

**Industrial Space For
Lease - Move-In
Ready Condition**

**Stoughton Business
Park
380 Business Park
Circle**

STOUGHTON, WI 53589

**Price: \$7.44 p/sf
Modified Gross**

**Warehouse /
Manufacturing Space**



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PROPERTY SUMMARY

380 BUS PARK CIRCLE



Property Summary

Lease Rate:	\$7.44
Lease Term:	Modified Gross
Available SF:	7,500
Clear Height:	16'
Dock Doors:	2
Overhead Doors:	1 (12' X 14')
Power:	3-Phase 480/208V Service
Floor Drains:	Yes
Lighting:	LED
Outside Storage:	Yes
Zoning:	PI - Planned Industrial

Property Overview

7,500 SF of warehouse or manufacturing space in the Stoughton Business Park. Modified gross rent includes real estate taxes and property insurance. Utilities are separately metered. The space is equipped with an OH Door and 2 docks for ease or loading. The building can accommodate some additional outdoor storage or small trailer parking.

Location Overview

The Stoughton Business Park is situated in Stoughton, a city located in Dane County in southern Wisconsin. Its strategic location provides easy access to major transportation routes US Highway 51 and Interstate 39/90.

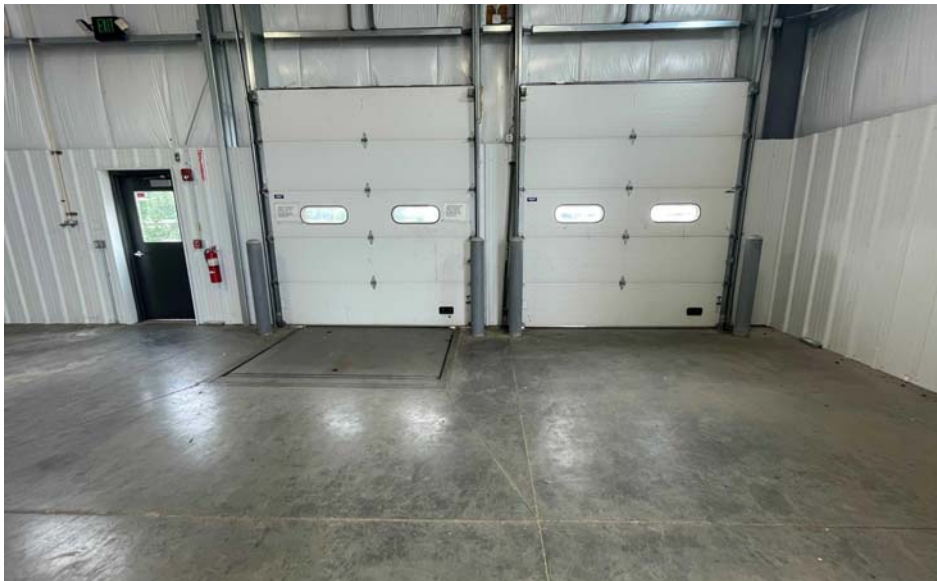
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PROPERTY PHOTOS

380 BUS PARK CIRCLE



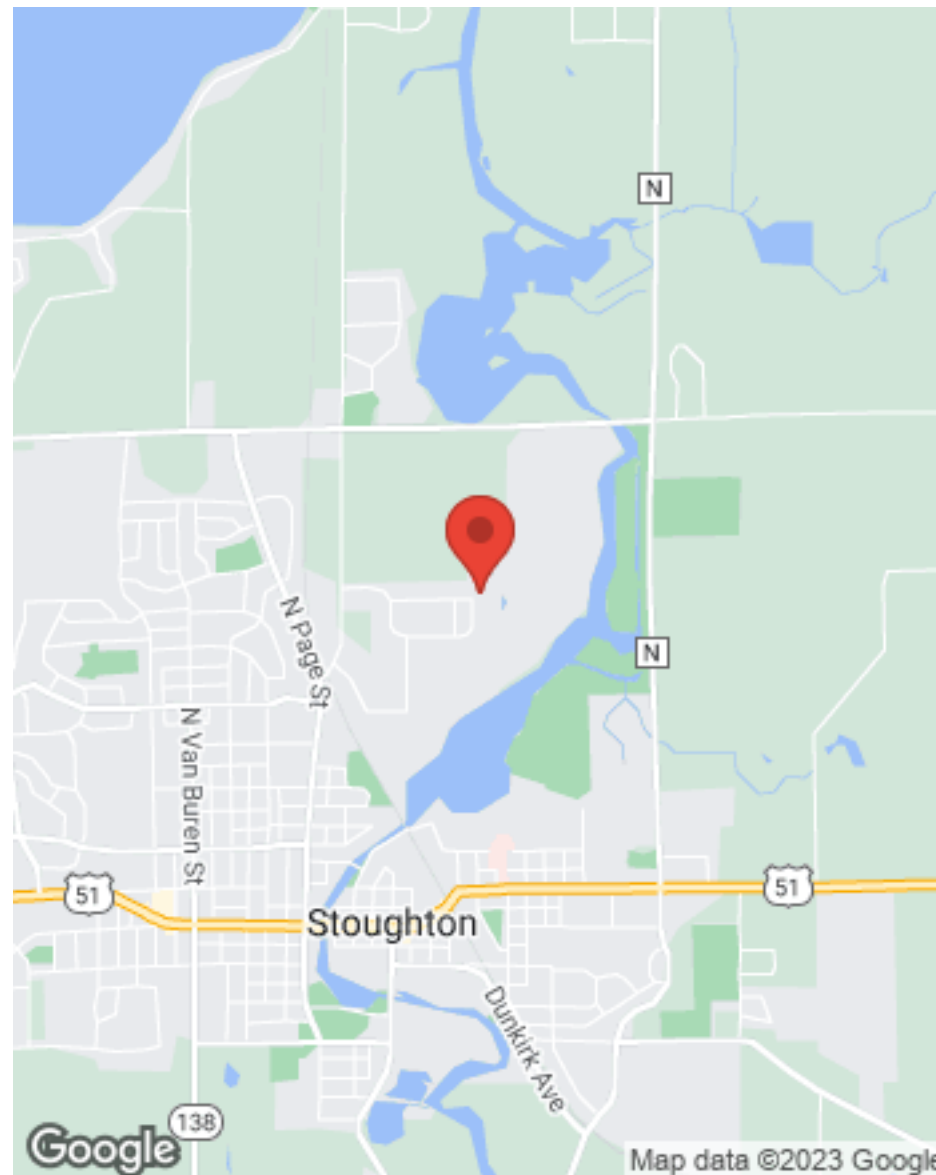
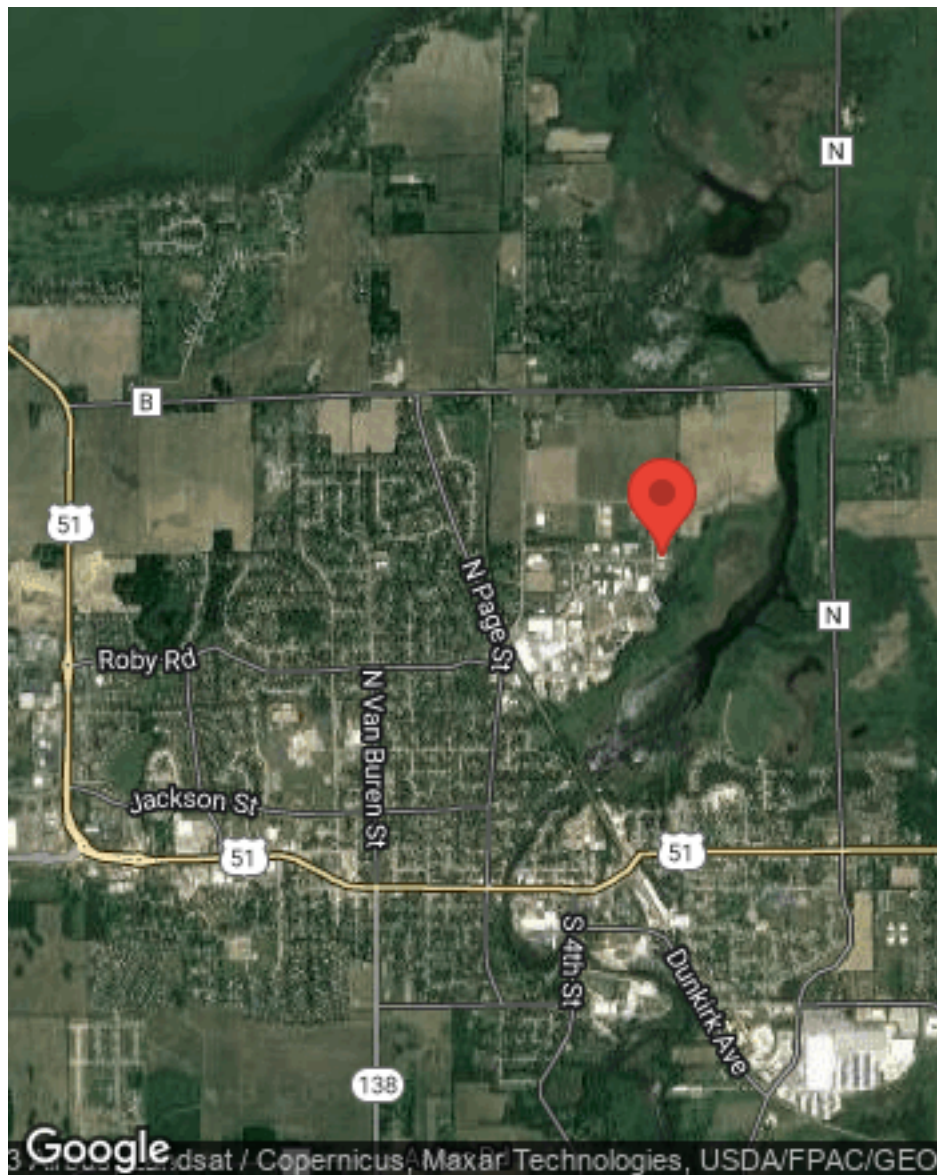
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LOCATION MAPS

380 BUS PARK CIRCLE



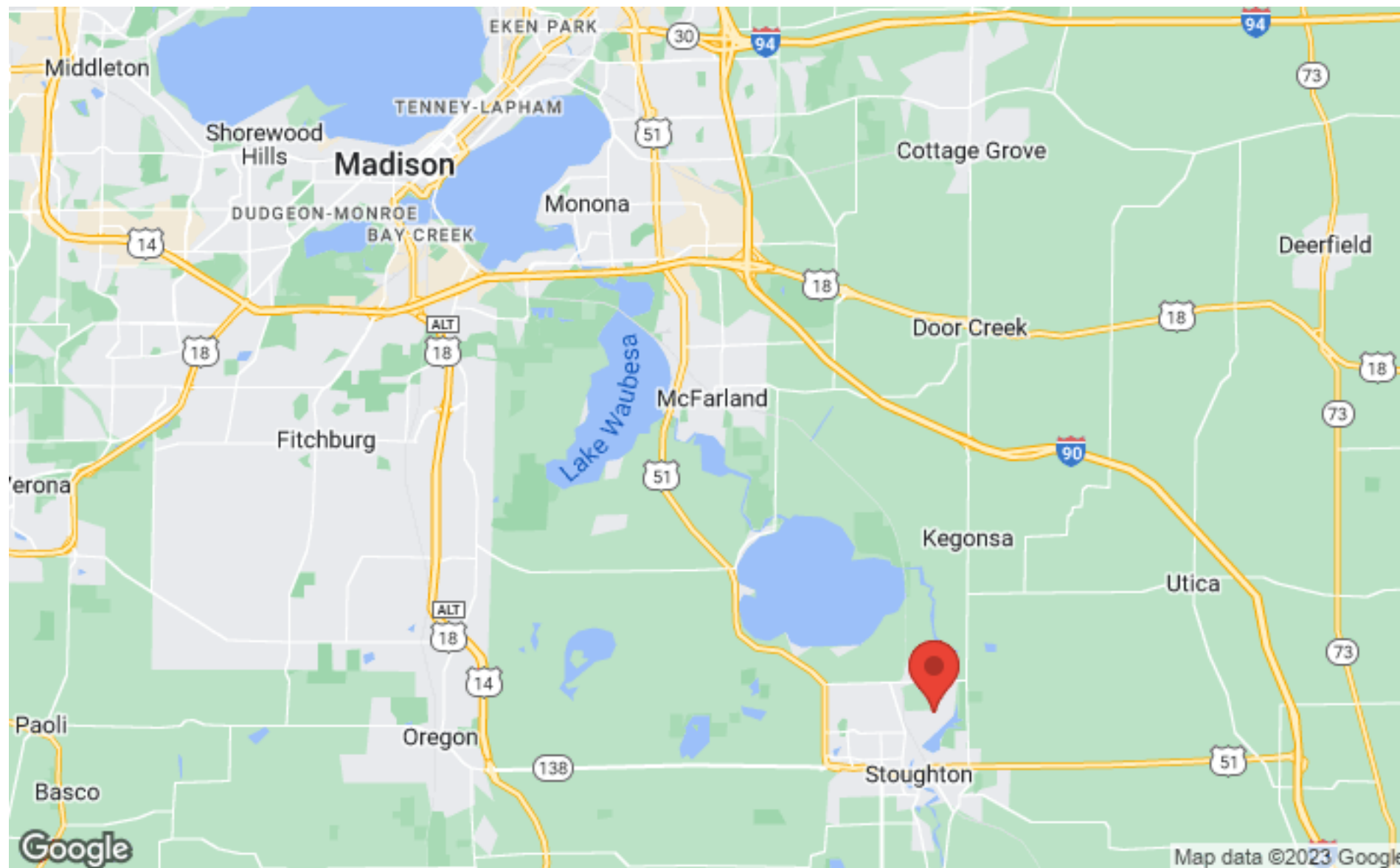
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REGIONAL MAP

380 BUS PARK CIRCLE



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AERIAL MAP

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380 BUS PARK CIRCLE

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