

For Sale or Lease
Owner Occupant
Retail Building

5235 High Crossing
Boulevard

MADISON, WI 53718



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Property Summary

| | |
|------------------|------------------------------------|
| Available SF: | 4,034 - 10,468 |
| Building SF: | 24,325 |
| Lease Rate: | \$12 NNN |
| Lease Term: | 5 Years |
| Lot Size: | 1.70 Acres |
| Parking Ratio: | 2/1000 |
| Parking: | 52 |
| Price: | \$4,275,000 |
| Current Tenants: | Greenbush Bakery & Armed Forces |
| Delivery Spec: | Warm Grey Shell |
| Year Built: | 1994 |
| Zoning: | Commercial Center (CC) |

Property Overview

Multi-Tenant Retail Building with current tenants including Greenbush Bakery and the Armed Forces Career Center.

Location Overview

5235 High Crossing Blvd is well positioned a half mile away from the 39/90/151 Interchange and 5 miles from the Dane County Airport. Additionally, located only two miles away from prime Prairie Lakes Retail Trade area which includes Costco, Cabela's, Target, Woodman's, and Marcus Cinemas.

Additional neighboring businesses include Steinhafels, Holiday Inn, Staybridge Suites, Grand Inn Hotel, and multiple auto Dealerships.

Permitted Uses Include: Health/Sports Clubs, Building Material Sales, Contractors Showroom/Workshop Business, Indoor Recreation, Auto Sales and Rental, Places of Worship, Towing/Wrecker Service Business.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



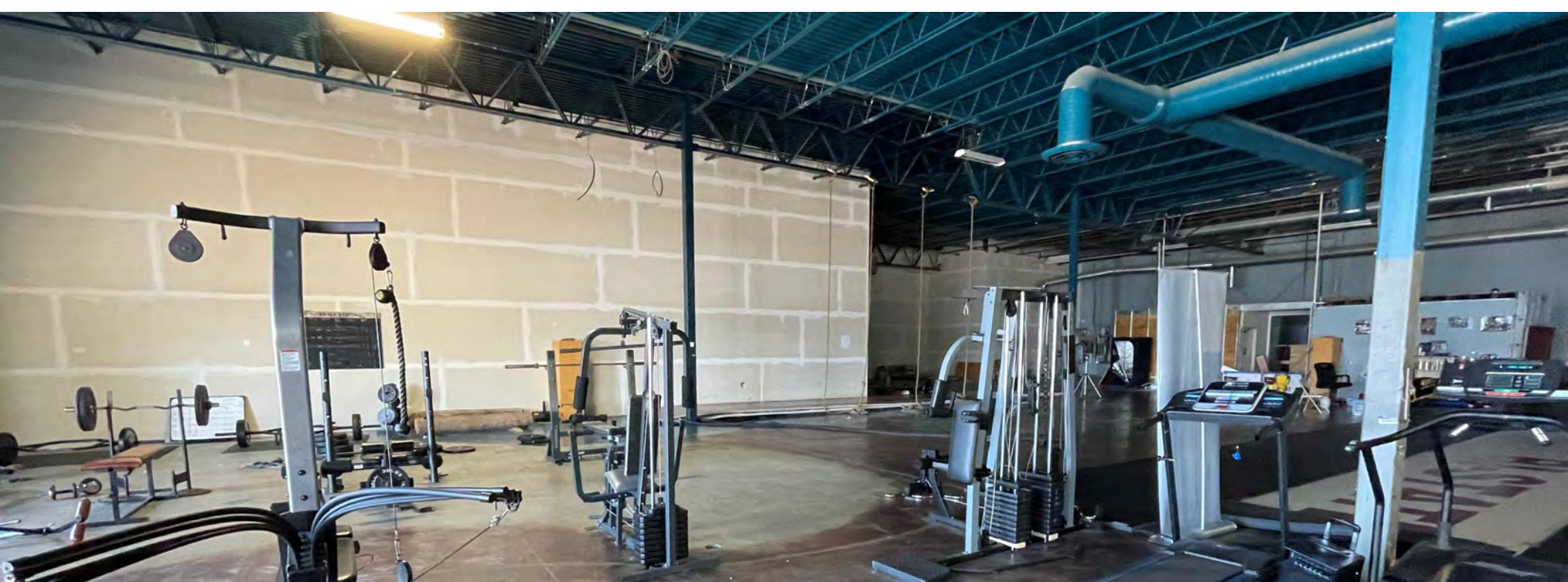
PROPERTY PHOTOS



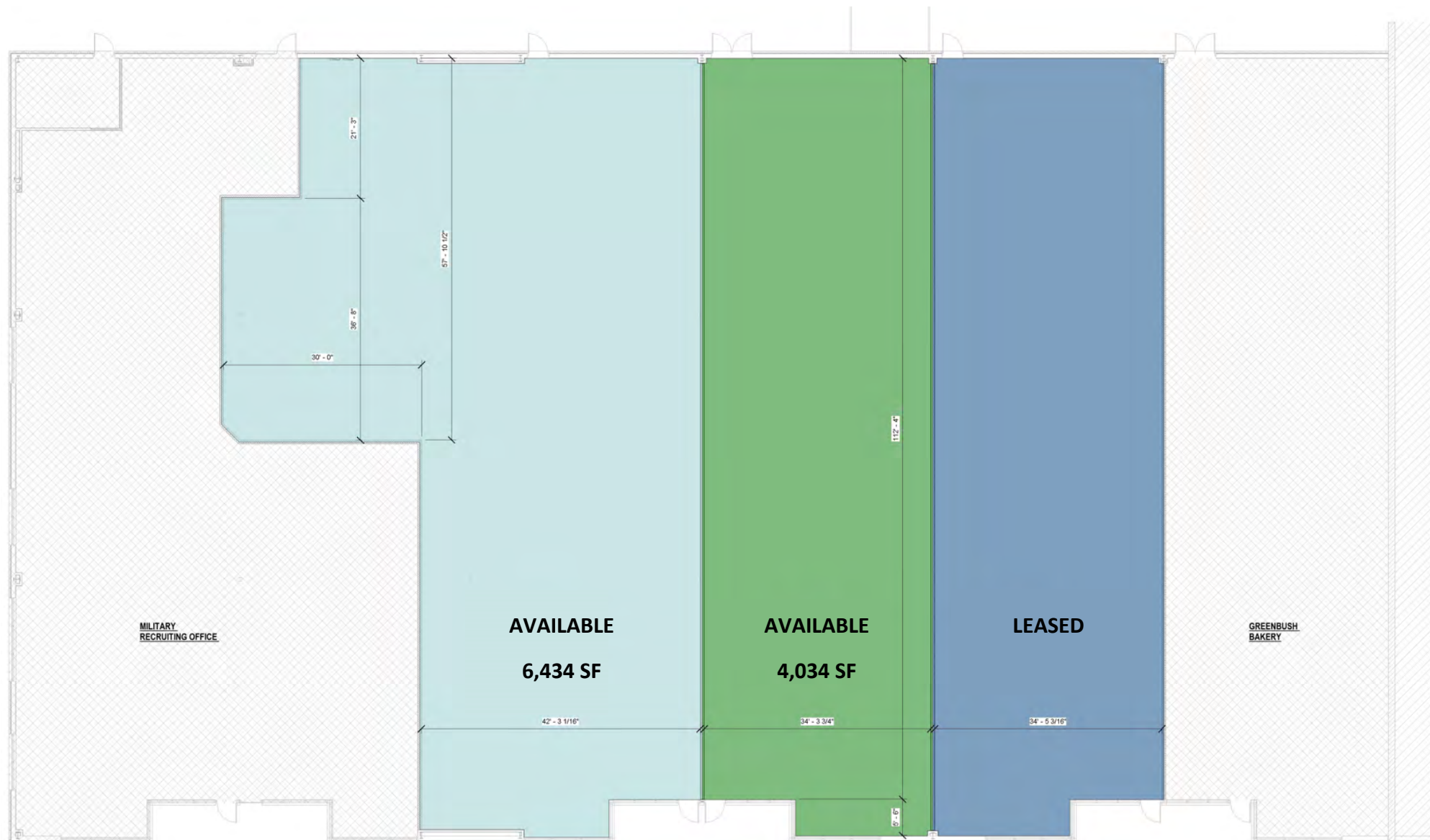
PROPERTY PHOTOS



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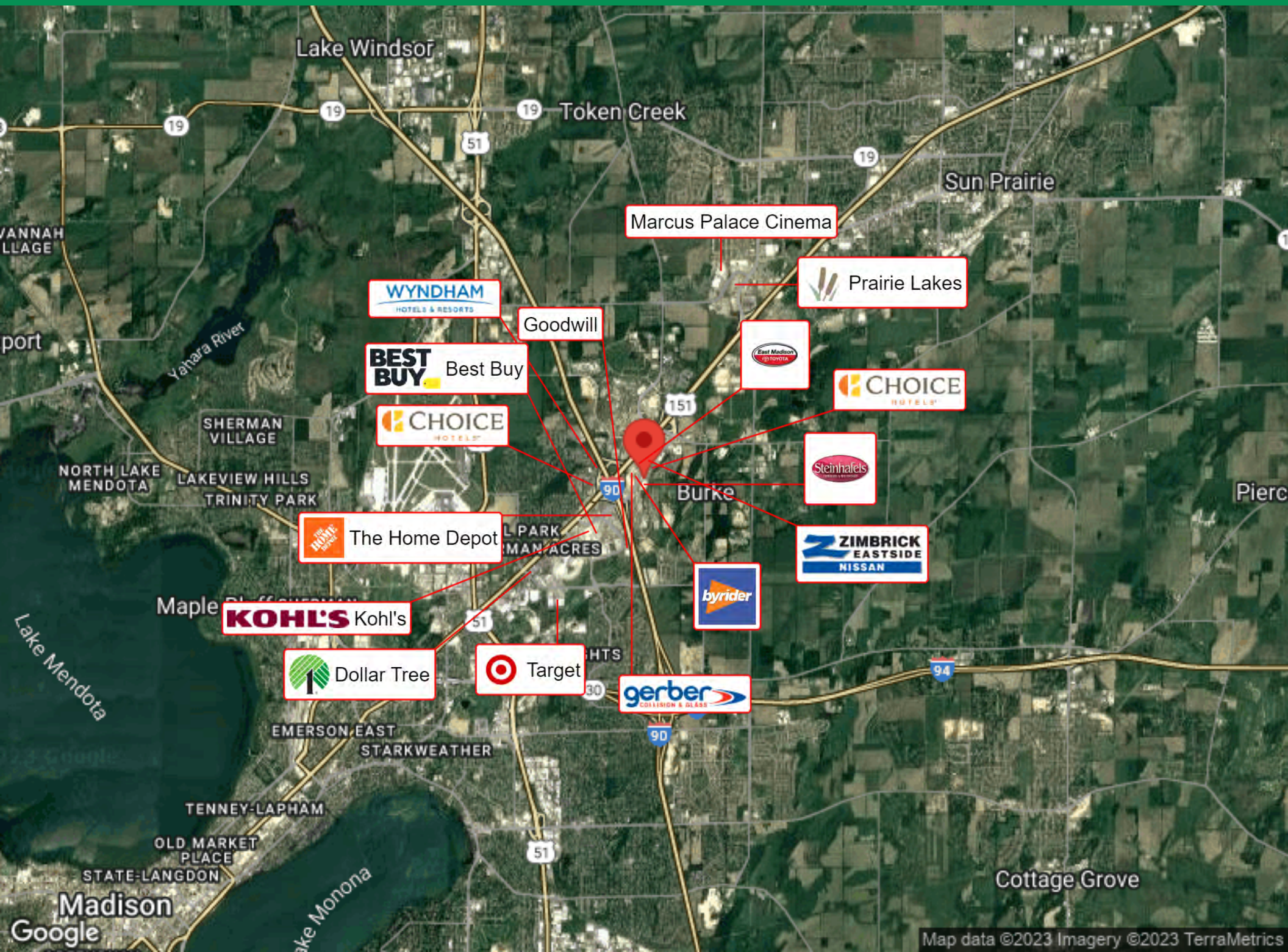


FLOOR PLAN 4,034 SF - 6,434 SF

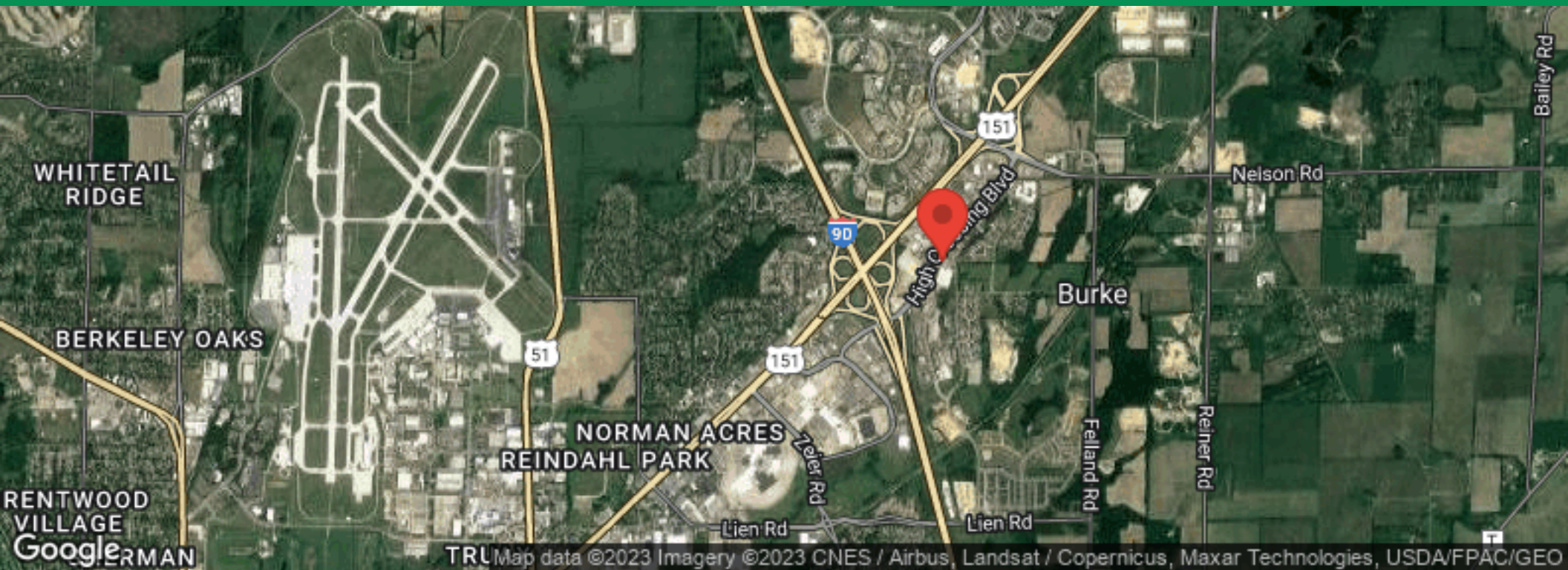


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BUSINESS MAP



LOCATION MAPS



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