

For Lease

Flex-Light Industrial

2818 PROGRESS RD
MADISON, WI 53716

10,800 SF - \$9.75 P/SF MG
Zoned IG

Available August 1, 2023



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PROPERTY SUMMARY

2818 PROGRESS ROAD



Property Summary

| | |
|-----------------|----------------------------|
| Lease Rate: | \$9.75/SF Modified Gross |
| Available SF: | 10,800 SF |
| Warehouse SF: | 9,000 SF |
| Office SF: | 1,800 SF |
| Eave Height: | 16' |
| Dock Doors: | (2) 8' X 10' with Levelers |
| Overhead Doors: | (2) 12' x 12' |
| Power: | 3 Phase Electrical Service |
| Sprinkler: | Wet Sprinkler System |
| Zoning: | Industrial General (IG) |
| Available: | August 1st , 2023 |

Property Overview

Industrial flex space located on Madison's East side. The space offers 10,800 SF (1,800 SF Office / 9,000 SF Warehouse) with 7 offices, a conference room, and 3 ADA restrooms.

The warehouse features floor drains, 16' eave height, sprinklers, 3 phase power, (2) 12'x12' OH doors and (2) 8'x10' dock doors with levelers. An abundance of rear outdoor parking is available on-site.

Tenant is separately responsible for gas, electric, water, recycling, phone/data, and in-suite janitorial. Available August 1st, 2023.

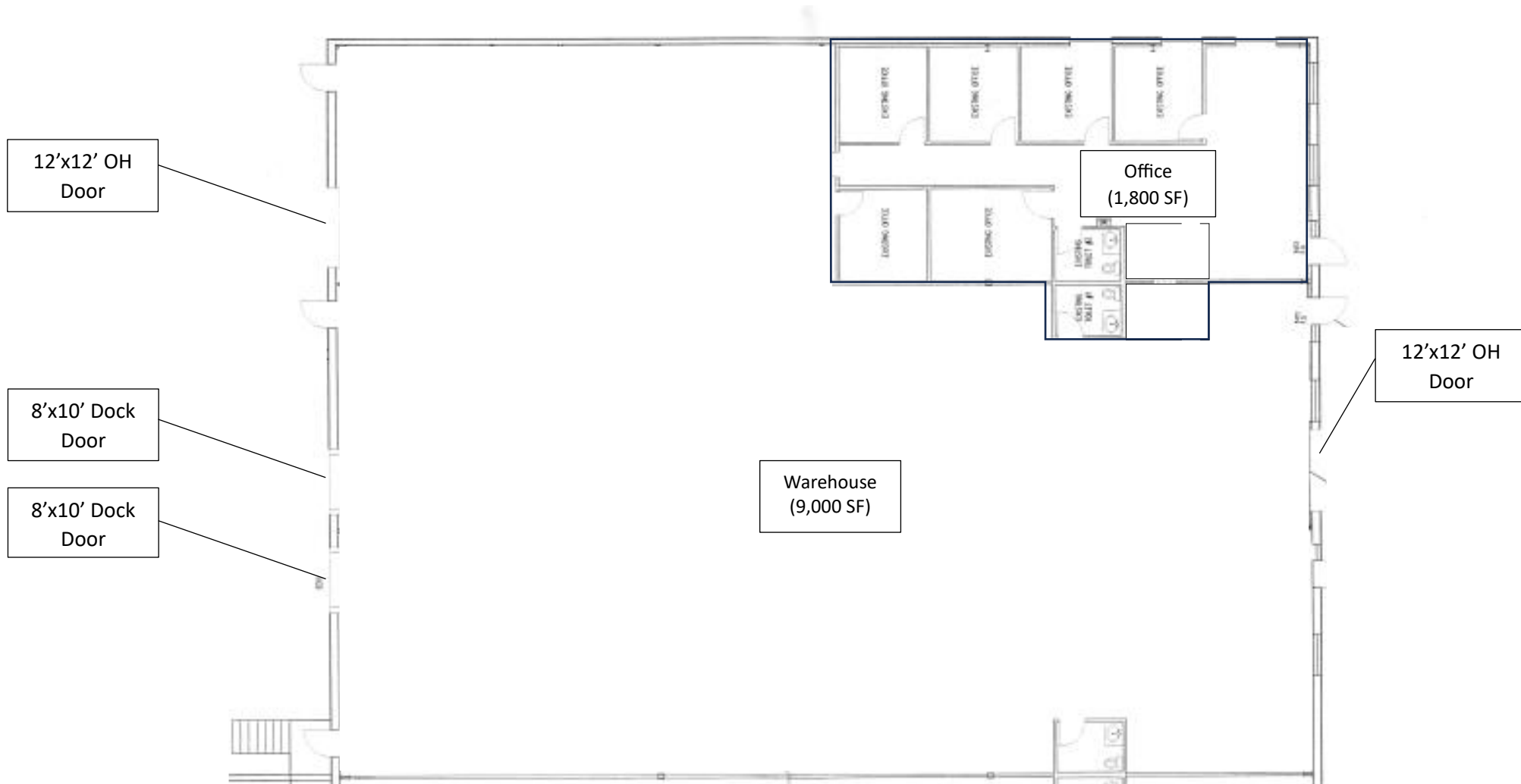
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FLOOR PLAN

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PROPERTY PHOTOS

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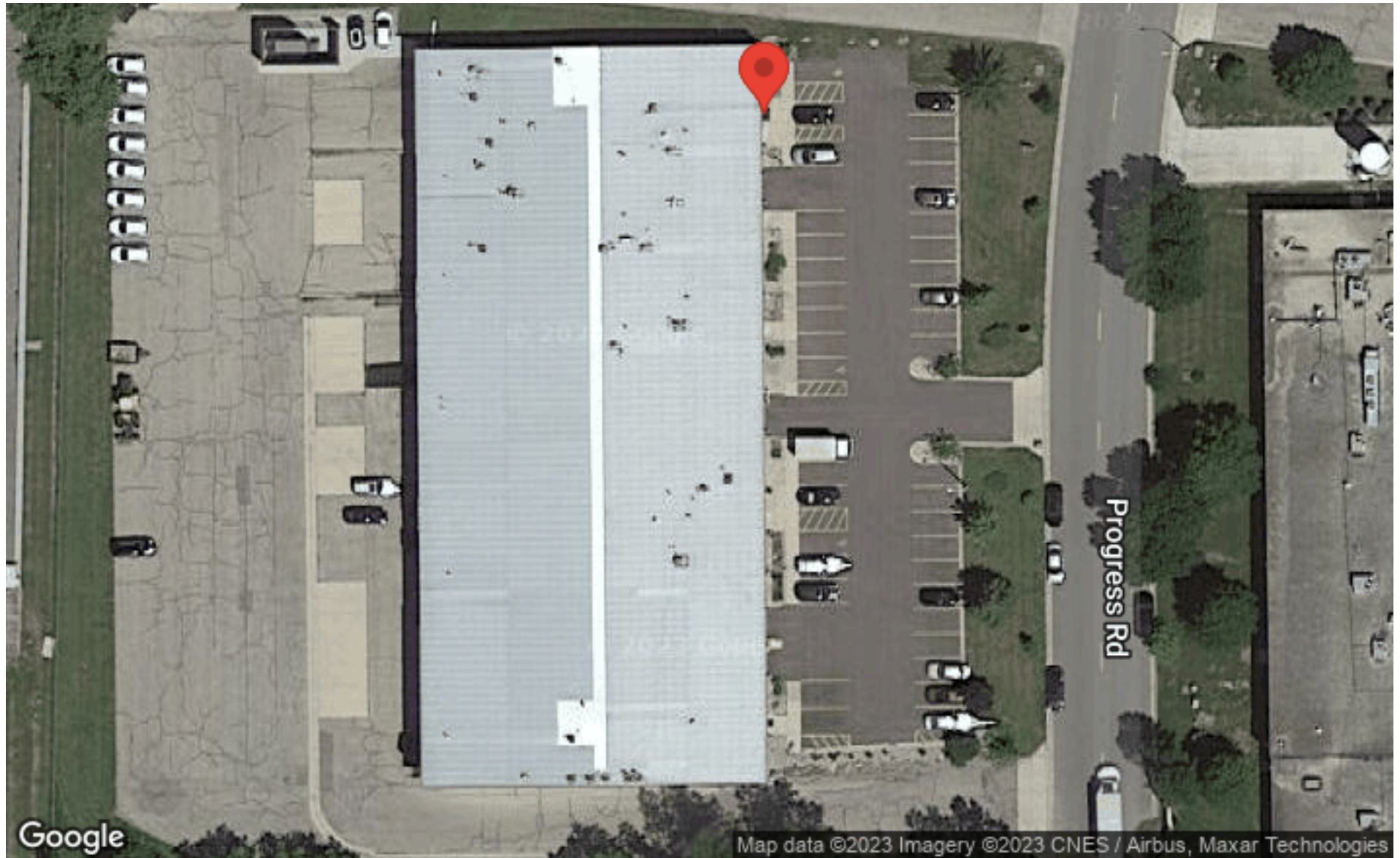
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AERIAL MAP

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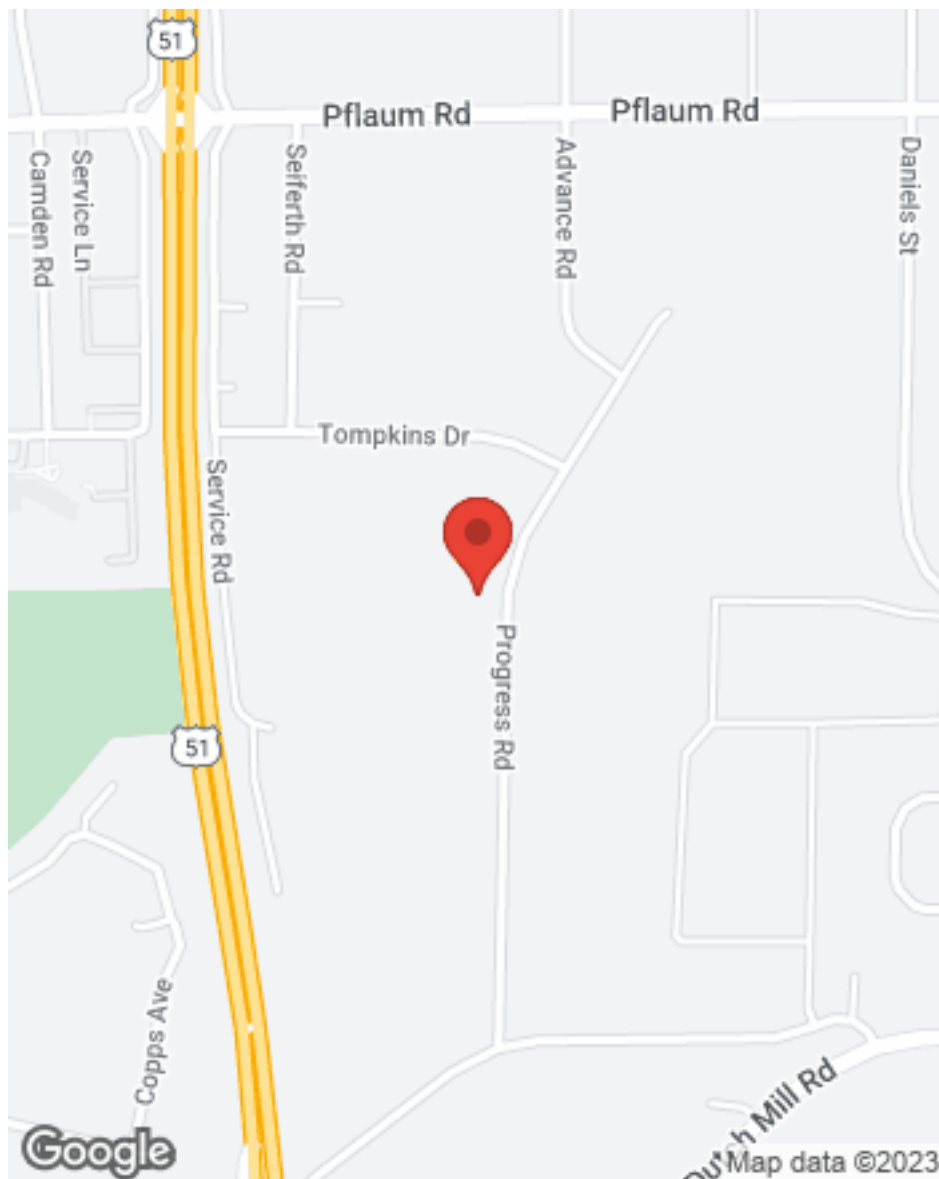
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LOCATION MAPS

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