

# FOR LEASE

**Class A - Industrial Flex**  
**BTS Office Space**  
**5,000 sf Available**

OWNED AND DEVELOPED BY TJK  
DESIGN BUILD

**2530 Agriculture Drive**  
**MADISON, WI 53718**



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## PROPERTY SUMMARY

TJK - 2530 Agriculture Drive  
2530 Agriculture Drive | Madison, WI 53718

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### Property Summary

Available SF:	5,000
Building SF:	22,500
Clear Height:	20'
Column Space:	50' x 25'
Lease Rate:	\$8.50
Lot Size:	150,673 SF
Parking Ratio:	1.75/1000
Parking:	46
Power:	1600 AMP Service / 120/208 / 3-Phase
Year Built:	2023
Zoning:	SE - Suburban Employment

### Property Overview

High-quality flex industrial facility with build-to-suit office options located on Madison's East side within the World Dairy Center with ample drive-in doors, dock, and high clear height. August 2023 delivery date.

### Location Overview

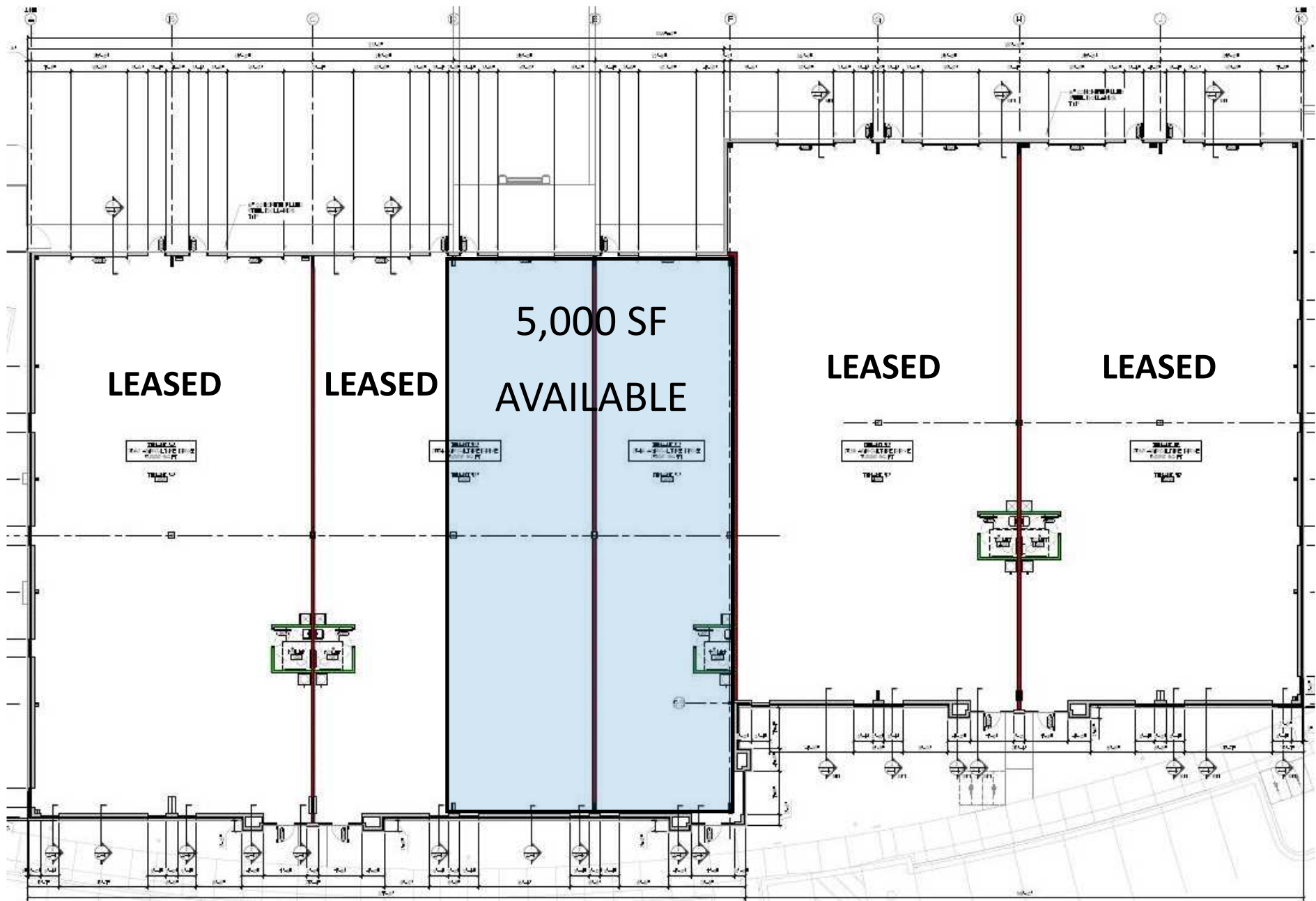
Located a few miles from US HWY 51, US HWY 12/18(Beltline), and ease of access to I/90/94.



# BUILDING PLAN

TJK - 2530 Agriculture Drive  
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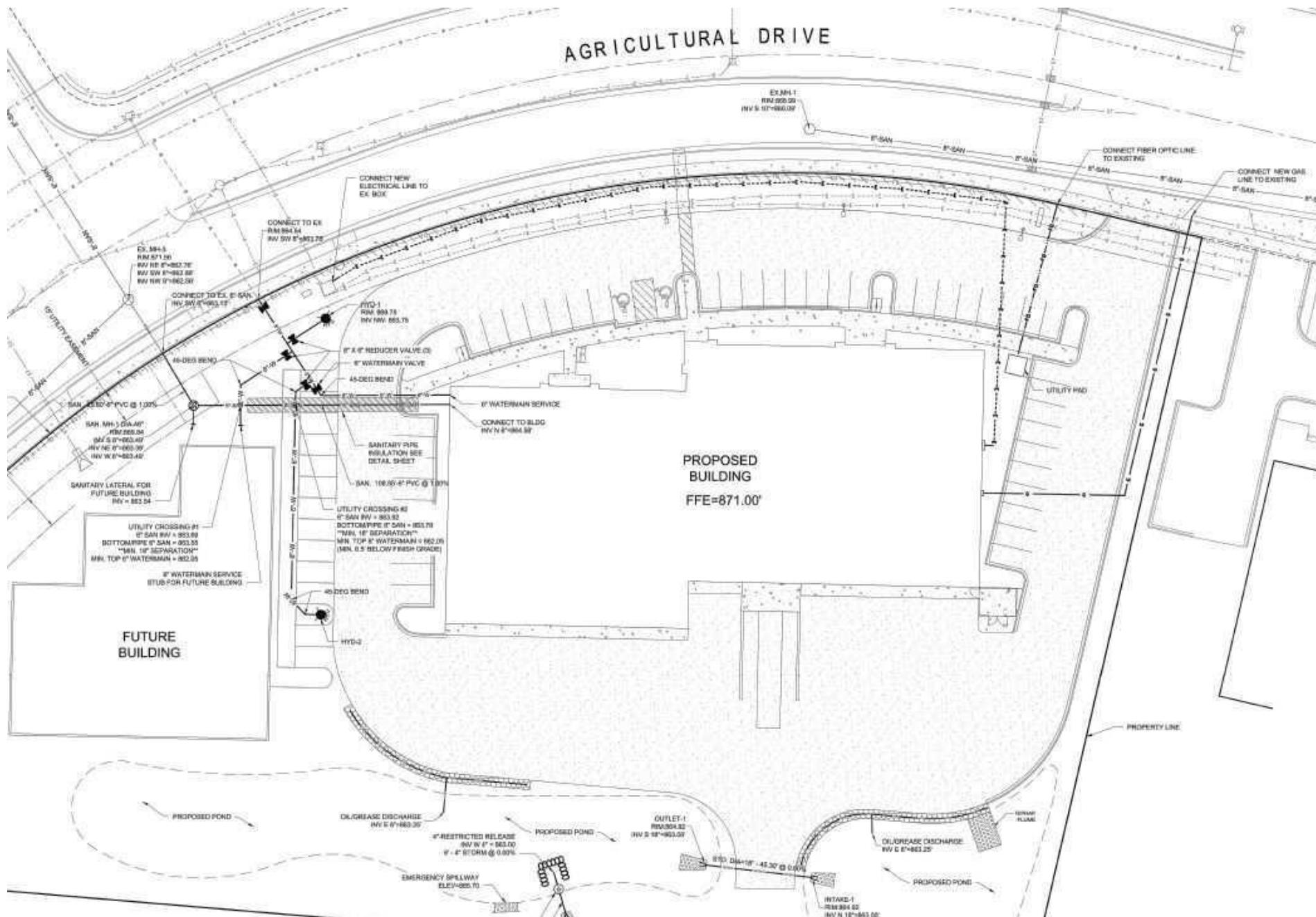


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 **Oakbrook**  
Integrated Real Estate Services

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## LOCATION MAPS

TJK - 2530 Agriculture Drive  
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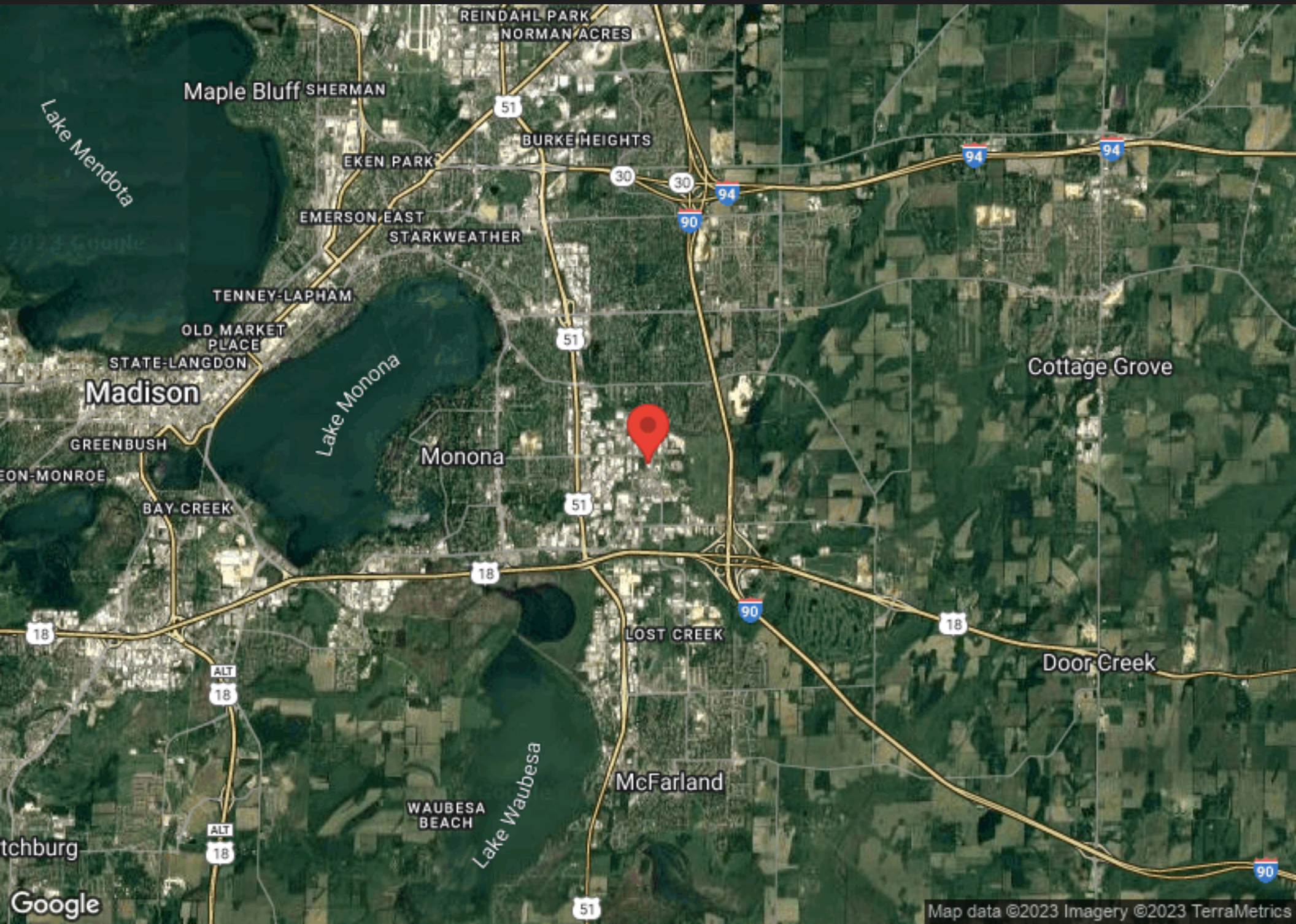




## REGIONAL MAP

TJK - 2530 Agriculture Drive  
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