

**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**



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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 - 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



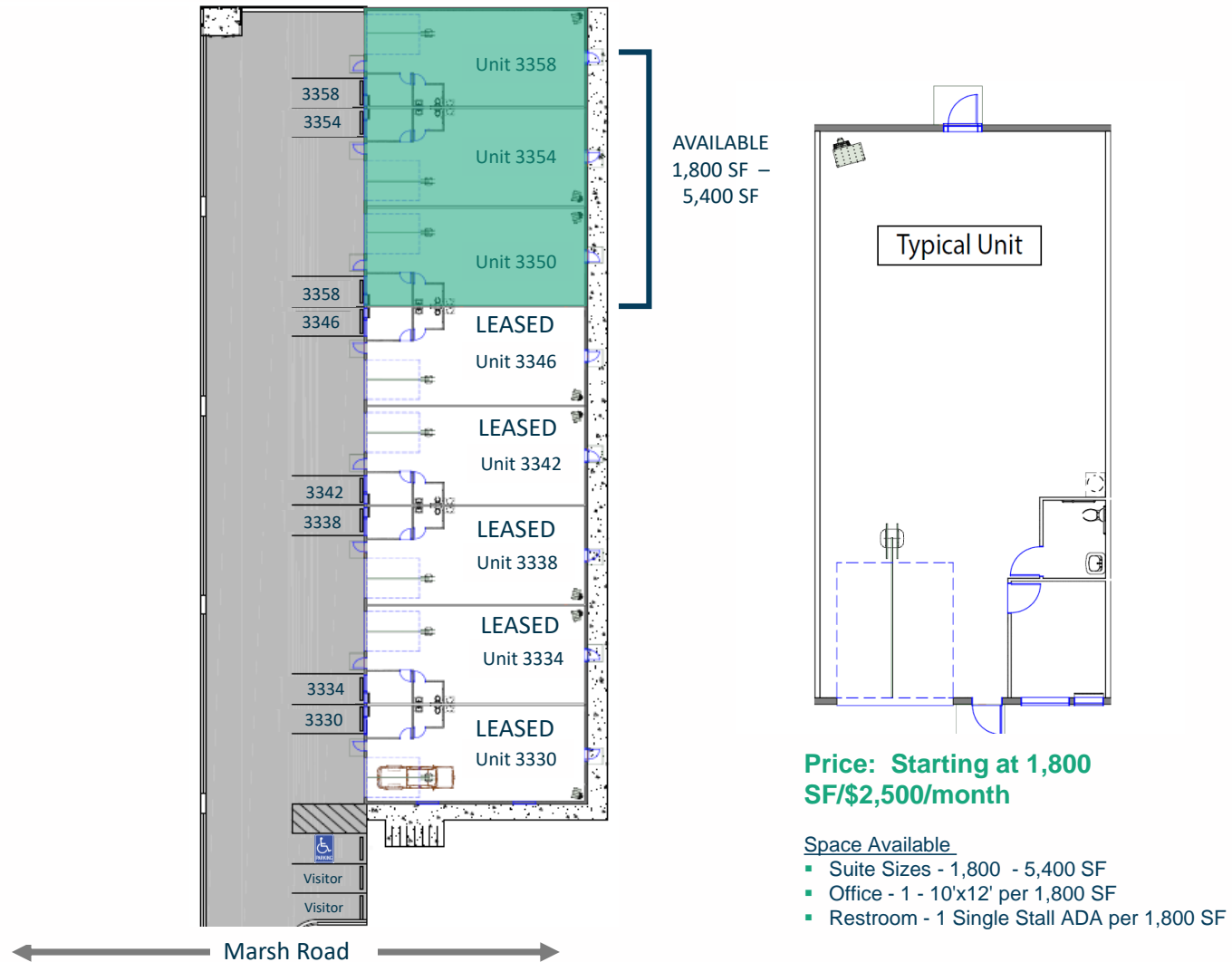
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# FLOOR PLAN

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# RENDERINGS

3330 MARSH ROAD



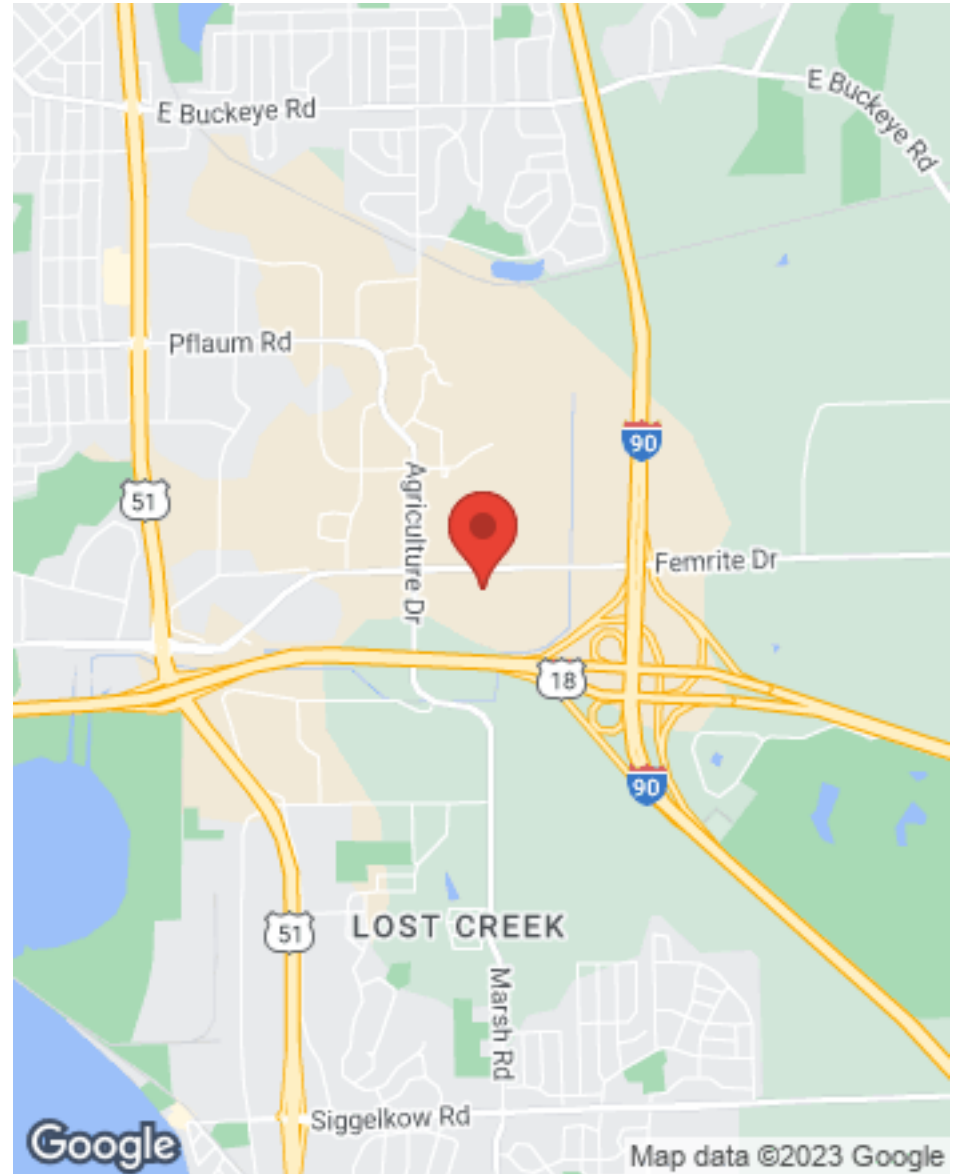
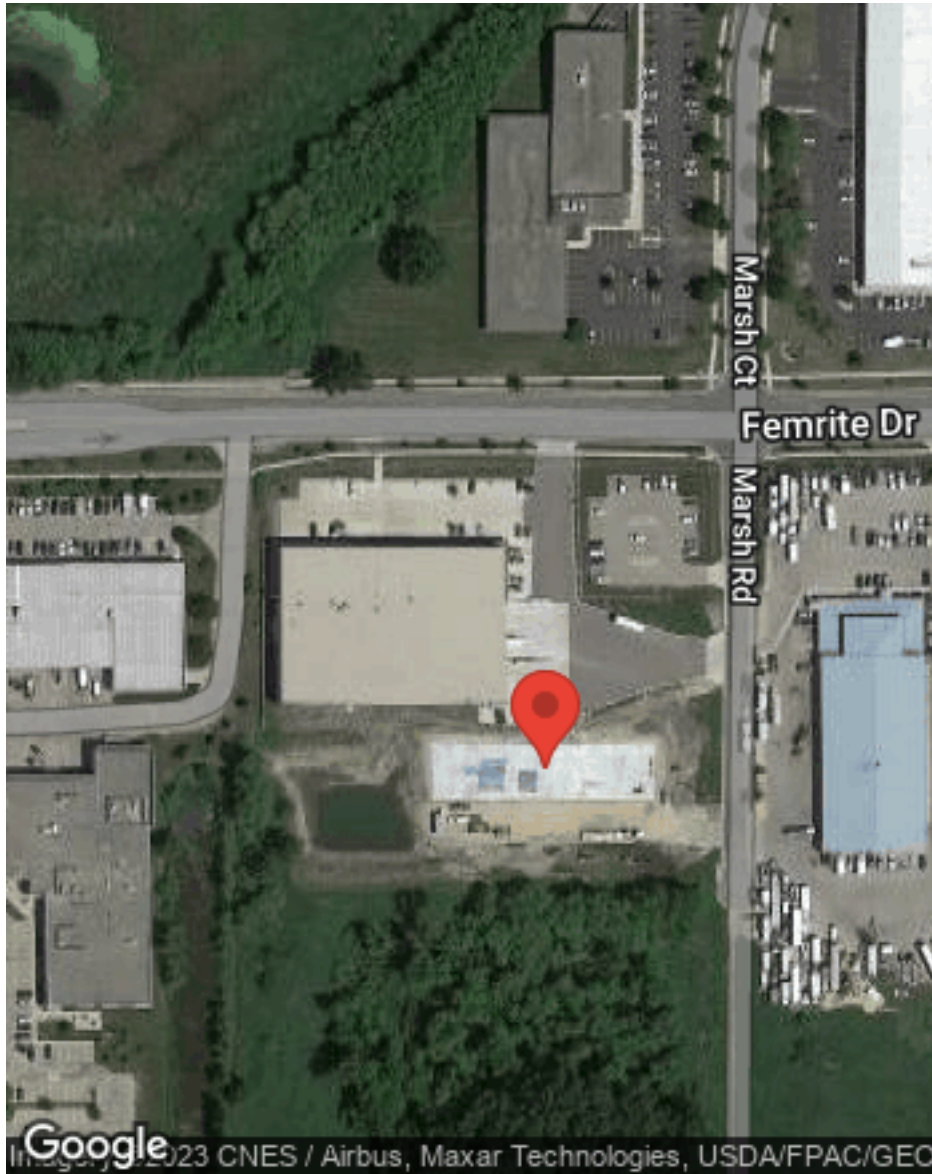
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# LOCATION MAPS

3330 MARSH ROAD



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# REGIONAL MAP

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3330 MARSH ROAD

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*PRESENTED BY:*

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