

For Sublease

Warehouse - Storage

2041 S STOUGHTON RD
MADISON, WI 53716

18,750 SF - \$5.25 P/SF NNN
Zoned IL

Available Now



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PROPERTY SUMMARY

2041 SOUTH STOUGHTON ROAD



Property Summary

Lease Rate:	\$5.25 P/SF NNN
Op Ex:	\$1.65 P/SF
Lease Term:	2-3 Years
Available SF:	18,750 SF
Office Space:	One 24'x13' Office
Peak Height:	17'
Eave Height:	14'
Dock Doors:	4 Dock Doors
Overhead Doors:	1 (12'x14')
Power:	200 Amp - 3 Phase
Lighting:	LED Lights
Sprinkler:	Wet Sprinkler System

Property Overview

18,750 SF of Warehouse/Storage space immediately available for occupancy. The warehouse space consists of 1 small office, 4 dock doors, 1 overhead door, LED lights and is within a completely sprinklered building.

Sub-Tenant will be additionally responsible for it's pro-rata share of operating expenses, separately metered utilities, phone/data, and janitorial.

Location Overview

2041 S Stoughton Rd in Madison, WI, is a strategically located industrial property offering excellent accessibility. With its optimal zoning, proximity to transportation networks, and surrounding amenities, the property is poised to support various industrial endeavors while holding strong potential for long-term growth and success.

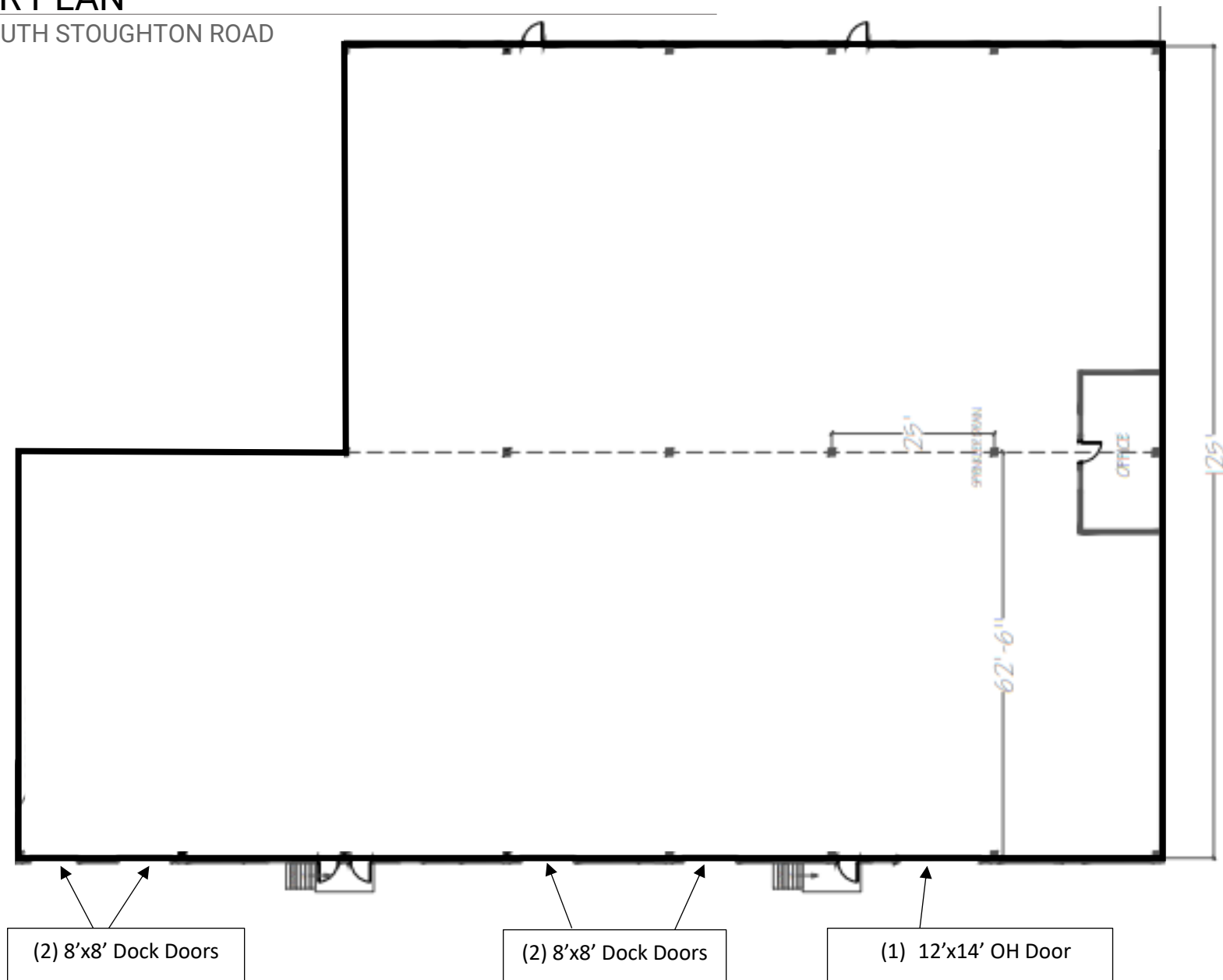
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FLOOR PLAN

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PROPERTY PHOTOS

2041 SOUTH STOUGHTON ROAD



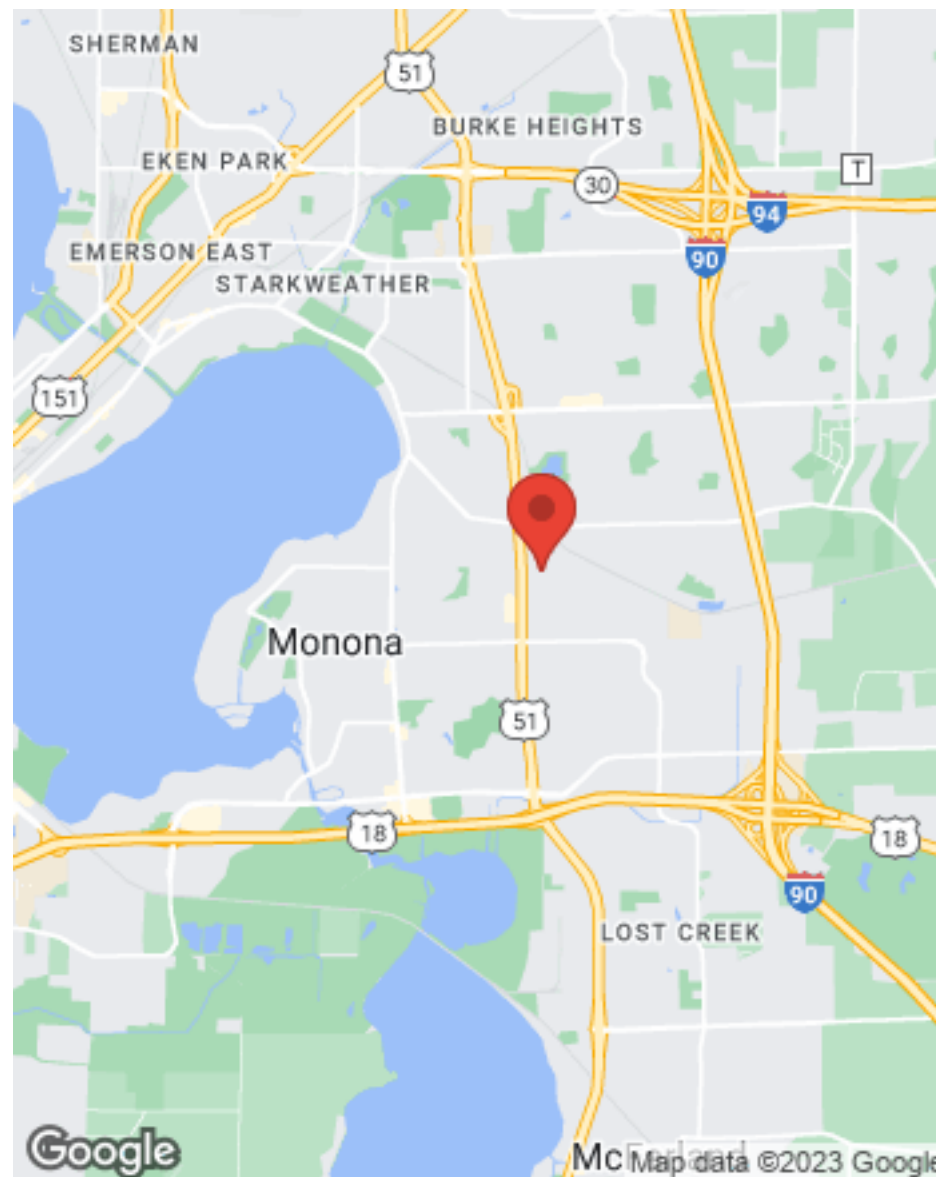
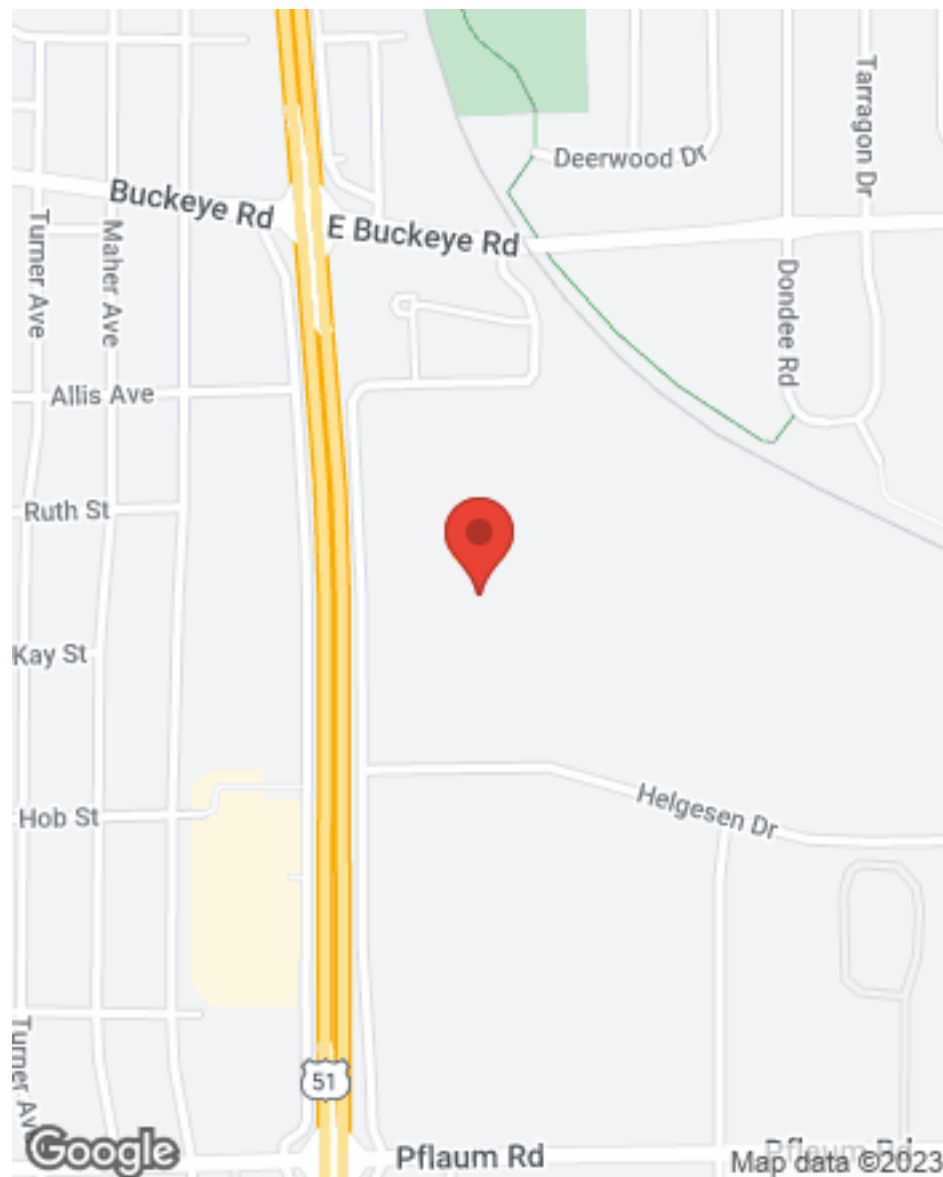
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LOCATION MAPS

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REGIONAL MAP

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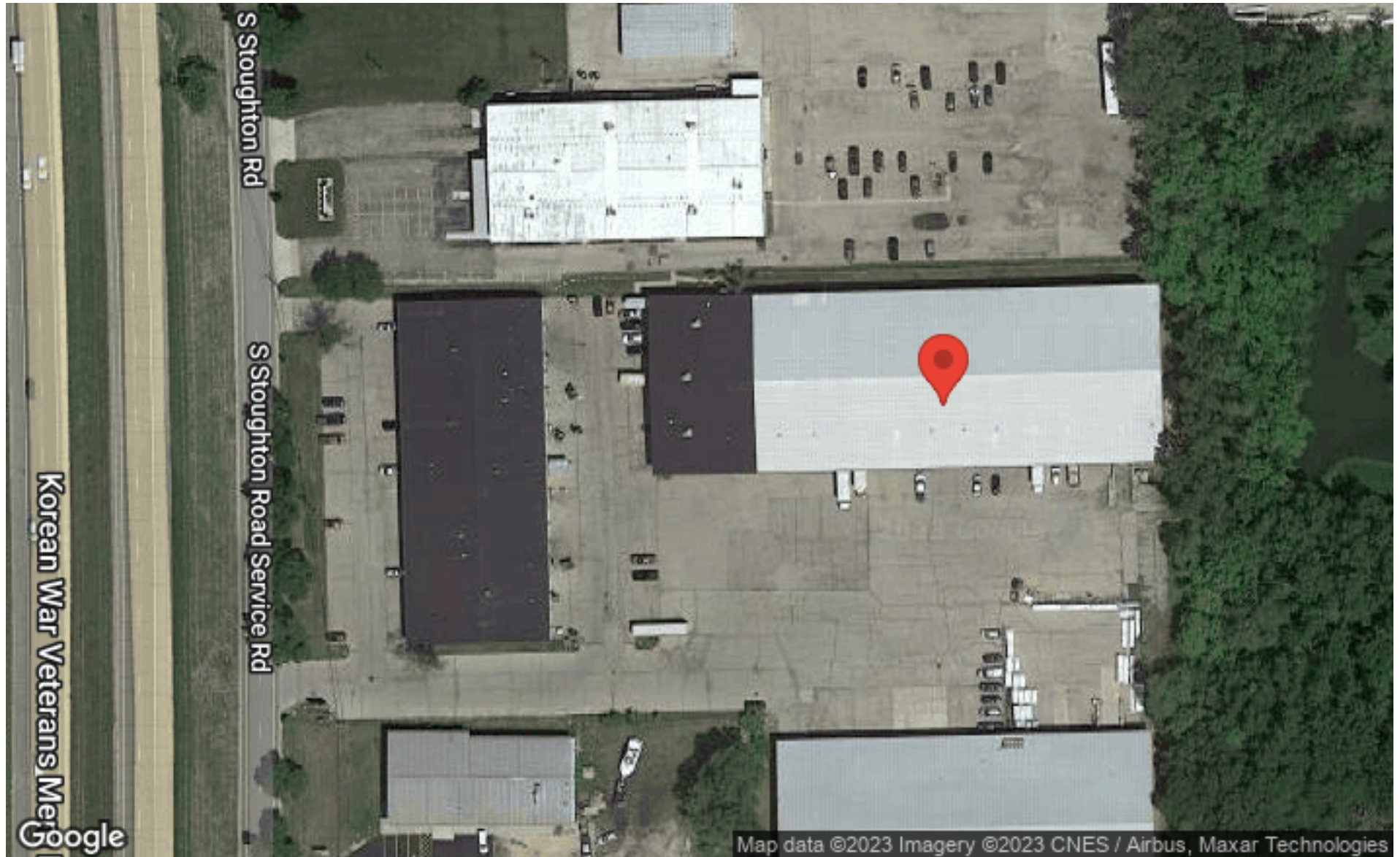
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AERIAL MAP

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