

FOR SALE / LEASE
New Construction

Flex Industrial - Contractor Shops

3330 MARSH ROAD
MADISON, WI 53718

Sale Price: \$2.15M

**1,800 - 9,000 SF Available
to lease or owner occupy**

**Lease Rate: \$2,500 per
month per 1,800 SF
Plus Utilities & Phone/Data**



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PROPERTY SUMMARY

3330 MARSH ROAD

Property Summary

Building Size:	14,400 SF
Sale Price:	\$2,150,000.00
Lot Size:	2.1 acres
Grade Level doors:	8
Year Built:	2022
Lease Rate:	\$2,500 per month p/1,800 SF
Available SF:	1,800 - 9,000
Lease Term:	Negotiable
Clear Height:	18'
Overhead Doors:	12' X 14'
Zoning:	Industrial Limited

Property Overview

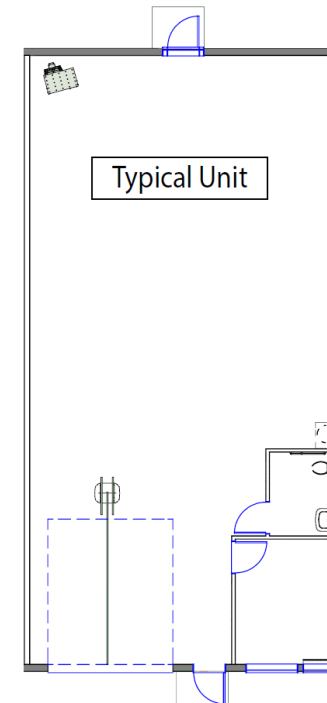
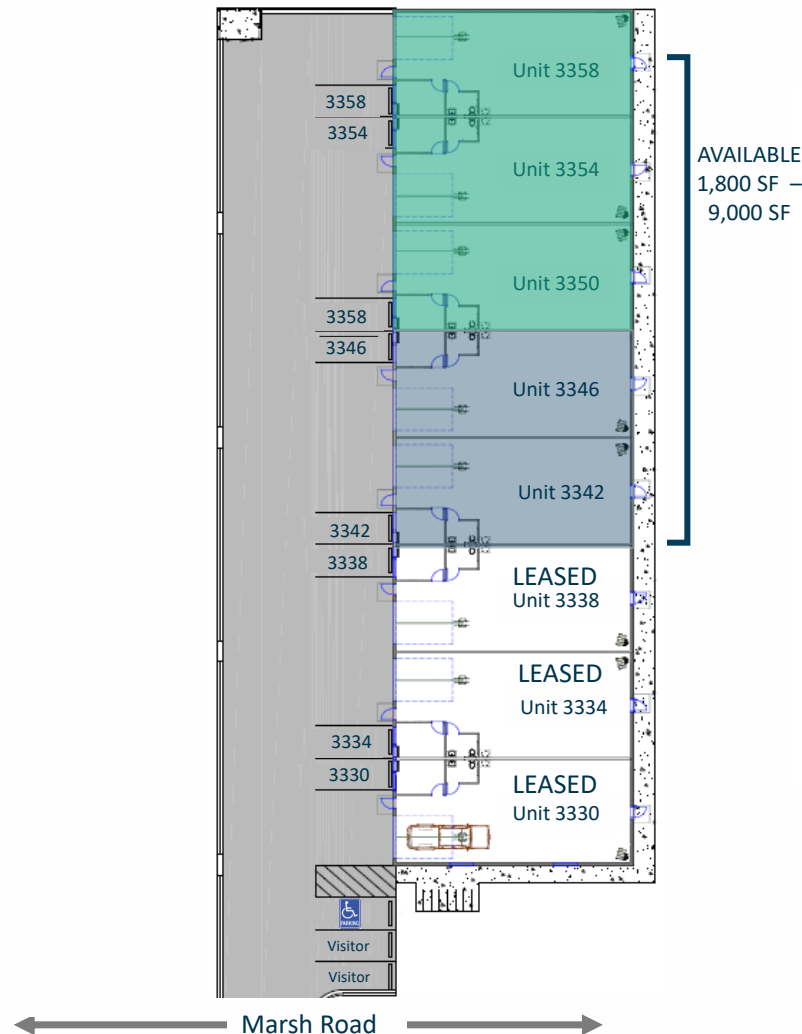
Newly constructed flex storage and workspace on Madison's far-east side. Each 1,800 SF heated shop has a floor drain, air-conditioned 10' X 12' office, 1 single stall ADA restroom, 12' X 14' OH door, 18' clear height, 3-phase electrical service, 2 designated parking stalls and a sprinkler system. Suite options range from 1,800 SF to 5,400 SF. Tenant is responsible for separately metered utilities, and phone/data. Starting at 1,800 sf/\$2500 per month.

Location Overview

Located on Madison's East side industrial park with ease of access to UW HWY 51 and US HWY 12/18.

FLOOR PLAN

3330 MARSH ROAD



**Price: Starting at 1,800
SF/\$2,500/month**

Space Available

- Suite Sizes - 1,800 - 9,000 SF
- Office - 1 - 10'x12' per 1,800 SF
- Restroom - 1 Single Stall ADA per 1,800 SF

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PROPERTY PHOTOS

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RENDERINGS

3330 MARSH ROAD



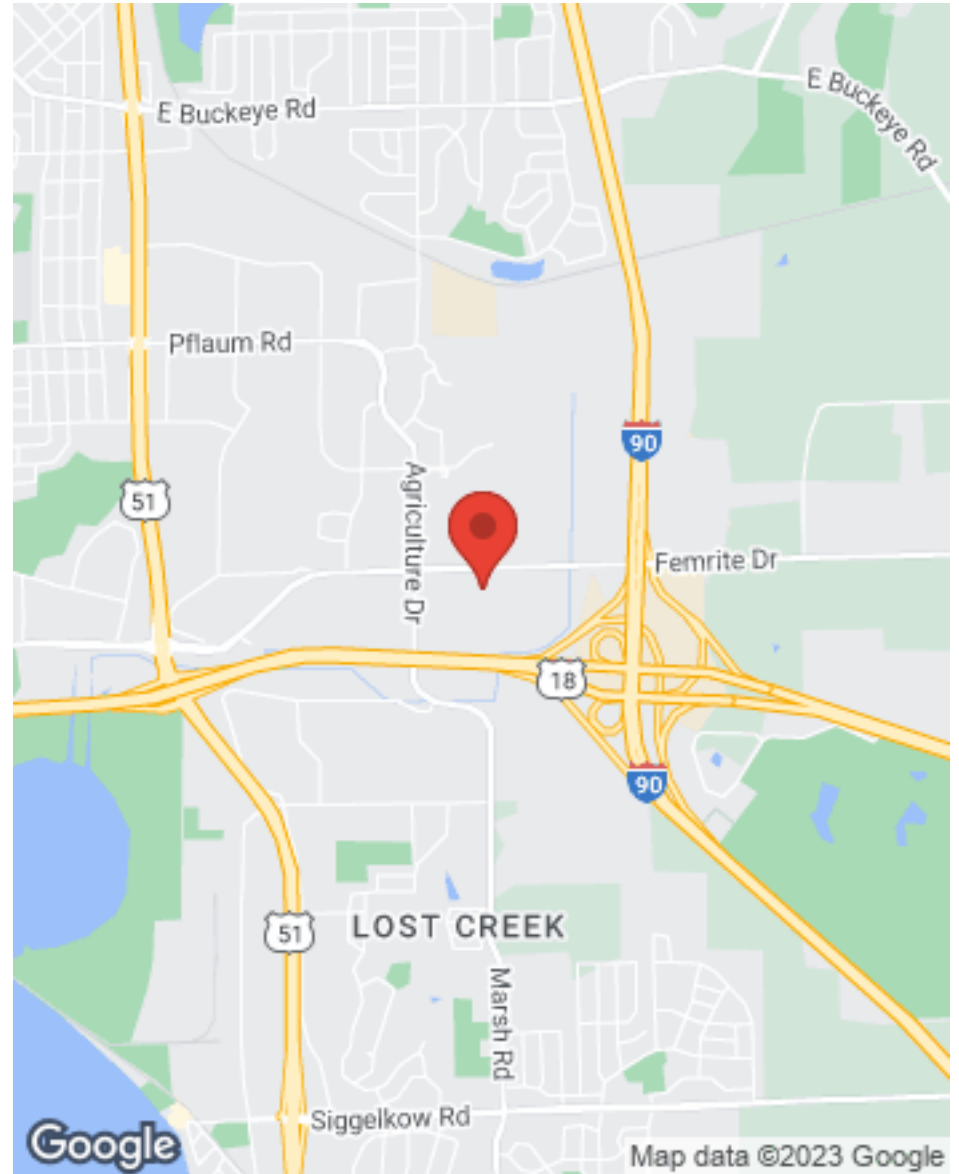
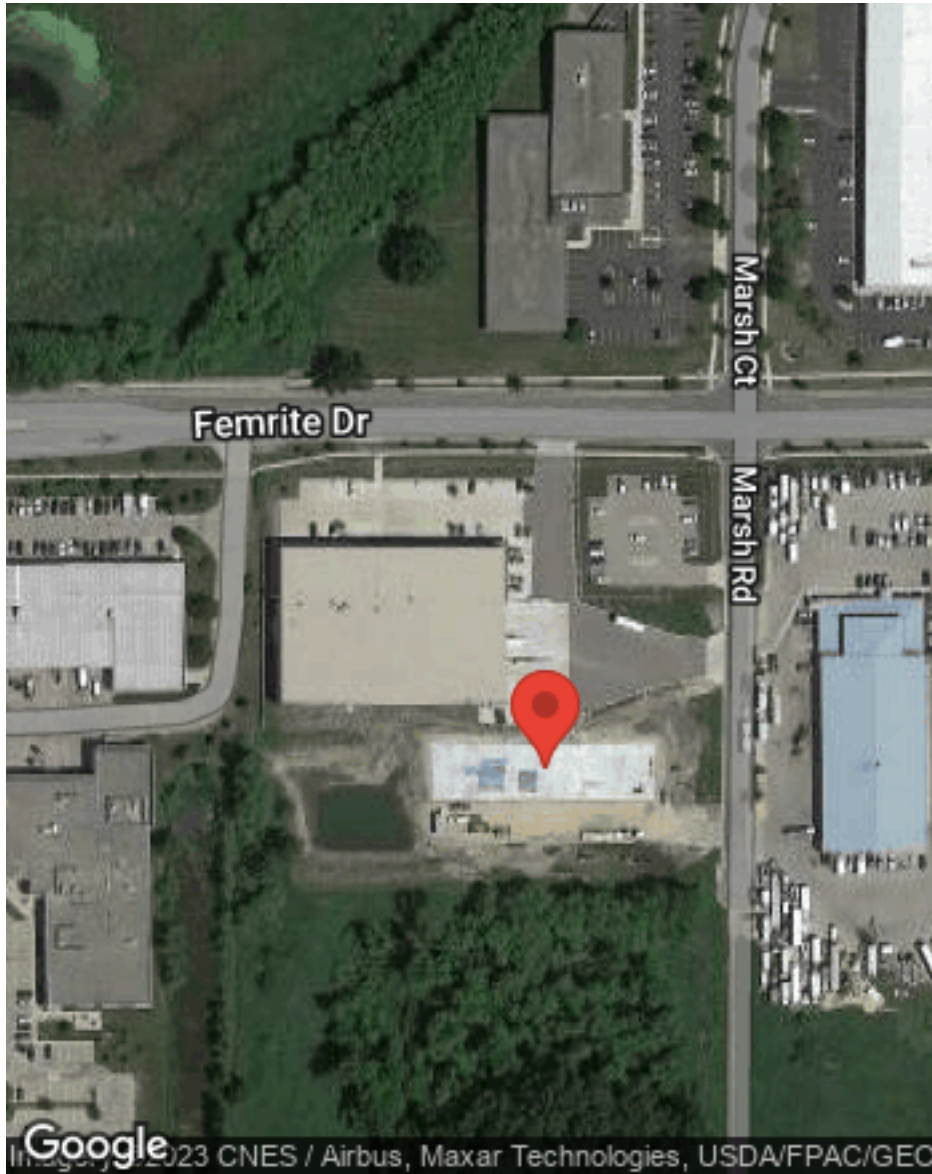
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LOCATION MAPS

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REGIONAL MAP

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3330 MARSH ROAD

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