

Industrial with office - For Lease

**Middleton Industrial Park
8508 Fairway Place
Middleton, WI**

\$9.75 PER SF MODIFIED GROSS

7,150 SF AVAILABLE

**Ground Floor Office - 1,300 SF
(vestibule, three offices, break room, &
restroom.)**

**2nd Floor Office - 1,350 SF
(4 large offices, a kitchenette &
restroom.)**

Shop Space - 4,500 SF



CHRIS CAULUM, CCIM, SIOR
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PROPERTY SUMMARY

8508 FAIRWAY PLACE



Property Summary

Lease Rate:	\$9.75 p/sf
LeaseType:	Modified Gross
Lease Term:	5 years preferred
Bldg. Size:	8,650 SF
Available Space:	7,150 SF
Drive-in Doors:	1 (12' x 14')
Truck Door:	1
Power:	3 phase - 208/120V

Property Overview

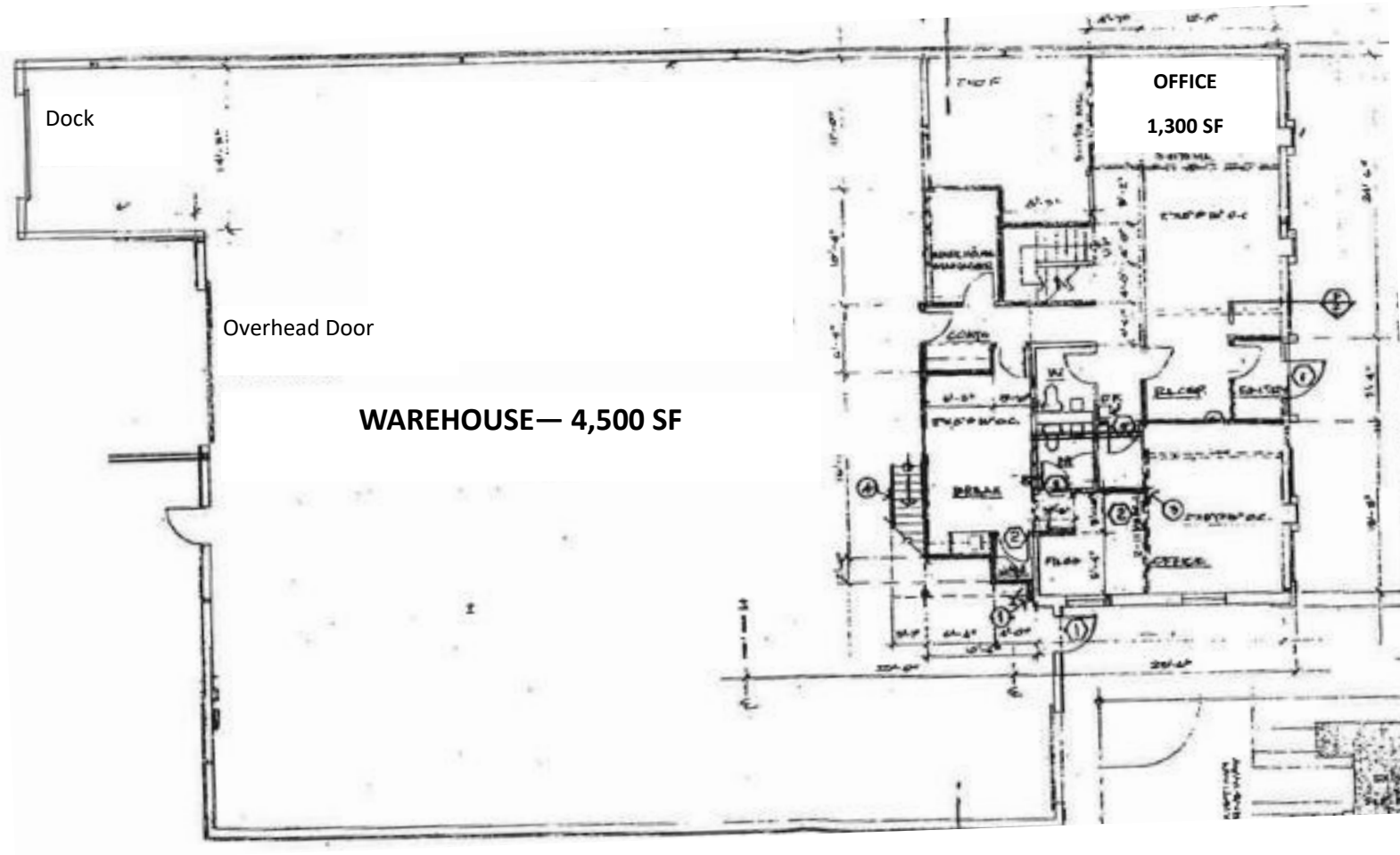
7,150 SF of industrial space with 4,500 SF of warehouse and 2,650 SF of office for \$9.75 p/sf modified gross. Located in the Middleton Industrial Park. Offering 1 (12'x14') drive-in door and 1 truck-height door. Rent includes RE taxes, insurance, grounds, and other exterior maintenance. The tenant is responsible for interior maintenance and utility costs.

Location Overview

Middleton is a vibrant urban city adjacent to Madison's west side. It boasts a vibrant downtown and a thriving high-tech corridor. Middleton's proximity to the University of Wisconsin makes for a great environment for new business start-ups, business expansion, and business relocation. The property is located near Pheasant Branch Conservancy a popular hiking destination for locals and visitors with 319 acres of trails, diverse topography, and panoramic view of the Capitol building, downtown Madison skyline and Lake Mendota. Below the hill to the south visitors can find the Pheasant Branch Creek wetlands and several predominant springs which provide fresh water for Lake Mendota.

FLOOR PLANS

8508 FAIRWAY PLACE

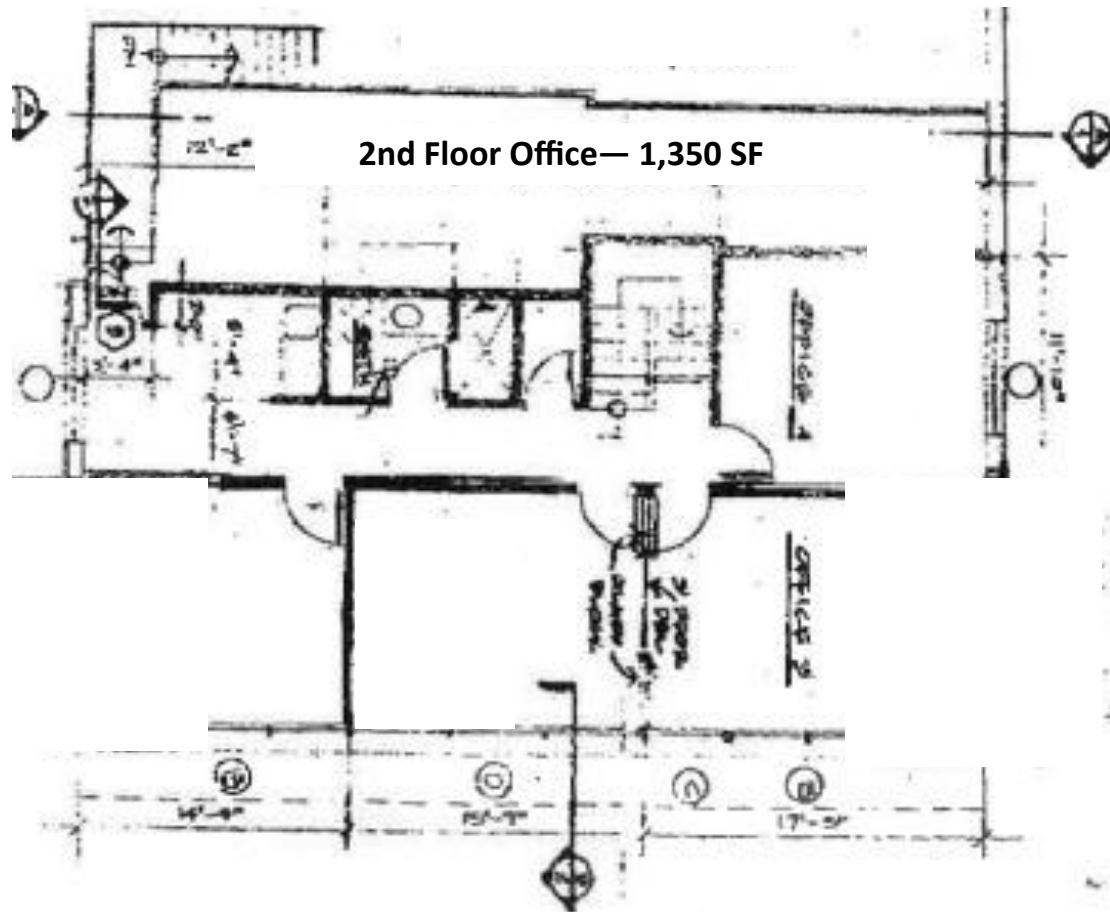


4,500 shop space

1,300 ground floor office (vestibule, three offices, Break room, and restroom.)

FLOOR PLANS

8508 FAIRWAY PLACE



1,350 SF - 2nd floor office (Four large offices, a kitchenette and restroom.)

PROPERTY PHOTOS

8508 FAIRWAY PLACE



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PROPERTY PHOTOS

8508 FAIRWAY PLACE

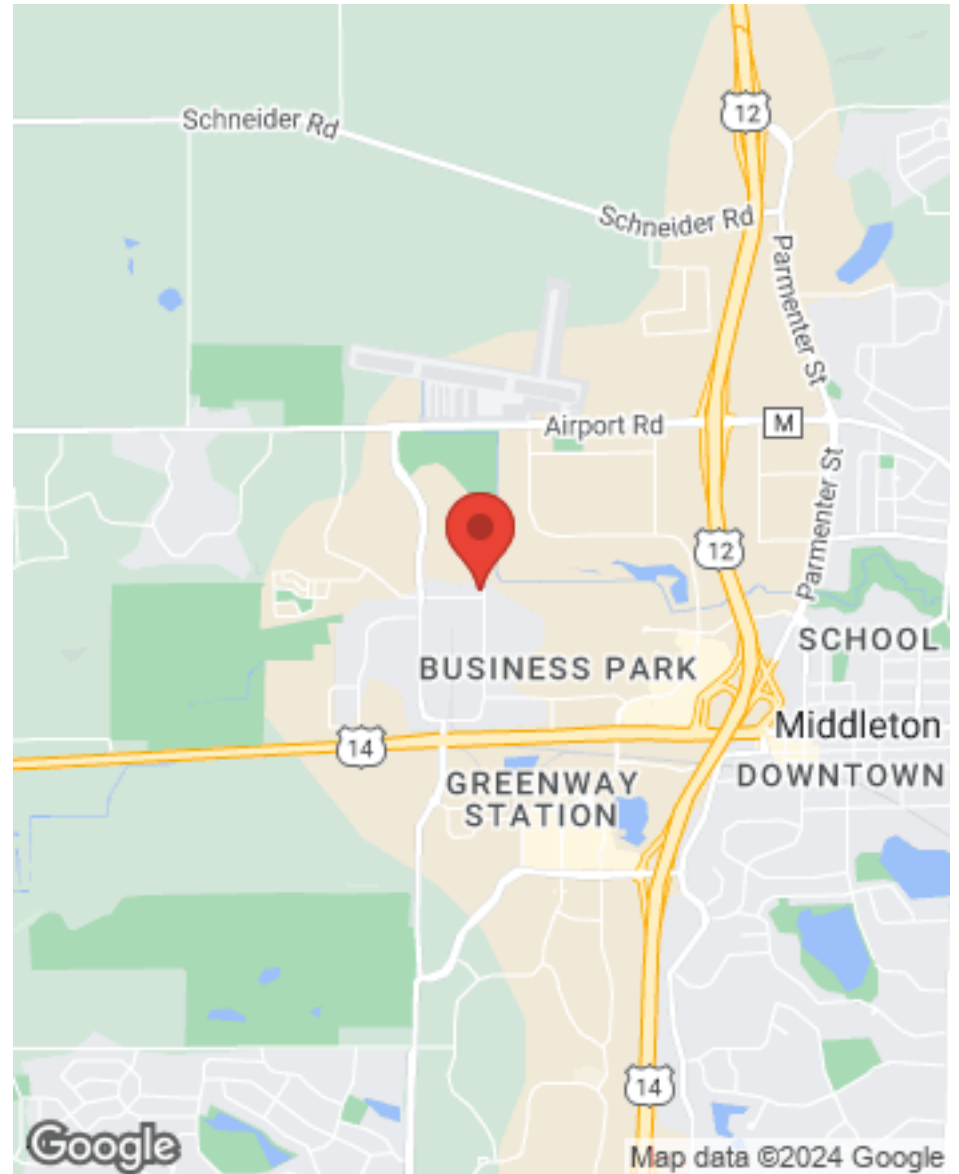
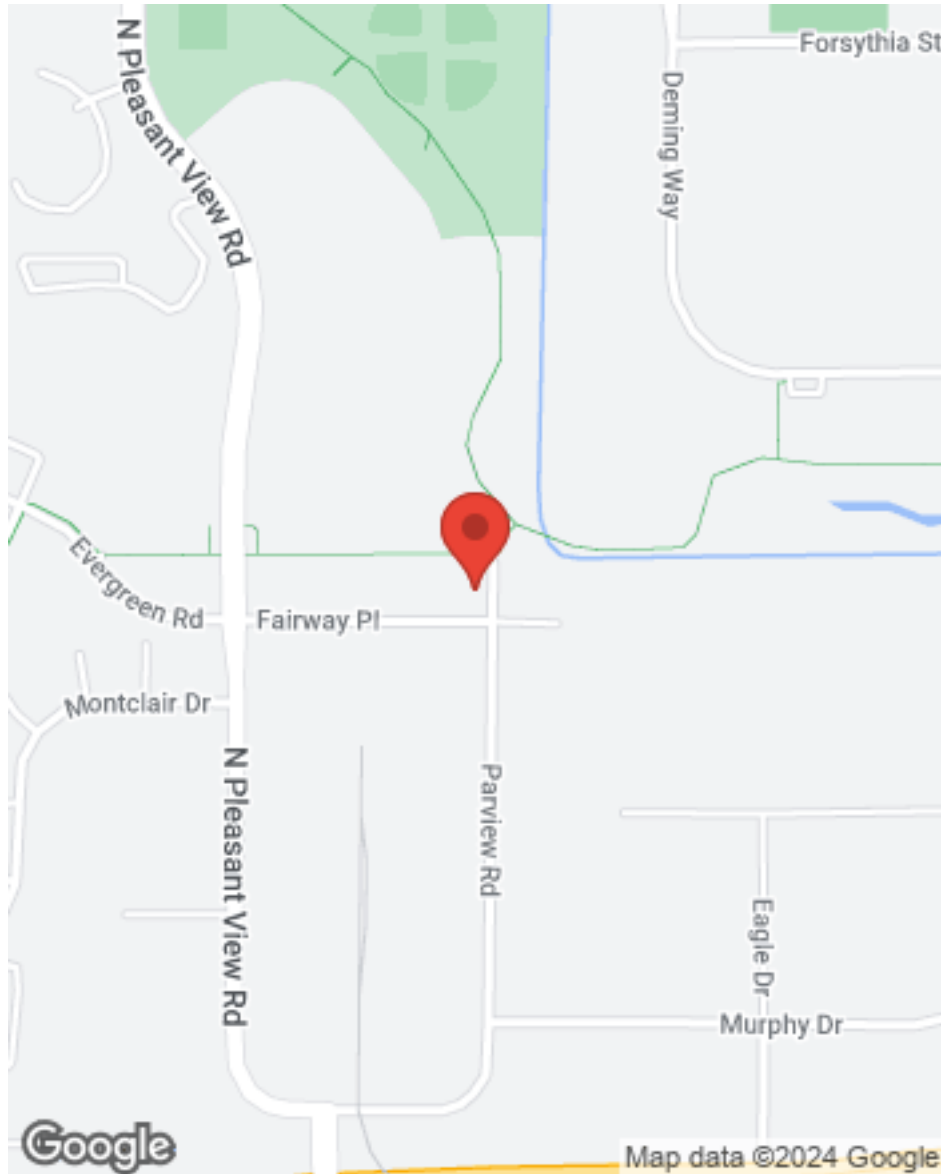


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LOCATION MAPS

8508 FAIRWAY PLACE

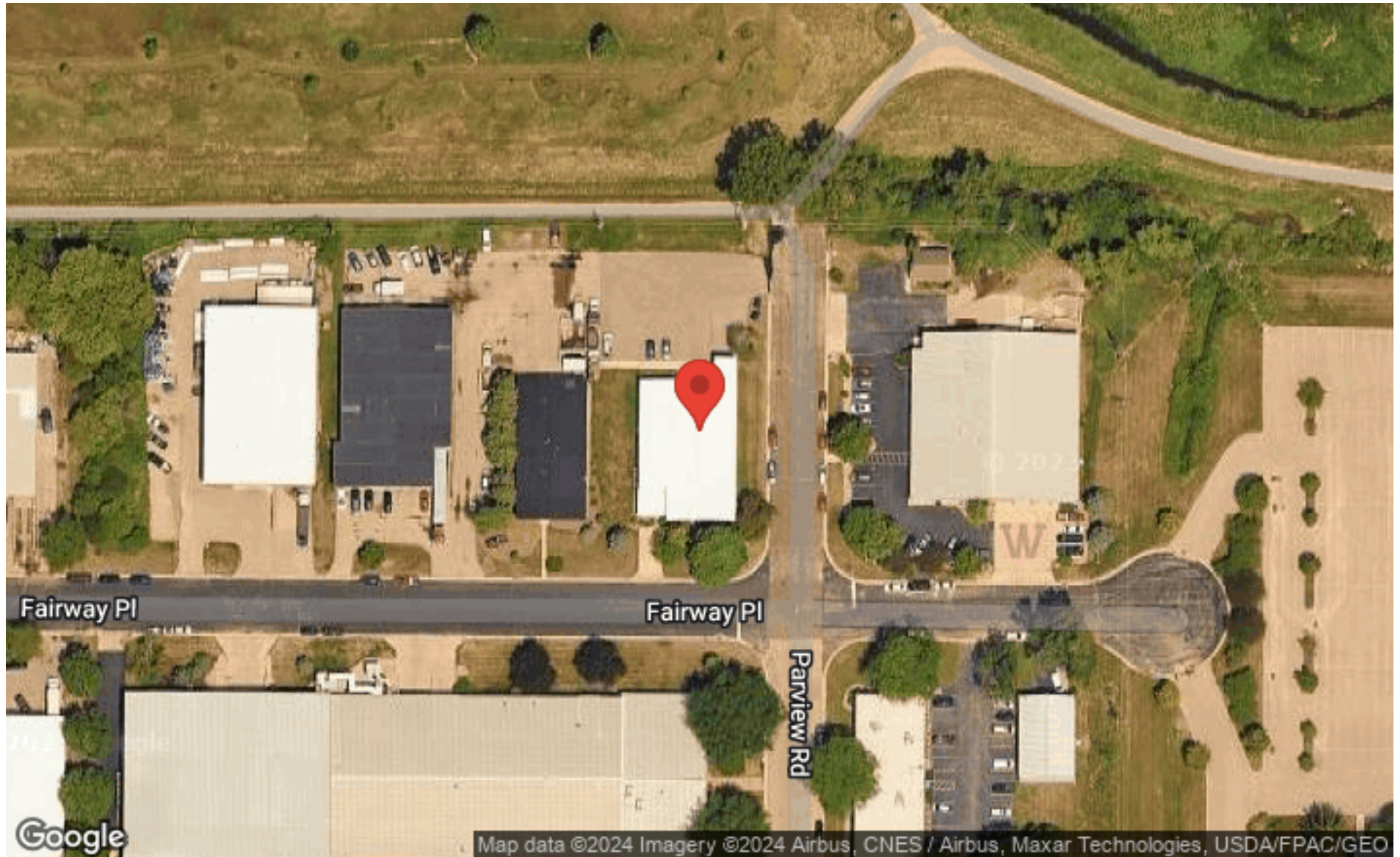


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AERIAL MAP

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