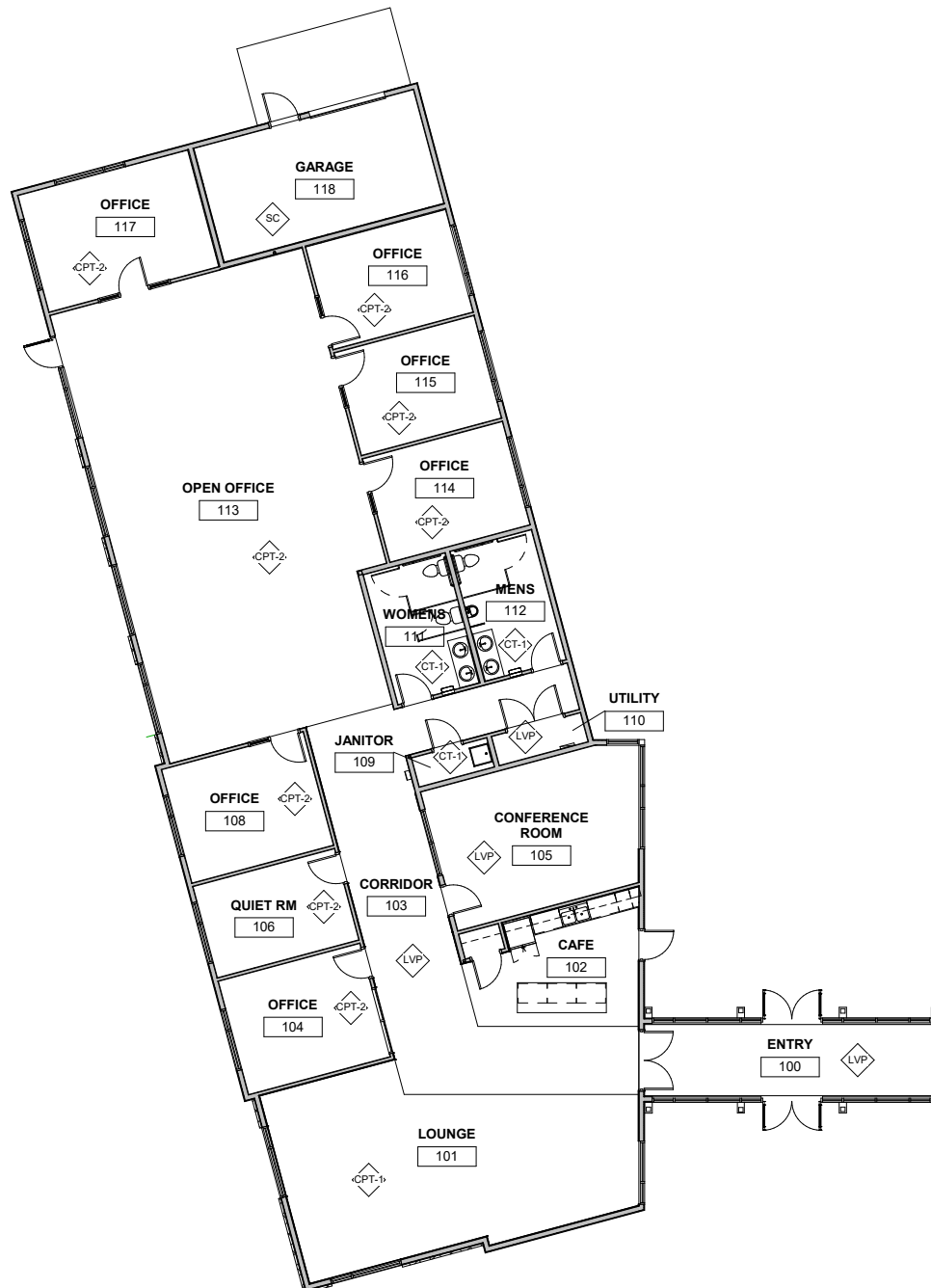






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Phase Two: West Building



Site Plan

