

FOR LEASE

**Class A - Industrial Flex
BTS Office Space
5,000 sf Available**

OWNED AND DEVELOPED BY TJK
DESIGN BUILD

**2530 Agriculture Drive
MADISON, WI 53718**



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PROPERTY SUMMARY

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718

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Property Summary

| | |
|----------------|---|
| Available SF: | 5,000 |
| Building SF: | 22,500 |
| Clear Height: | 20' |
| Column Space: | 50' x 25' |
| Lease Rate: | \$8.50 |
| Lot Size: | 150,673 SF |
| Parking Ratio: | 1.75/1000 |
| Parking: | 46 |
| Power: | 1600 AMP Service / 120/208 / 3-Phase |
| Year Built: | 2023 |
| Zoning: | SE - Suburban Employment |

Property Overview

High-quality flex industrial facility with build-to-suit office options located on Madison's East side within the World Dairy Center with ample drive-in doors, dock, and high clear height. August 2023 delivery date.

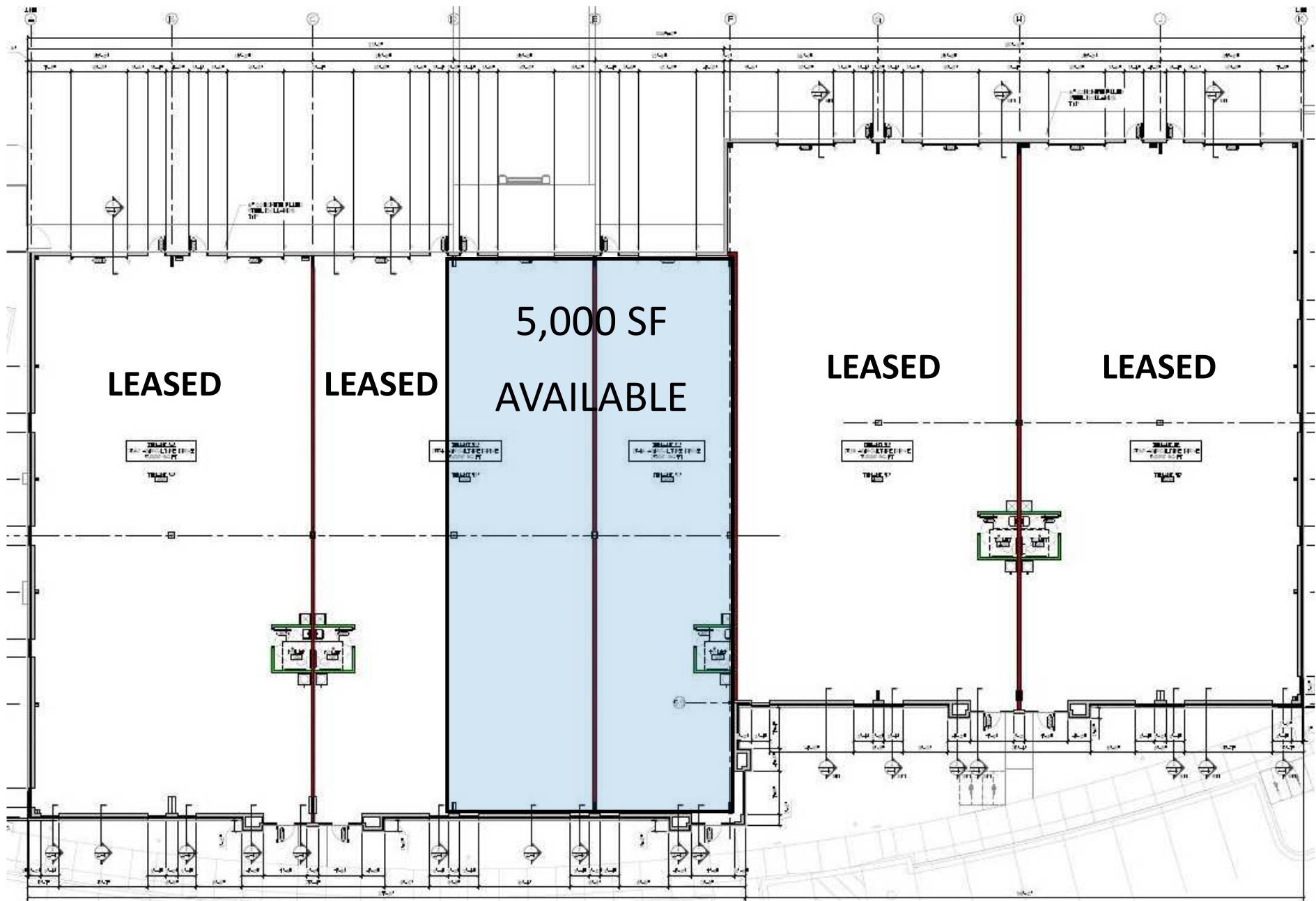
Location Overview

Located a few miles from US HWY 51, US HWY 12/18(Beltline), and ease of access to I/90/94.

BUILDING PLAN

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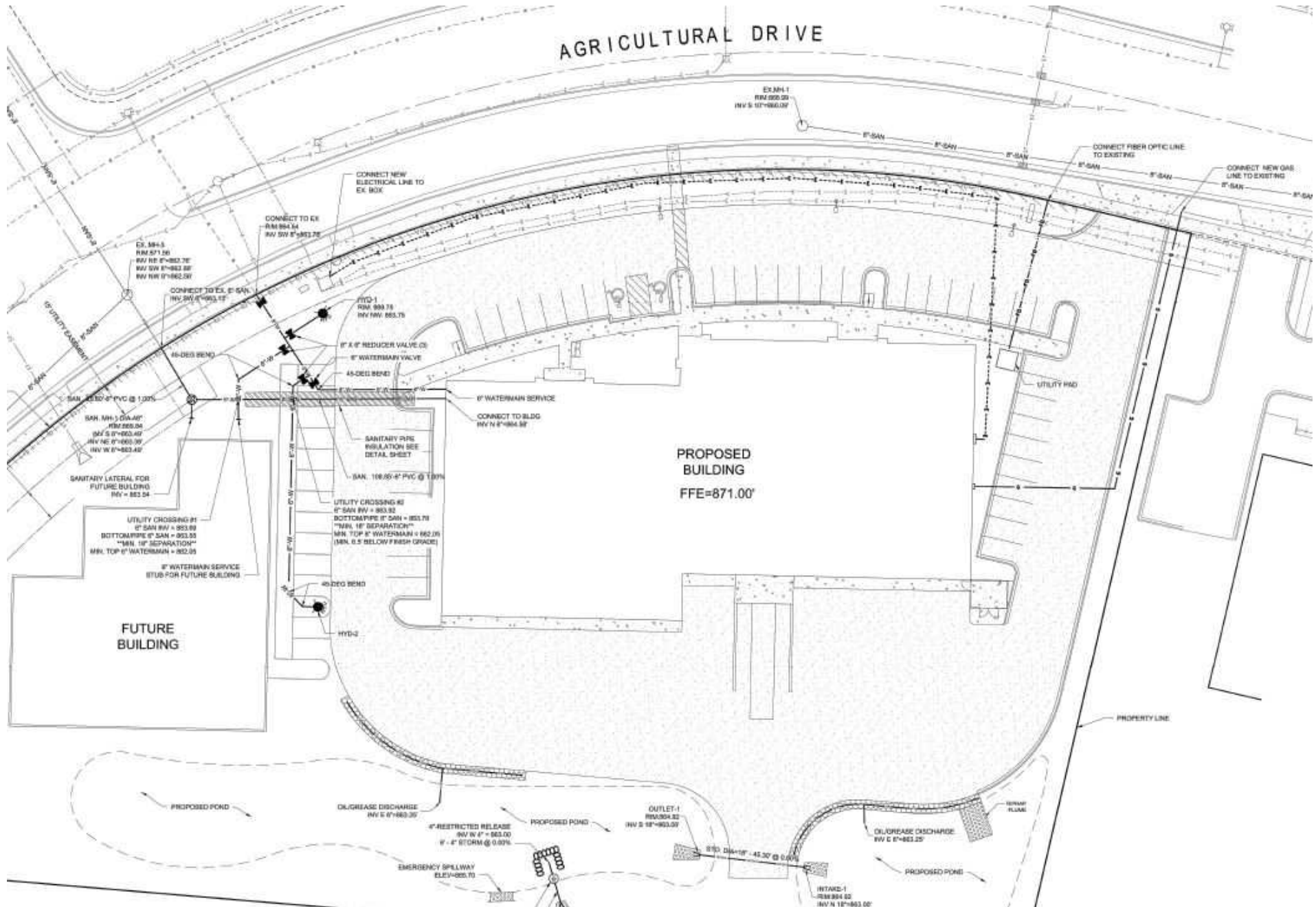


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 **Oakbrook**
Integrated Real Estate Services

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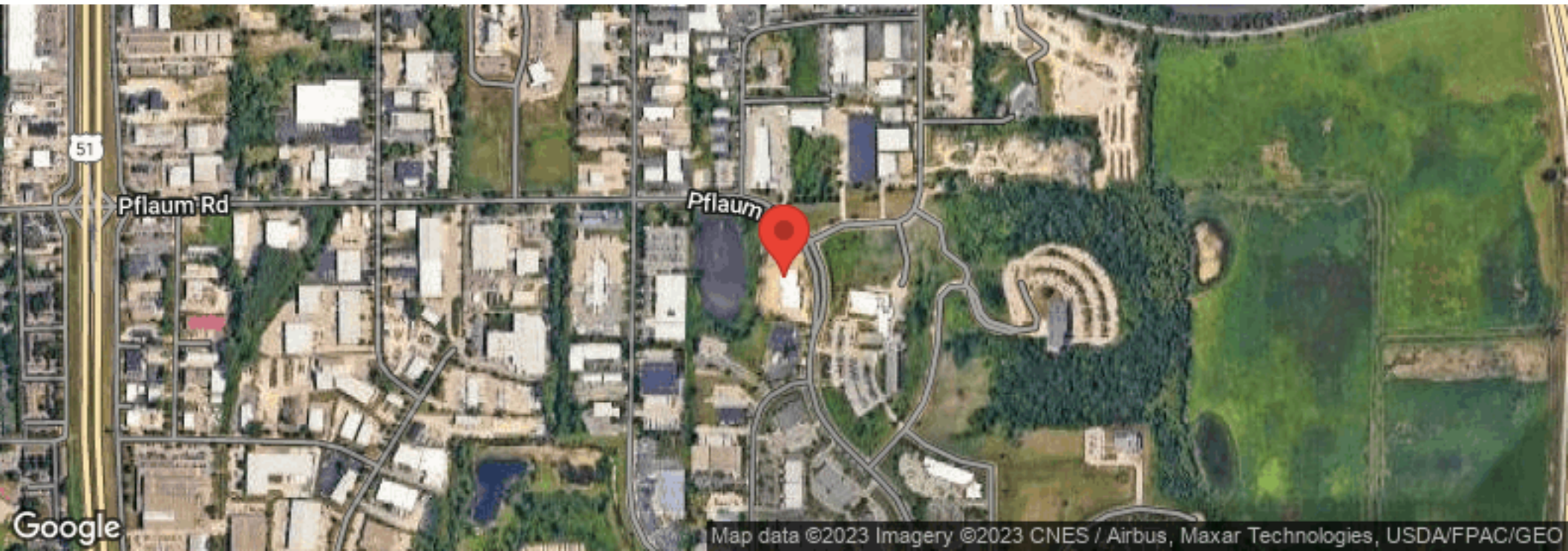
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LOCATION MAPS

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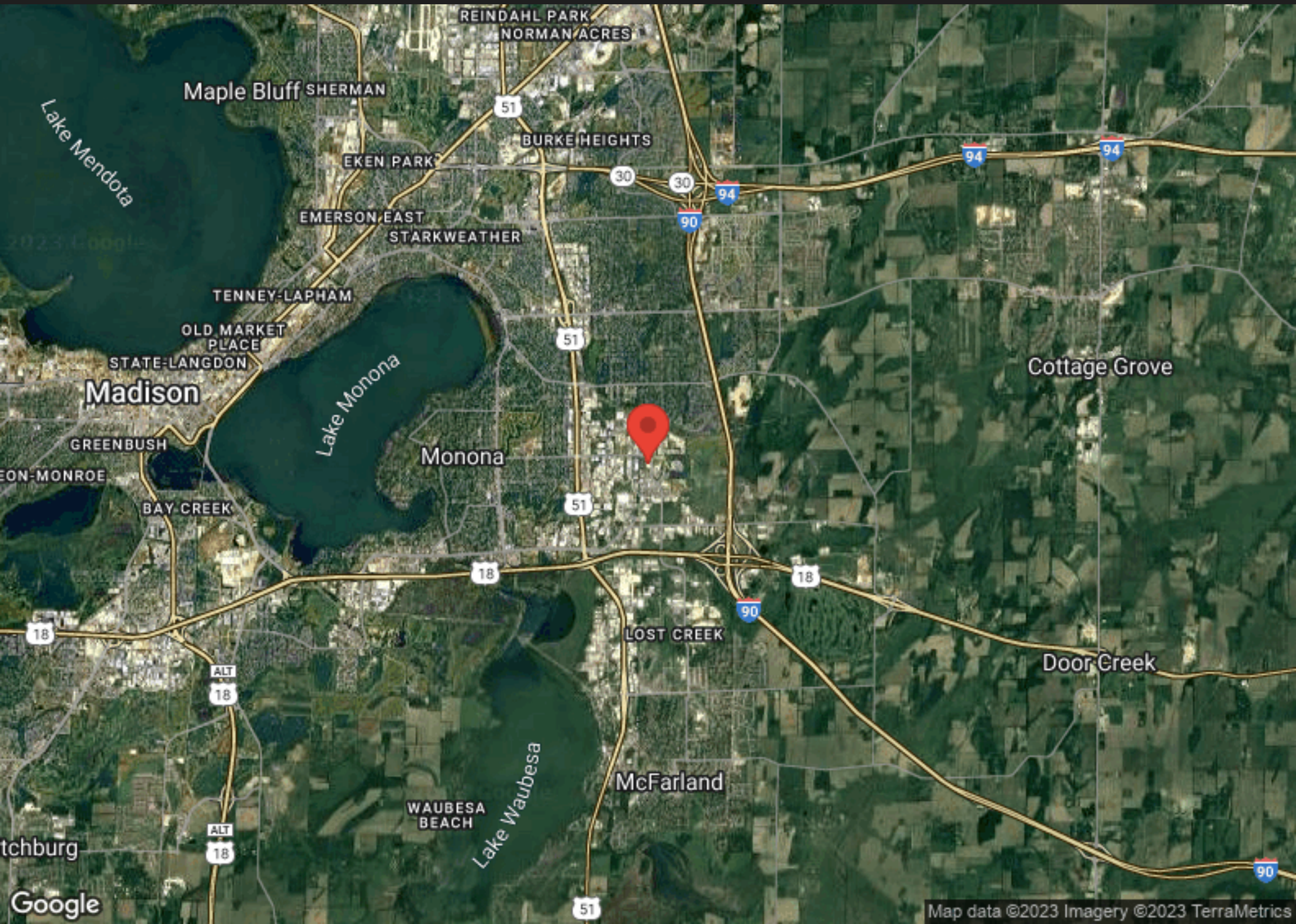
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REGIONAL MAP

TJK - 2530 Agriculture Drive
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