

FOR SALE / LEASE
New Construction

Flex Industrial - Contractor Shops

3330 MARSH ROAD
MADISON, WI 53718

Sale Price: \$2.15M

**1,800 - 5,400 SF Available
to lease or owner occupy**

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



BRYANT MEYER, CCIM
Broker, Associate
(608) 443-1004
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
(608) 443-1039
akeuntjes@oakbrookcorp.com

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 - 5,400
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.

PROPERTY PHOTOS

3330 MARSH ROAD



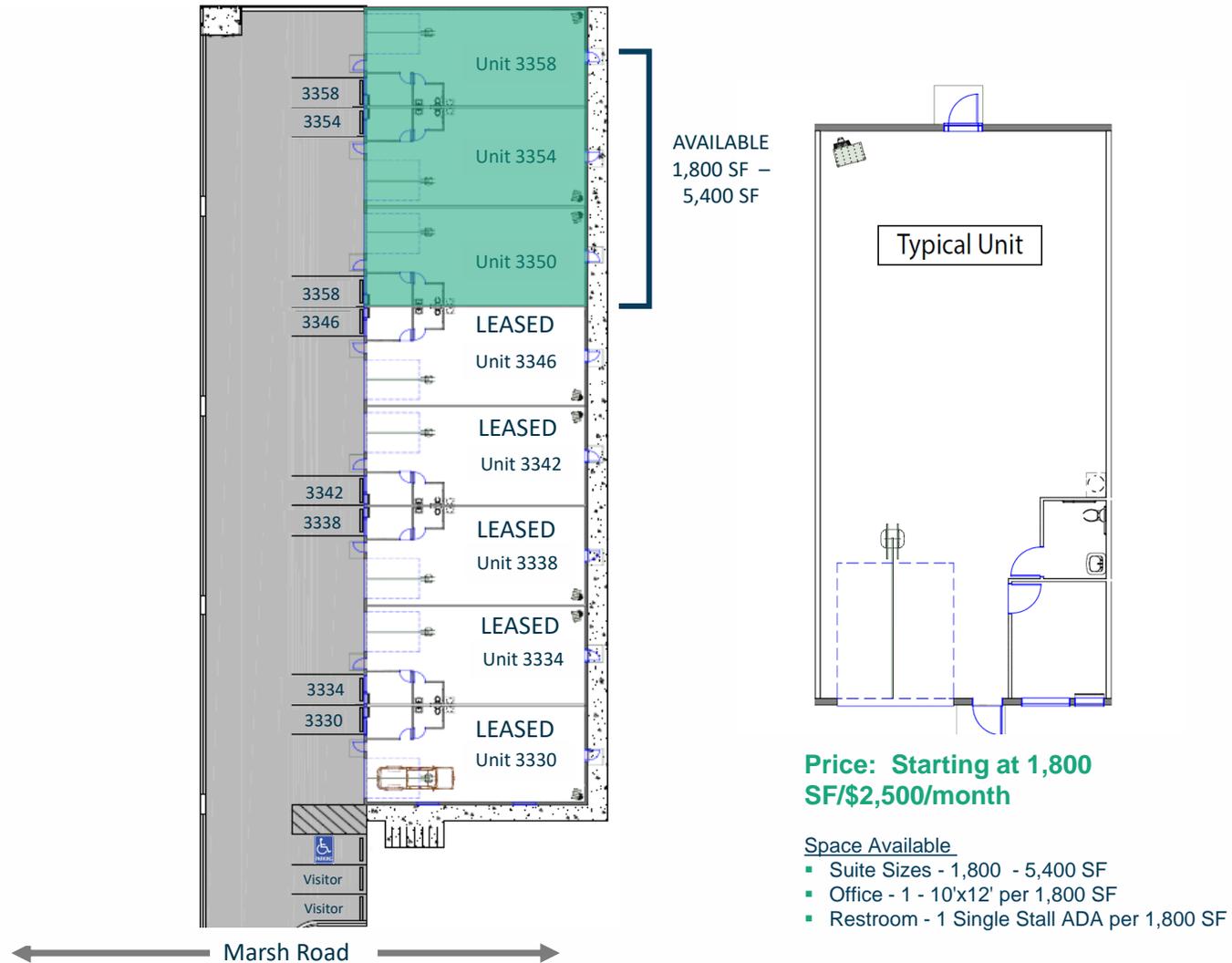
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

FLOOR PLAN

3330 MARSH ROAD



RENDERINGS

3330 MARSH ROAD



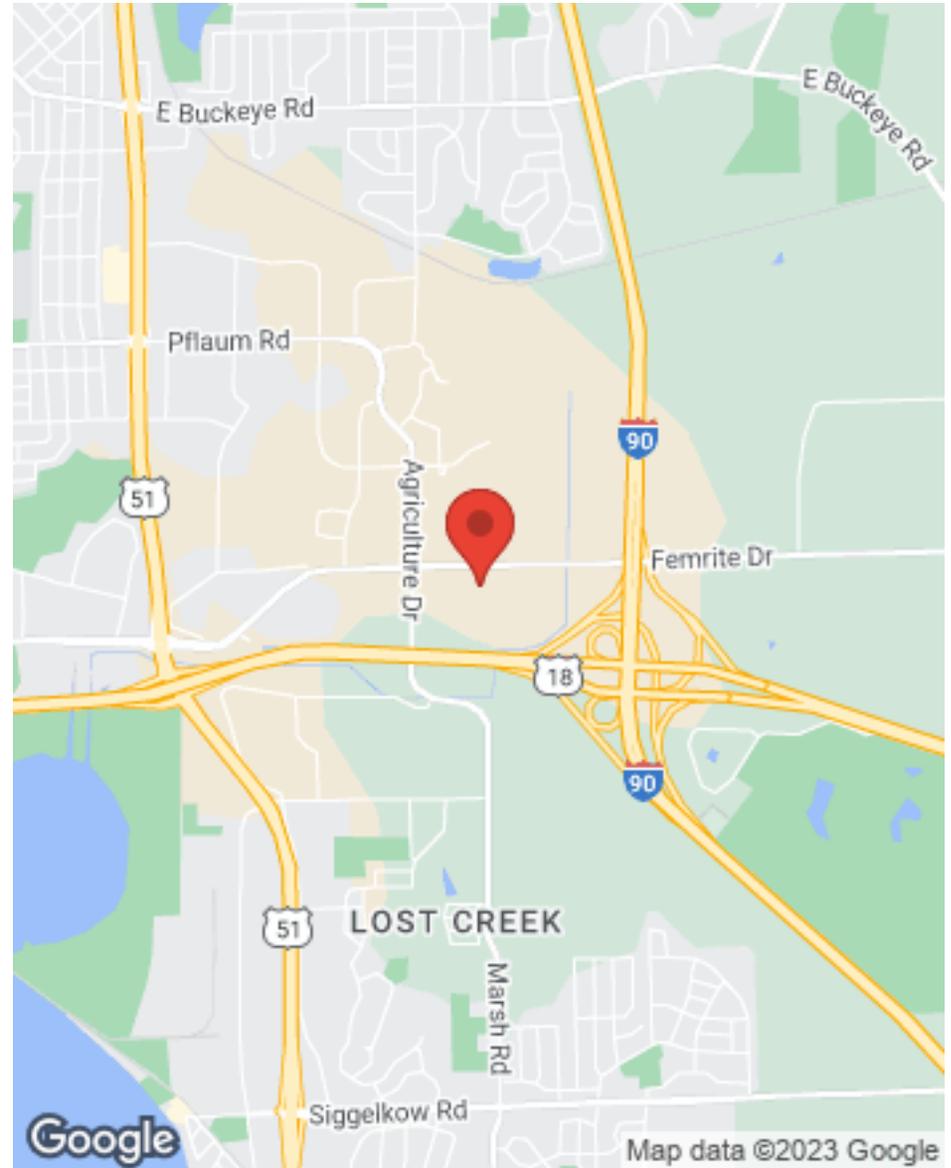
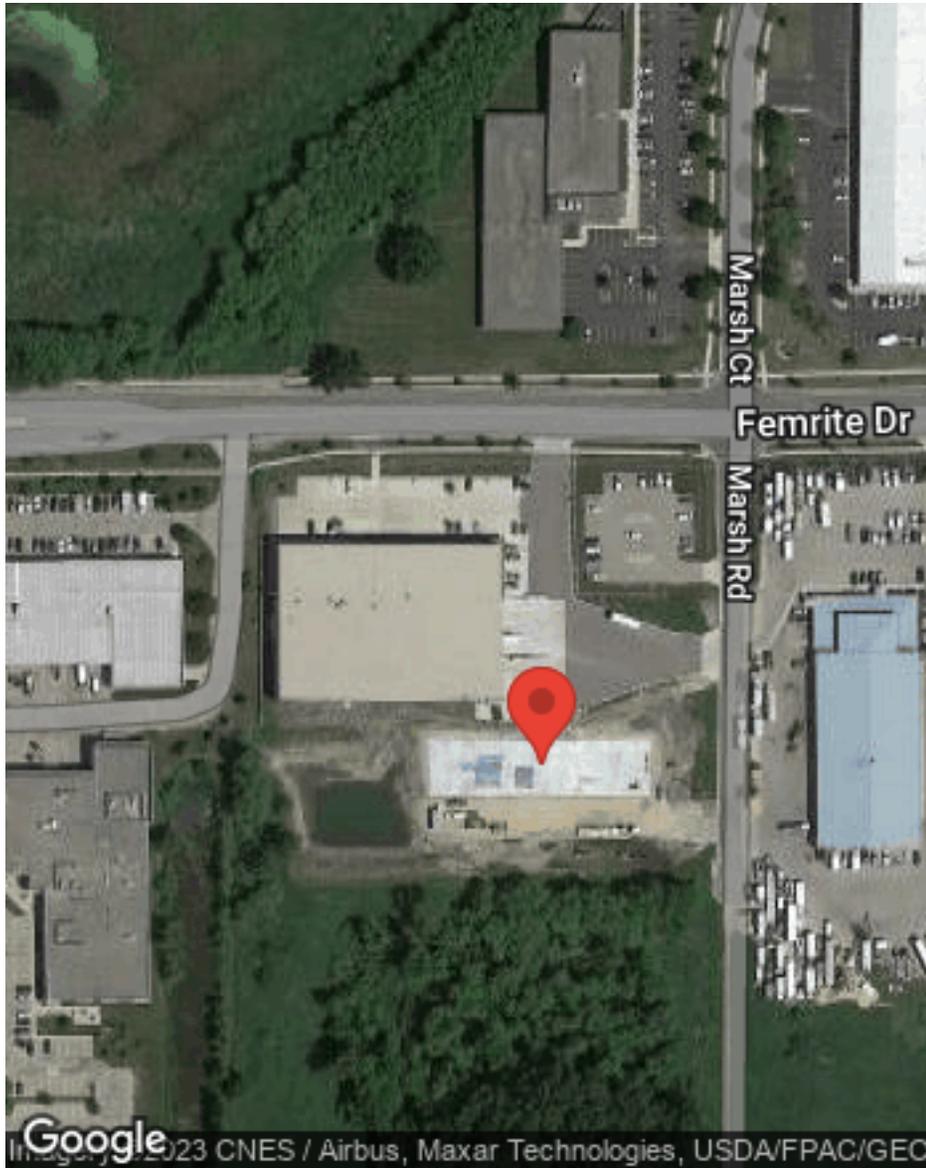
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

LOCATION MAPS

3330 MARSH ROAD



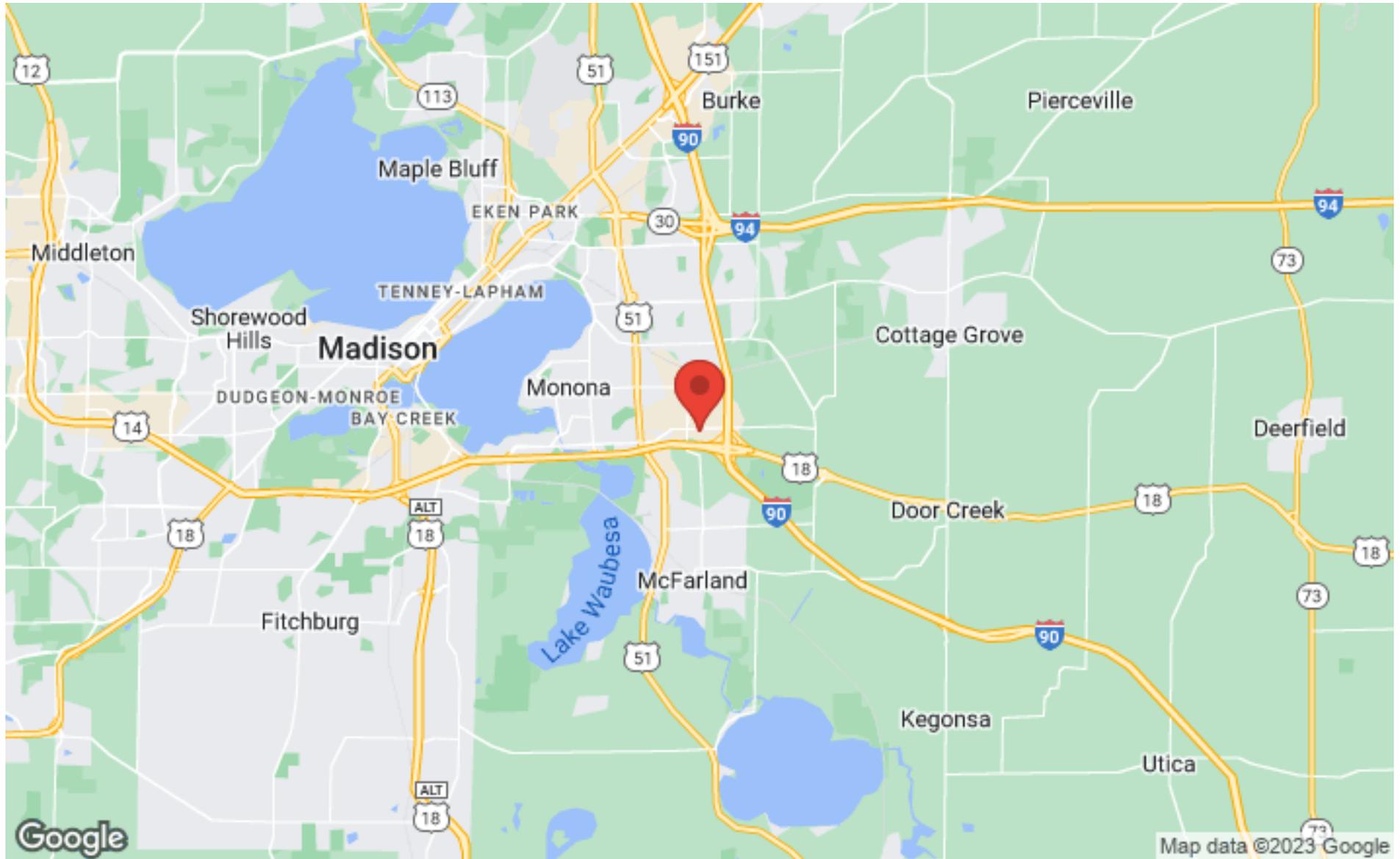
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

REGIONAL MAP

3330 MARSH ROAD



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

DISCLAIMER

3330 MARSH ROAD

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

PRESENTED BY:

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.