

For Lease

## Industrial Warehouse

4427 ROBERTSON RD  
MADISON, WI 53716

2,500 SF - \$8.50 P/SF MG  
Zoned IL

Available Now



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

**TONY KEUNTJES**  
CRE Associate  
(608) 443-1039  
[akeuntjes@oakbrookcorp.com](mailto:akeuntjes@oakbrookcorp.com)



# PROPERTY SUMMARY

4427 ROBERTSON ROAD



## Property Summary

Lease Rate:	\$8.50 /SF Modified Gross
Available SF:	2,500 SF (25'x100')
Ceiling Height:	14' - 18'
Overhead Door:	(1) 10'x12'
Power:	100 Amp (120/240V)
Zoning:	Industrial Limited (IL)
Lighting:	New LED Lighting
Available:	Now

## Property Overview

Industrial space located on Madison's East side. The space offers 2,500 SF (25'x100') of heated warehouse space, plumbing is stubbed in with 100 Amp (120/240V) power service, (1) 10'x12' OH door, new LED Lighting, and Modine Heat.

Tenant is separately responsible for gas, electric, water, recycling, phone/data, and in-suite janitorial.

Signage is available on the building façade, includes ample non-exclusive exterior parking. Available Now.

## Location Overview

Located on Madison's east side with easy access to Hwy 51, Hwy 30, and I-90/94/39 transportation corridors.



# PROPERTY PHOTOS

4427 ROBERTSON ROAD



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

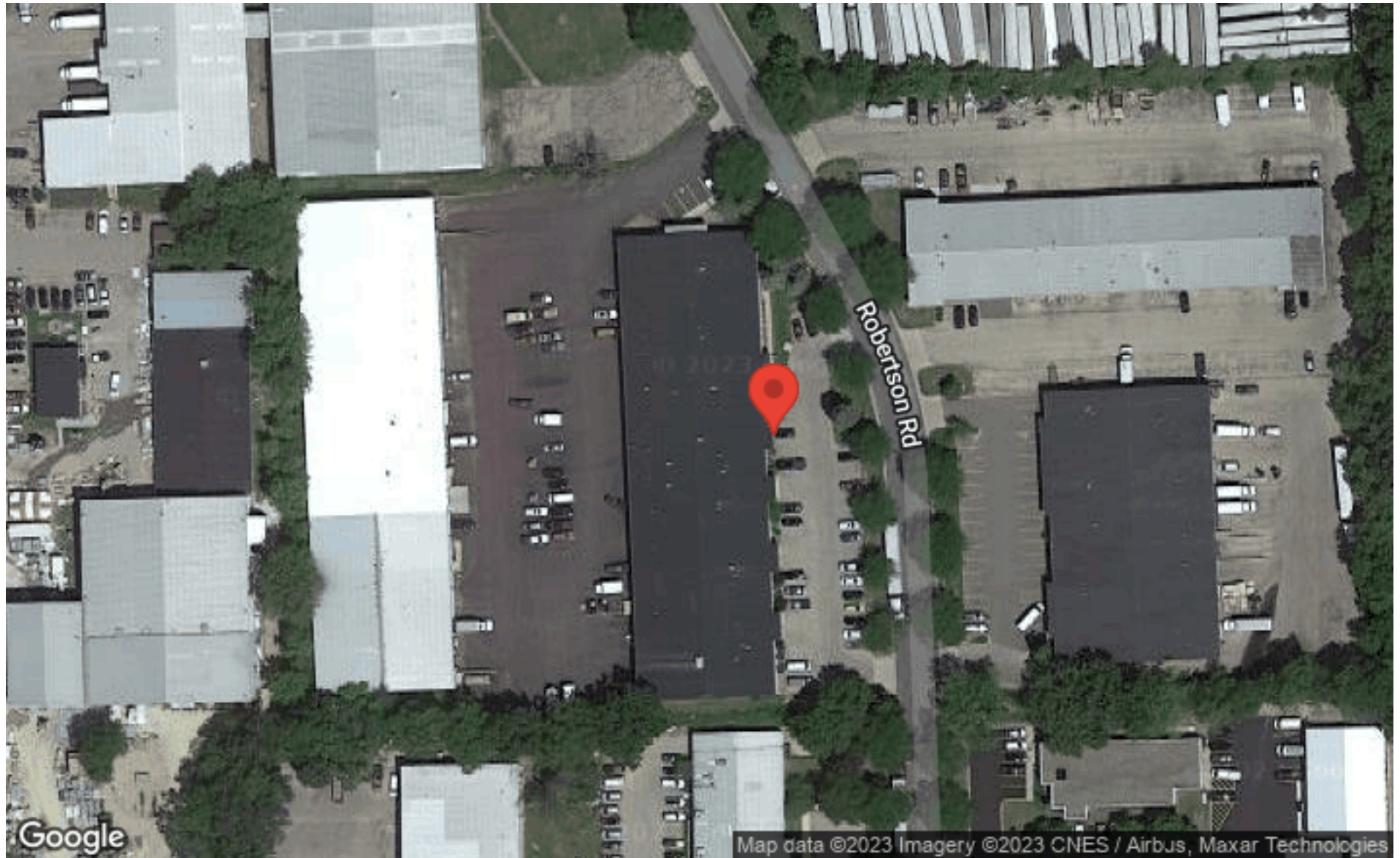
**BRYANT MEYER, CCIM**  
Broker, Associate  
O: (608) 443-1004  
C: (608) 633-2242  
bmeyer@oakbrookcorp.com

**TONY KEUNTJES**  
CRE Associate  
O: (608) 443-1039  
C: (715) 451-3252  
akeuntjes@oakbrookcorp.com



# AERIAL MAP

4427 ROBERTSON ROAD



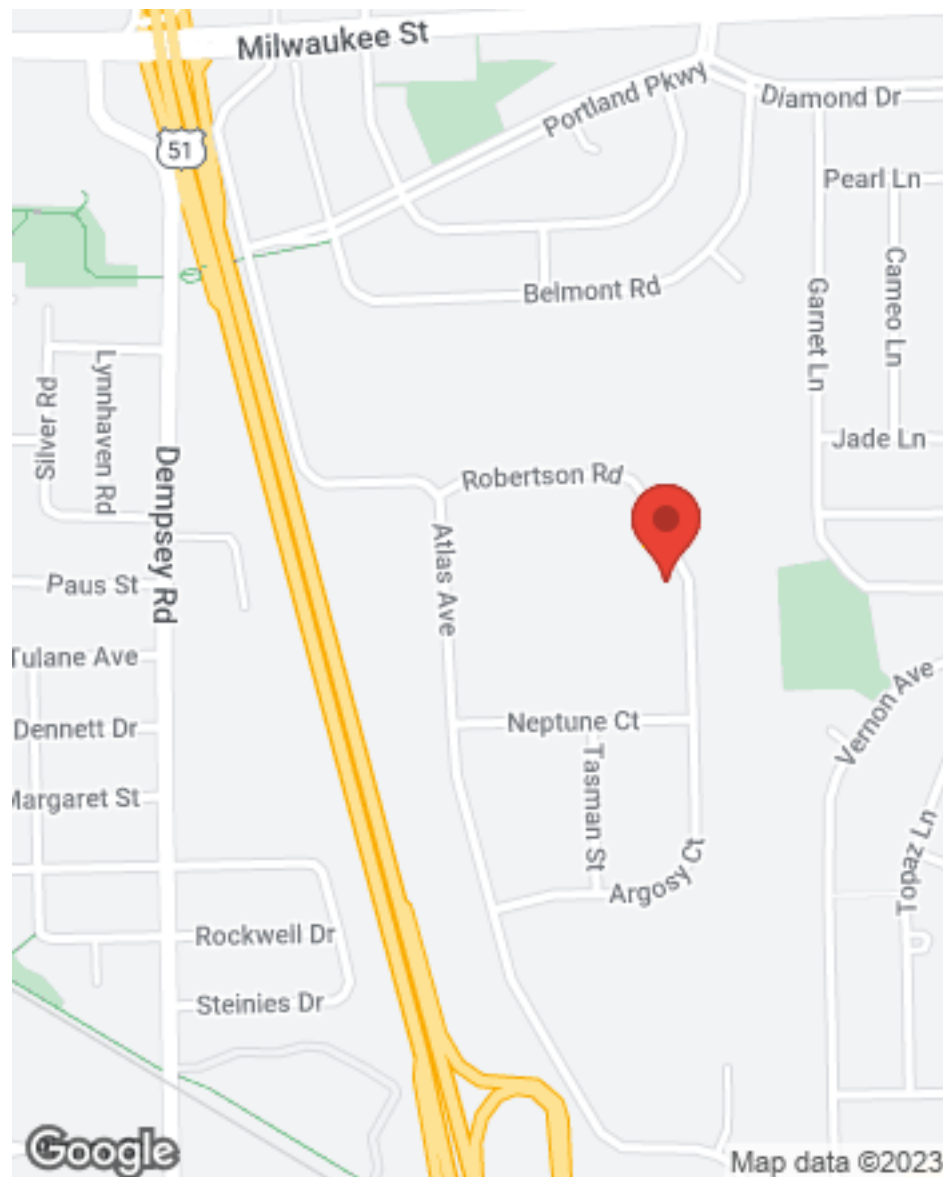
**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

**BRYANT MEYER, CCIM**  
Broker, Associate  
O: (608) 443-1004  
C: (608) 633-2242  
[bmeyer@oakbrookcorp.com](mailto:bmeyer@oakbrookcorp.com)

**TONY KEUNTJES**  
CRE Associate  
O: (608) 443-1039  
C: (715) 451-3252  
[akeuntjes@oakbrookcorp.com](mailto:akeuntjes@oakbrookcorp.com)

# LOCATION MAPS

4427 ROBERTSON ROAD



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

BRYANT MEYER, CCIM  
Broker, Associate  
O: (608) 443-1004  
C: (608) 633-2242  
bmeyer@oakbrookcorp.com

TONY KEUNTJES  
CRE Associate  
O: (608) 443-1039  
C: (715) 451-3252  
akeuntjes@oakbrookcorp.com

# DISCLAIMER

4427 ROBERTSON ROAD

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

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

*PRESENTED BY:*

**BRYANT MEYER, CCIM**  
Broker, Associate  
O: (608) 443-1004  
C: (608) 633-2242  
bmeyer@oakbrookcorp.com

**TONY KEUNTJES**  
CRE Associate  
O: (608) 443-1039  
C: (715) 451-3252  
akeuntjes@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.