

**3330 Marsh Rd
Madison, WI**

**Flex-Industrial
Space Available**

Sale Price: \$2,150,000

3,600 & 5,400 SF Available

Lease Rate: \$9.50/SF NNN

**For Sale or Lease
New Construction**



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PROPERTY SUMMARY

3330 MARSH ROAD



Property Summary

Sale Price:	\$2,150,000.00
Lease Rate:	\$9.50/SF NNN
Leasable SF:	3,600 & 5,400 SF
Building Size:	14,400 SF
Lot Size:	2.1 AC
Year Built:	2022
Clear Height:	18'
No. Overhead Doors:	8
Overhead Door Size:	12' X 14'
Sprinkler:	Wet Sprinkler System
Zoning:	Industrial Limited

Property Overview

3,600 SF - 2 Overhead Doors, 1 Office, 1 Restroom, 2 Modine Heaters, 2 Floor Drains, 1 Utility Sink

5,400 SF - 3 Overhead Doors, 1 Office, 1 Restroom, 3 Modine Heaters, 3 Floor Drains, 1 Utility Sink (excess plumbing stubbed out)

Tenant is additionally responsible for RE Tax, Insurance, CAM, separately metered utilities, and phone/data.

Location Overview

Located on Madison's East side industrial park with ease of access to UW HWY 51 and US HWY 12/18.

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2 Science Court, Suite 200
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PROPERTY PHOTOS

3330 MARSH ROAD



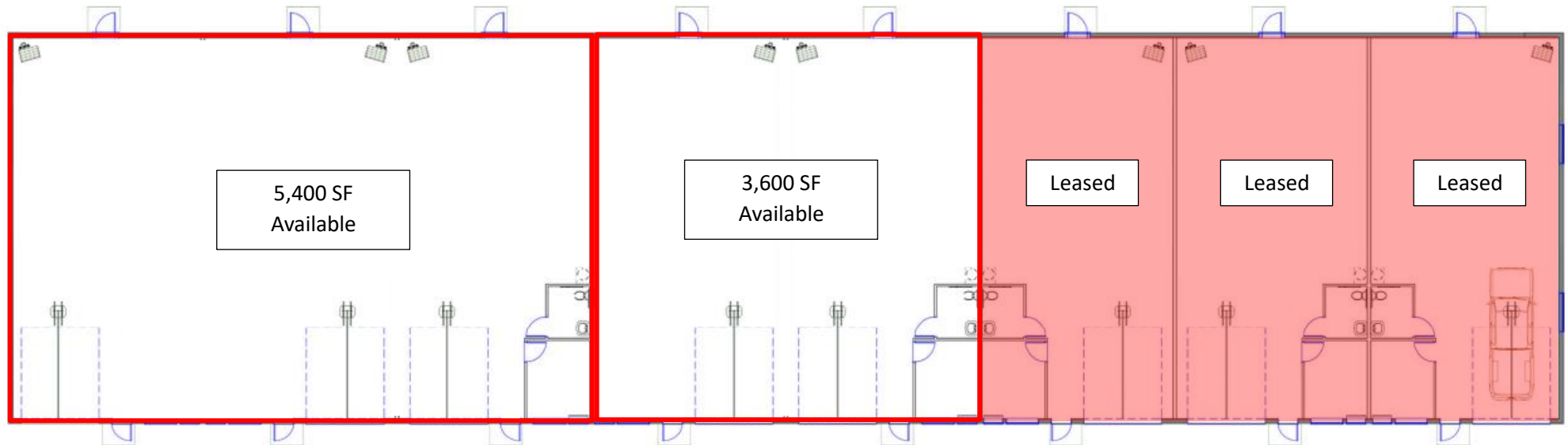
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FLOOR PLAN

3330 MARSH ROAD



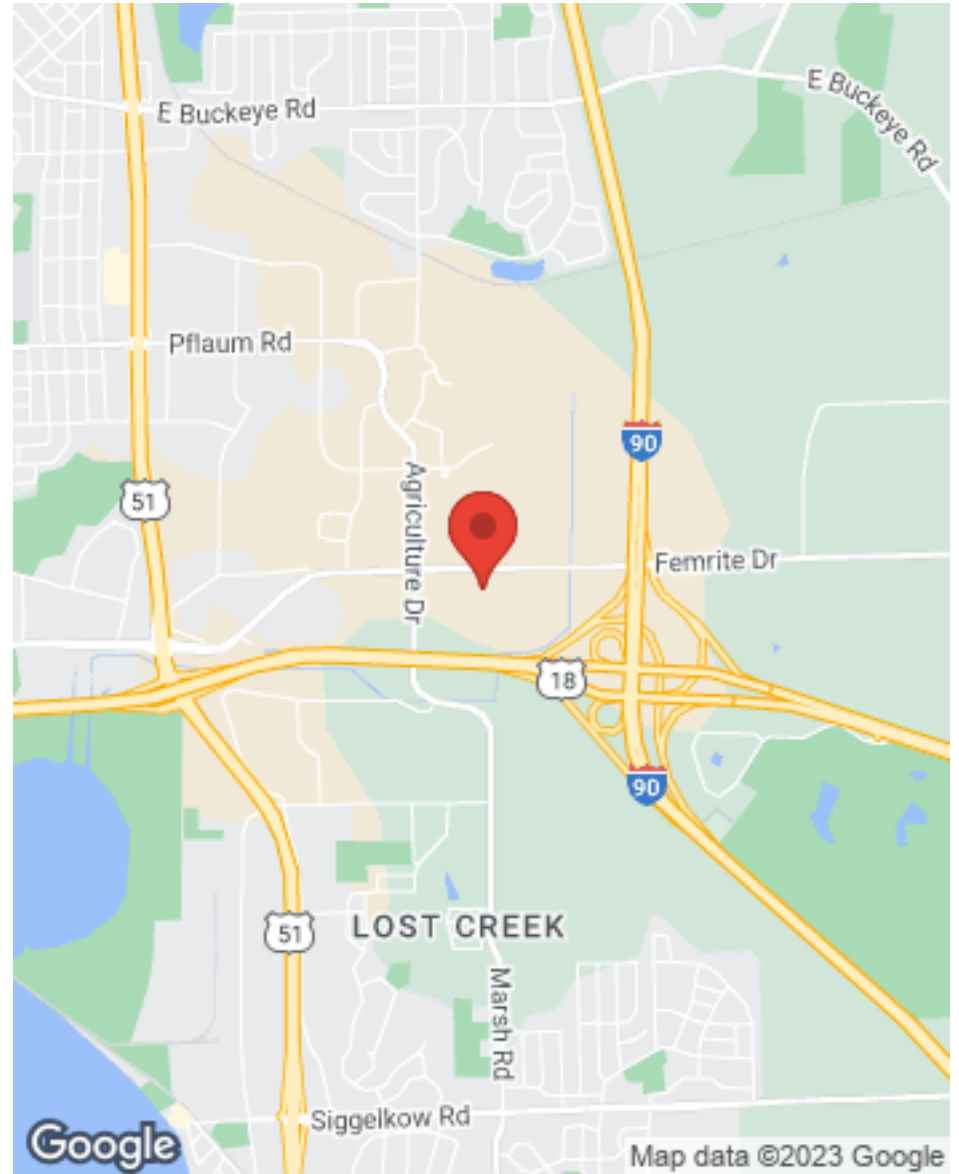
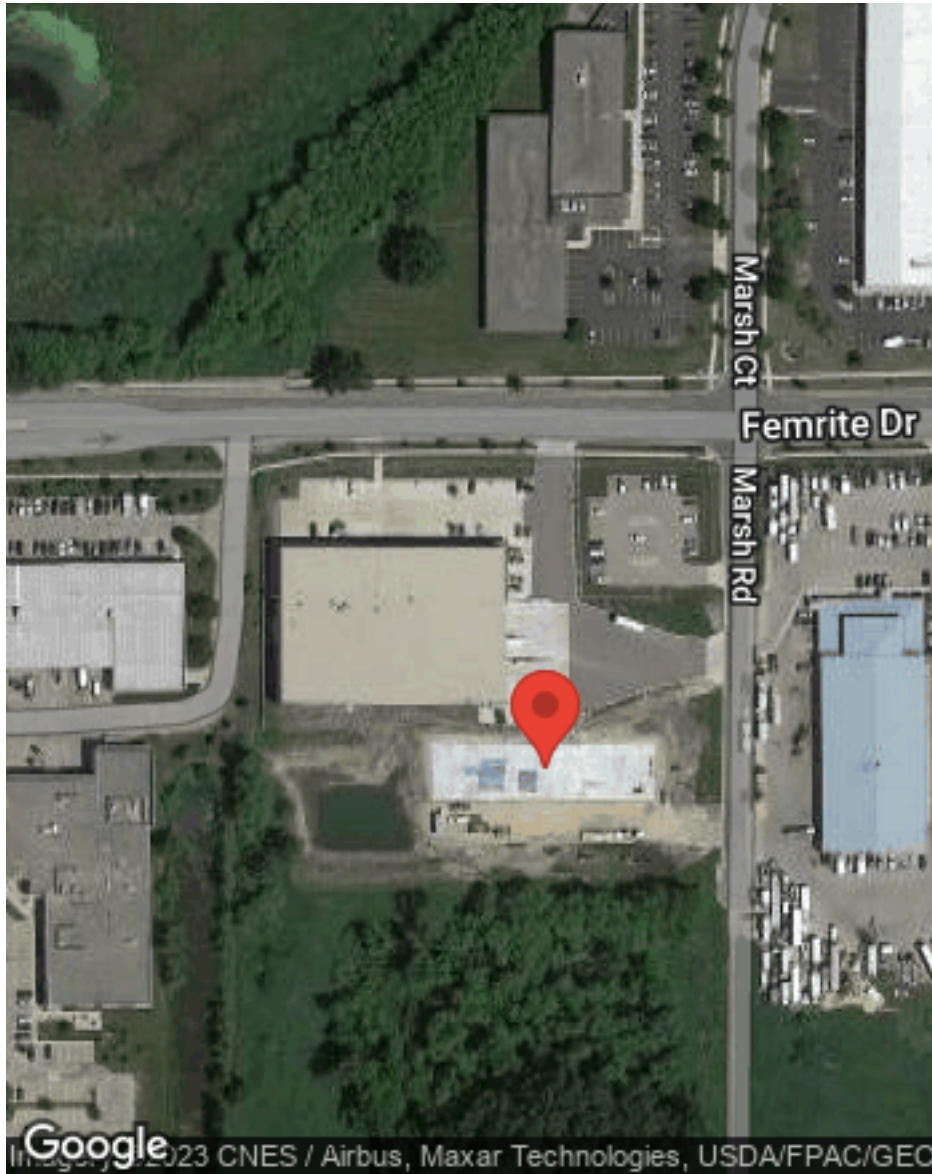
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LOCATION MAPS

3330 MARSH ROAD



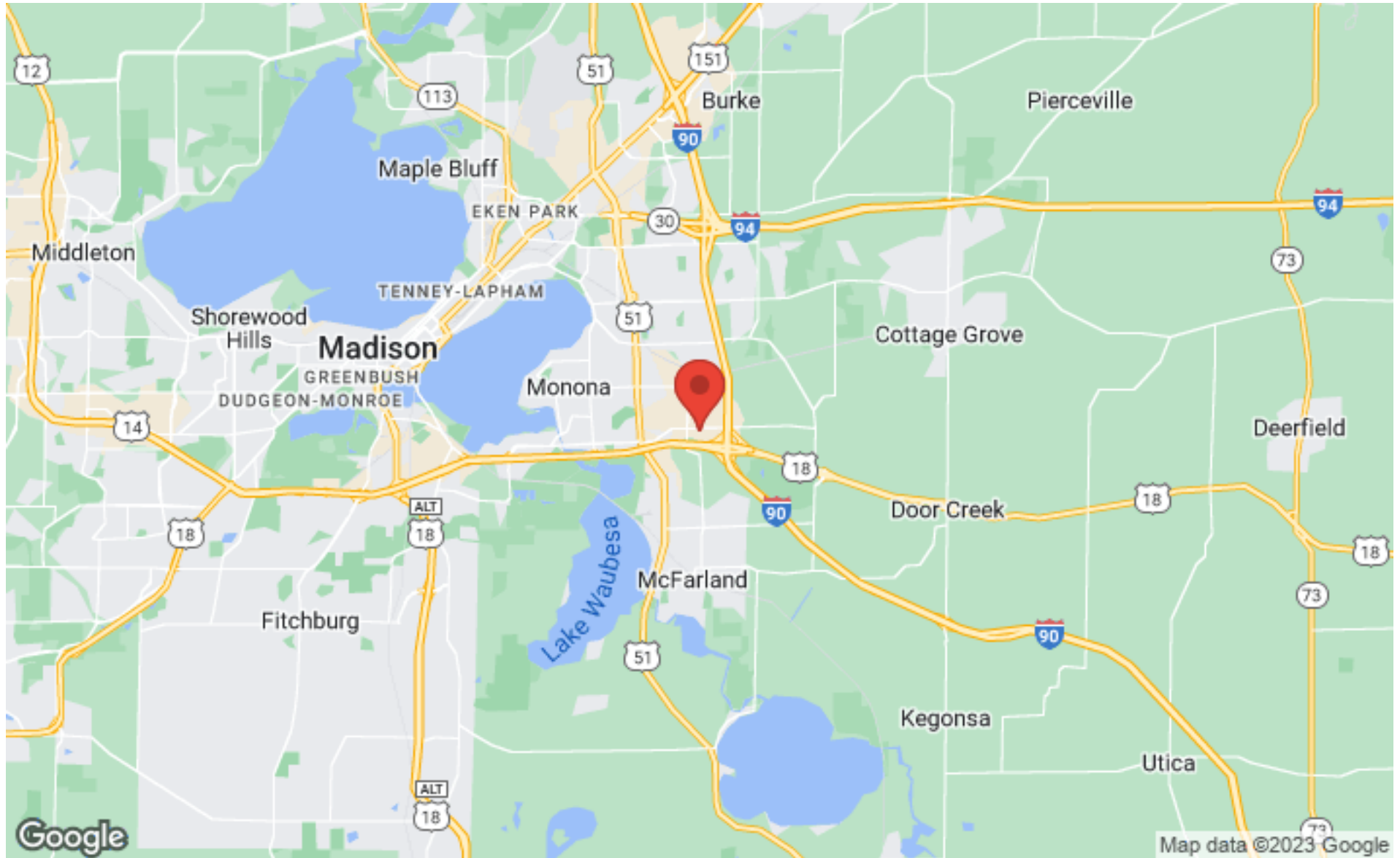
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REGIONAL MAP

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3330 MARSH ROAD

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