

## Hoepker Corporate Center

6406-6412 Ronald Reagan Avenue | Madison, WI 53704

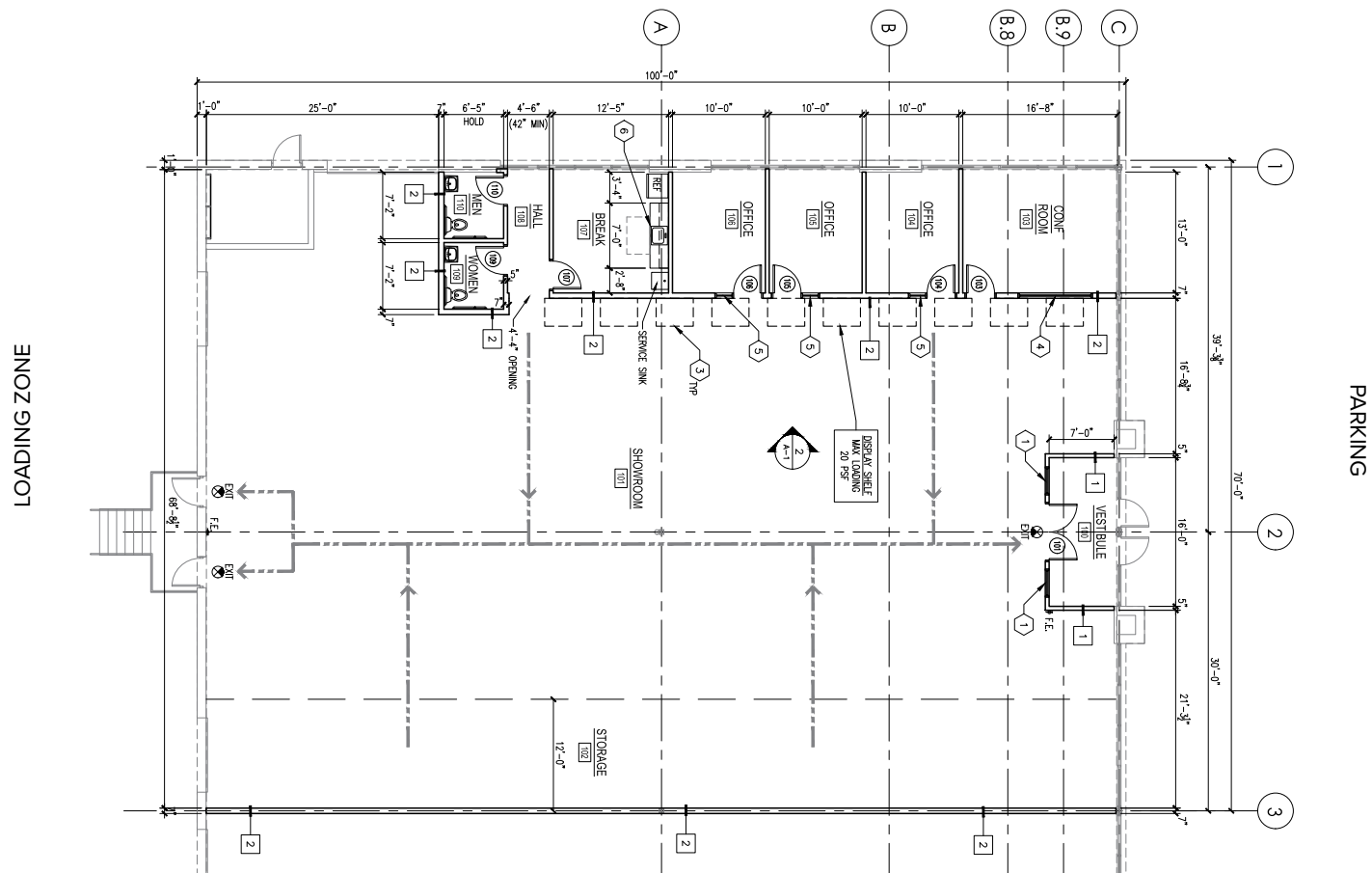


**Total SF Available:**  
6,934 SF

3,467 sq. ft. office/showroom and 3,467 sq. ft. air-conditioned warehouse with dock doors (2) and 12'x14' drive-in door

**CLICK TO VIEW  
VIRTUAL TOUR**

*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



# About Hoepker Corporate Center

Hoepker Corporate Center consists of three flex/R&D buildings totaling more than 138,000 square feet, located 10 minutes east of the City of Madison, in Dane County, WI. The business center is located at the intersection of Hwy 51 and Hoepker Road. The masonry building design and landscaping project a high-end image while offering tenants affordable and flexible floor plans to meet their office, warehouse, R&D, light manufacturing, or showroom requirements.

For more information on Hoepker Corporate Center, visit: [sjpi.com/hoepkercorporate](http://sjpi.com/hoepkercorporate)

## Flex/R&D Buildings

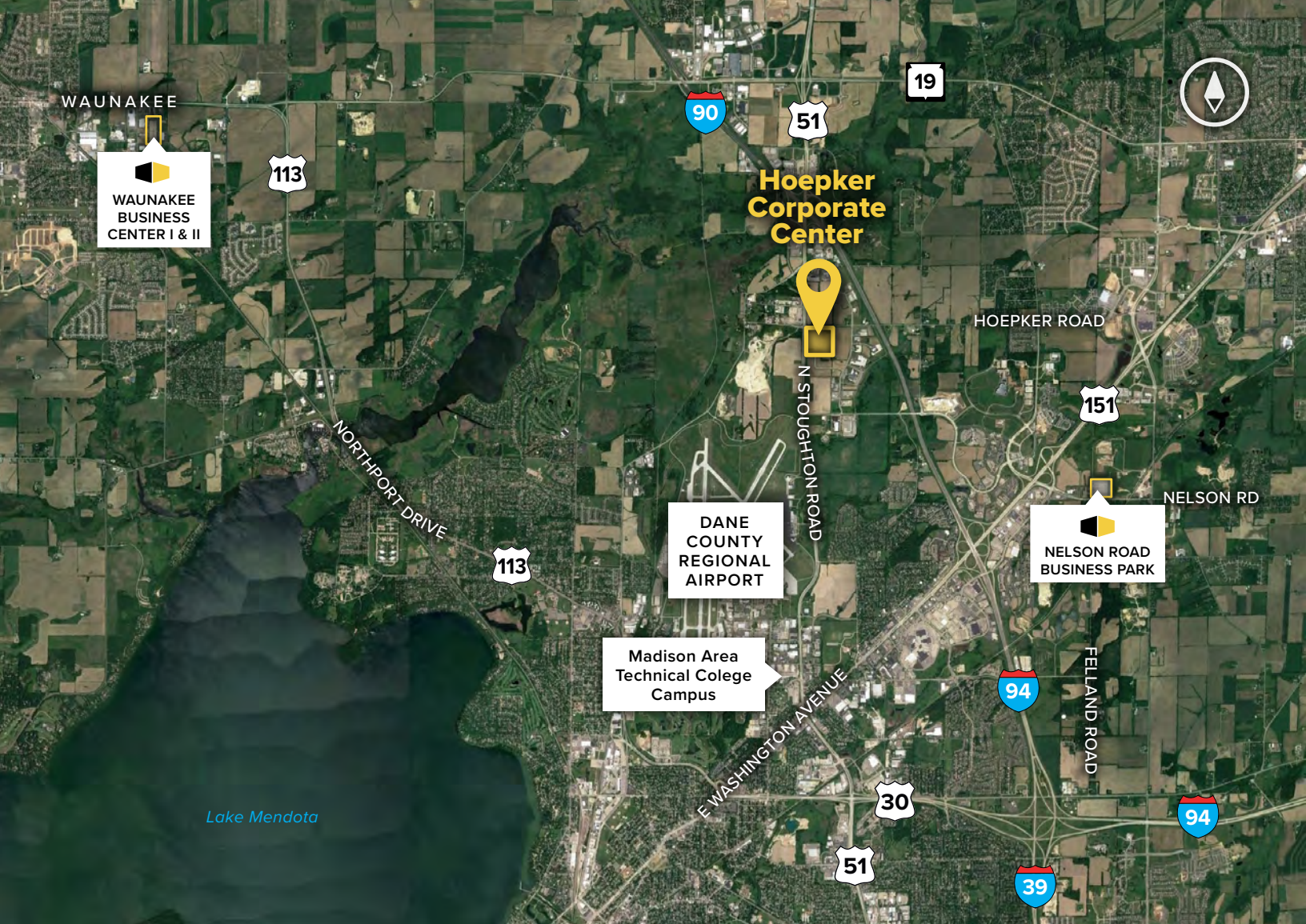
6608 Ronald Reagan Ave.	53,908 SF
6406 Ronald Reagan Ave.	42,784 SF
6504 Ronald Reagan Ave.	42,064 SF

## Flex/R&D Specifications

Suite Sizes	2,664 up to 53,908 SF
Ceiling Height	16 ft. clear minimum
Parking	330 spaces
Heat	Natural Gas
Roof	EPDM rubber
Exterior Walls	Masonry
Loading	Dock or drive-in
Zoning	IL-Industrial Limited

## LOCAL AMENITIES





## Contact Us

For additional leasing information or to schedule a tour, contact:

### Greg Fax

Regional Partner, Wisconsin

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### Wisconsin Regional Office:

2000 Pewaukee Road | Suite A  
Waukesha, WI 53188

**262.524.0100 | [SJPI.COM/WISCONSIN](http://SJPI.COM/WISCONSIN)**



### About St. John Properties

St. John Properties Wisconsin owns and is developing more than 1.7 million square feet of commercial space across 15 business communities in Wisconsin.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space

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