

# 2 BUILDINGS- WAREHOUSE & SHOP SPACE W/OFFICE FOR LEASE

**2430 Pennsylvania  
Avenue**

MADISON, WI 53704

**Rent includes all operating  
expenses except gas, electric  
and water/sewer.**

**Entire site is fenced and  
gated**



# PROPERTY SUMMARY

2430 PENNSYLVANIA AVENUE



## Property Summary

Lease Rate	\$8,200 per month
Lease type:	Modified Gross
Lease Term:	Negotiable
Available SF	11,500
Clear Height:	15' (Back Bldg.)
Dock Doors:	1
Grade Doors:	2
Lighting:	LED
Lease type:	Modified Gross

## Property Overview

The site contains two buildings inside a fenced and gated area and a rear gravel outside storage area (70' X 100'). The front building is 3,500 SF with heated shop space, floor drains, a small drive-in door and office space. The back building is 8,000 SF with a dock, (1)10' x 14' drive-in door, 15' clear height, and LED Lighting. The back building is unheated at present but is well insulated. Gas heat can be added.

## Location Overview

Located on Madison's near-east side, minutes from downtown.

# PROPERTY PHOTOS

2430 PENNSYLVANIA AVENUE



**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
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# PROPERTY PHOTOS

2430 PENNSYLVANIA AVENUE



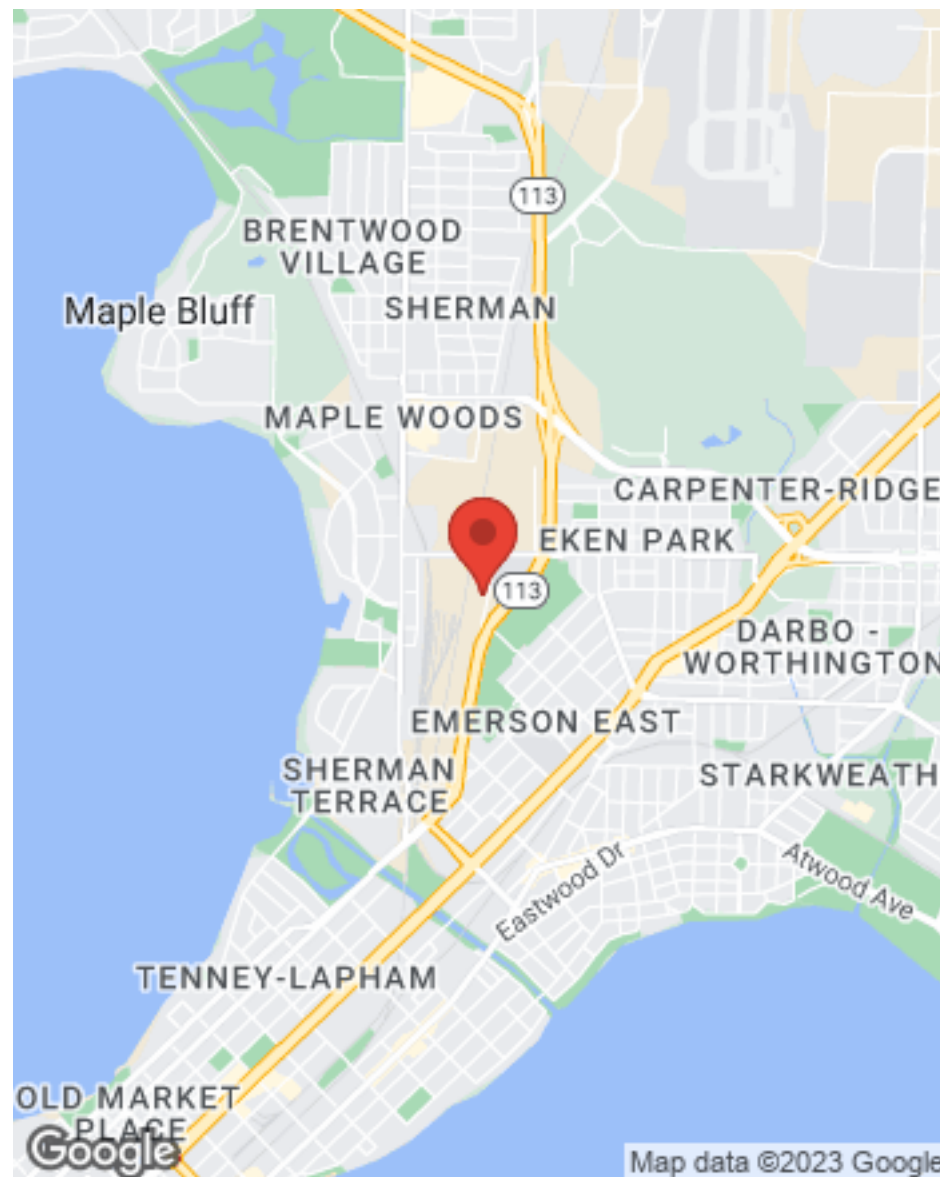
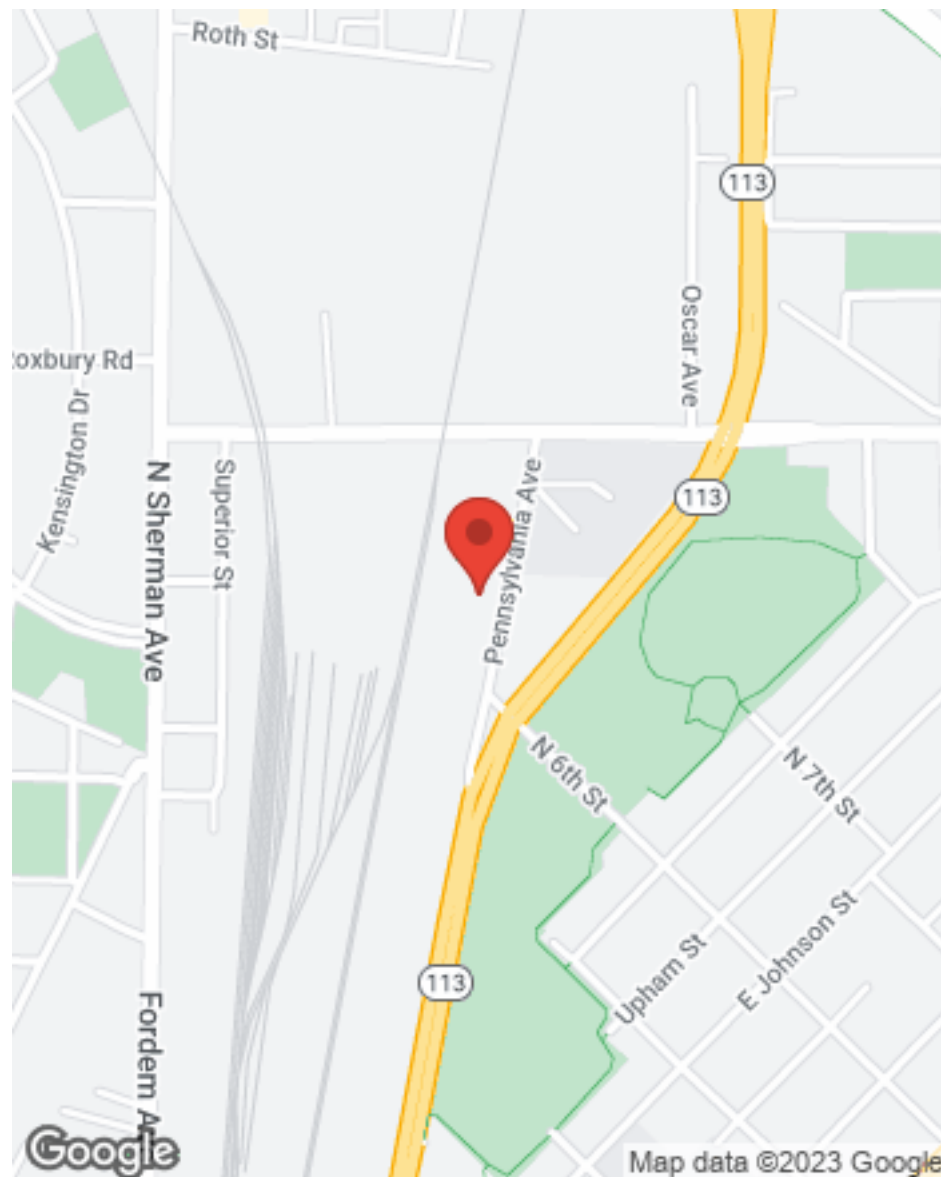
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# LOCATION MAPS

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# REGIONAL MAP

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# AERIAL MAP

2430 PENNSYLVANIA AVENUE

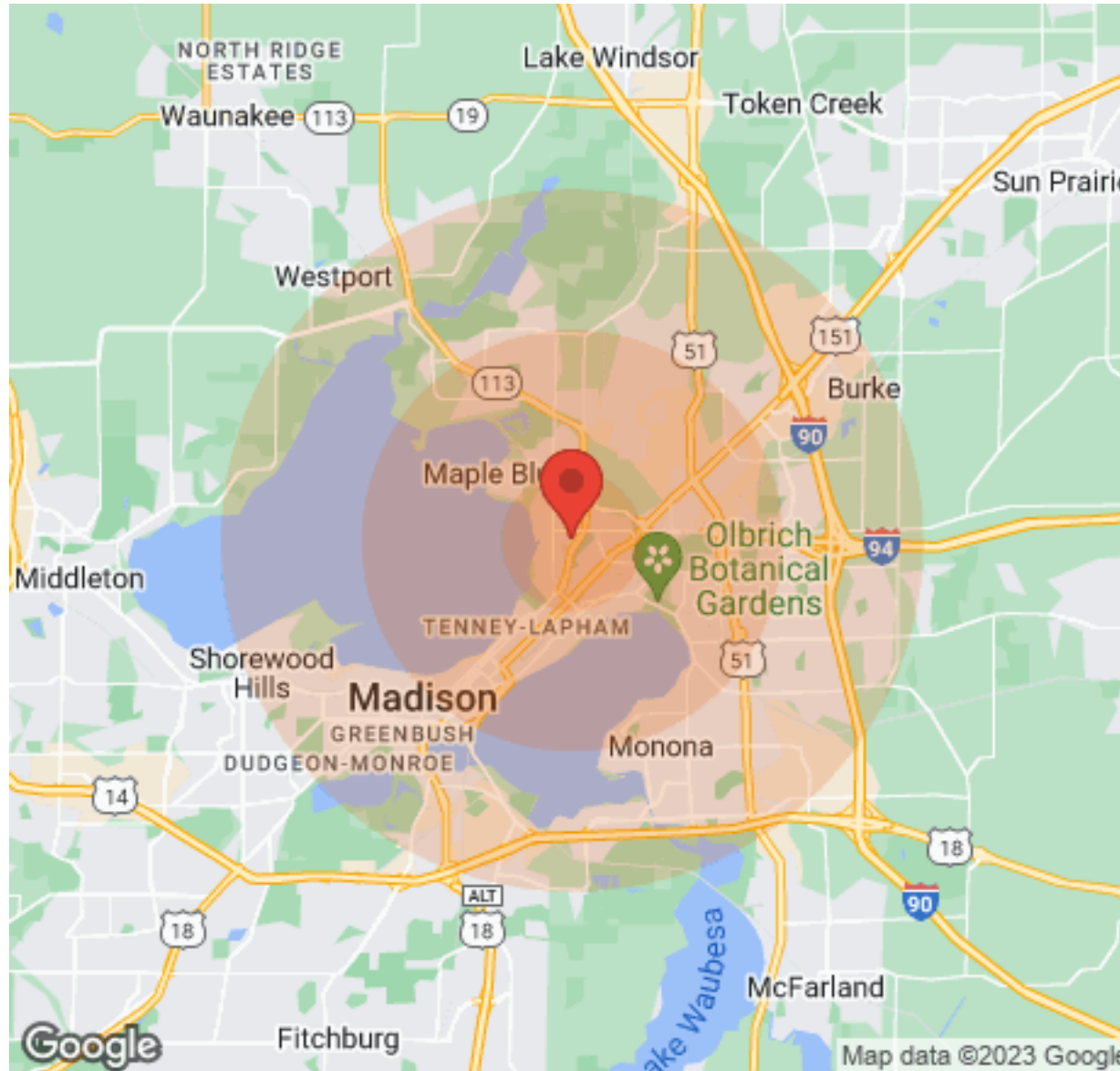


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# DEMOGRAPHICS

2430 PENNSYLVANIA AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	5,977	40,291	82,924
Female	6,128	40,163	81,922
Total Population	12,105	80,454	164,846

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,704	11,013	23,972
Ages 15-24	985	6,755	15,707
Ages 25-54	5,976	43,272	84,396
Ages 55-64	1,831	9,151	18,710
Ages 65+	1,609	10,263	22,061

Race	1 Mile	3 Miles	5 Miles
White	10,478	67,554	134,854
Black	814	5,721	10,950
Am In/AK Nat	13	40	109
Hawaiian	N/A	4	6
Hispanic	739	4,522	12,146
Multi-Racial	1,200	7,554	18,794

Income	1 Mile	3 Miles	5 Miles
Median	\$42,164	\$37,969	\$47,294
< \$15,000	831	8,507	13,964
\$15,000-\$24,999	901	5,143	8,597
\$25,000-\$34,999	811	4,831	7,917
\$35,000-\$49,999	1,050	4,698	9,153
\$50,000-\$74,999	1,415	6,835	12,765
\$75,000-\$99,999	690	3,827	8,799
\$100,000-\$149,999	397	2,636	6,904
\$150,000-\$199,999	97	907	2,248
> \$200,000	74	773	1,650

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,665	41,013	76,410
Occupied	6,287	38,559	71,959
Owner Occupied	2,861	15,766	31,945
Renter Occupied	3,426	22,793	40,014
Vacant	378	2,454	4,451



# DISCLAIMER

2430 PENNSYLVANIA AVENUE

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## PRESENTED BY:

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