

For Sale or Lease

cresa

## Industrial/Flex Building or Redevelopment Opportunity



# 3501 E. Washington Ave

Madison, WI 53714

### Property Snapshot

<b>Land Size</b>	49,647 SF (1.14 acres)
<b>Building Size</b>	22,880 SF (Consisting of 16,000 SF of warehouse & 6,880 SF of office on 2 floors)
<b>Stories</b>	1 story + mezzanine office
<b>Year Built</b>	1963 (Remodeled in 2016)
<b>Zoning</b>	CC-T (Current), CMU (Future)
<b>Parking</b>	~ 32 surface stalls + truck/trailer storage near loading dock
<b>Loading</b>	1 dock + 2 drive-in doors
<b>Asking Price</b>	\$1,950,000 or \$9.75/SF NNN

### Zoning + Redevelopment:\*

- Per most recent comprehensive plan, the site will be zoned CMU which will allow for 2 - 6 stories and a density of 130 units per acre. One story anchor retail is permitted as part of a larger mixed use project.
- Government incentives available:
  - Located in newly formed TID 52 (projected 2024).
  - Located in a Qualified Census Tract (26.01).
- Located on the City of Madison's future Bus Rapid Transit (BRT) which allows for no minimum parking requirements.

\*(see page 5 for additional information)

### For More Information:



**Matt Apter**

608.852.3001

[mapter@cresa.com](mailto:mapter@cresa.com)

**Cresa Madison**

613 Williamson Street, 210

Madison WI 53703

Building Footprint Floorplan



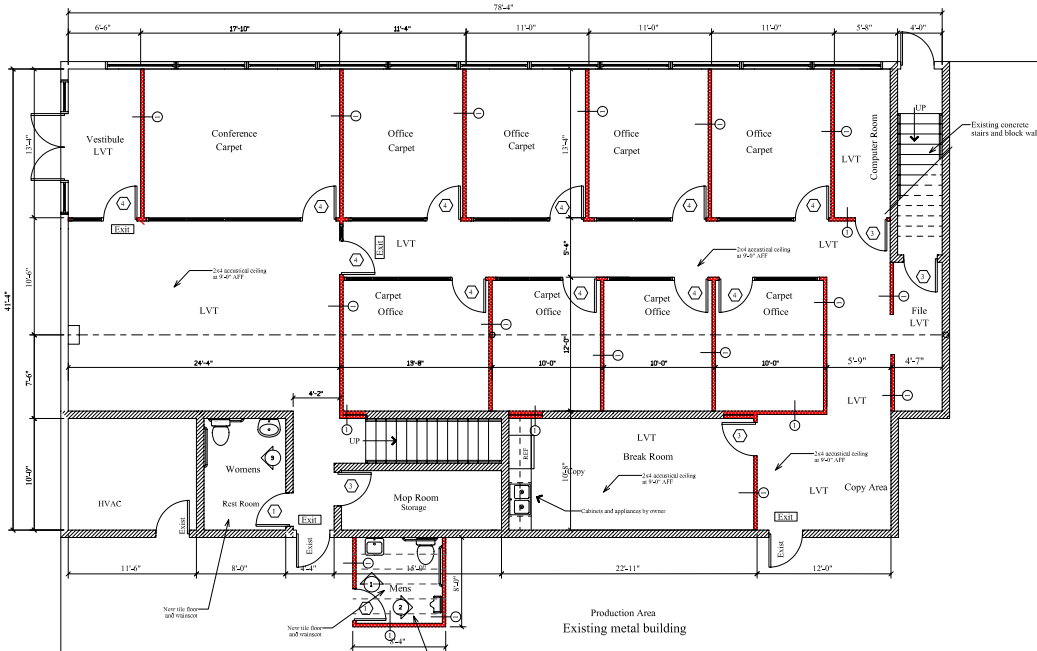
For More Information:



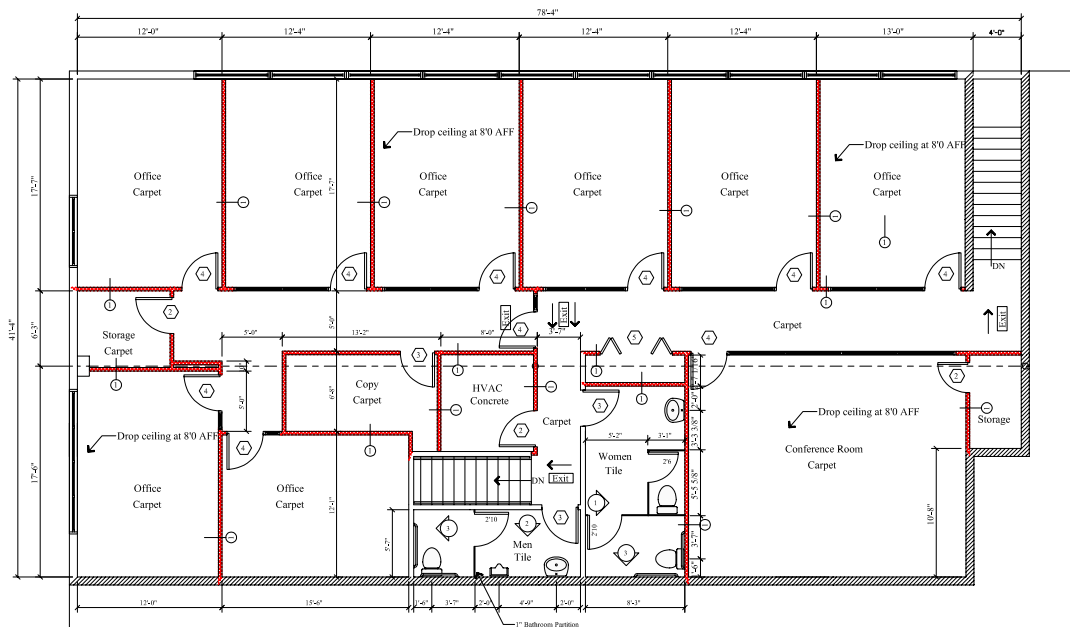
**Matt Apter**  
608.852.3001  
mapter@cresa.com

## Office Space Floorplans

### 1st Floor



### 2nd Floor

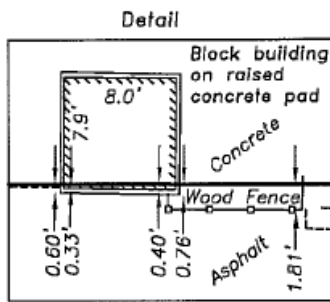


### For More Information:

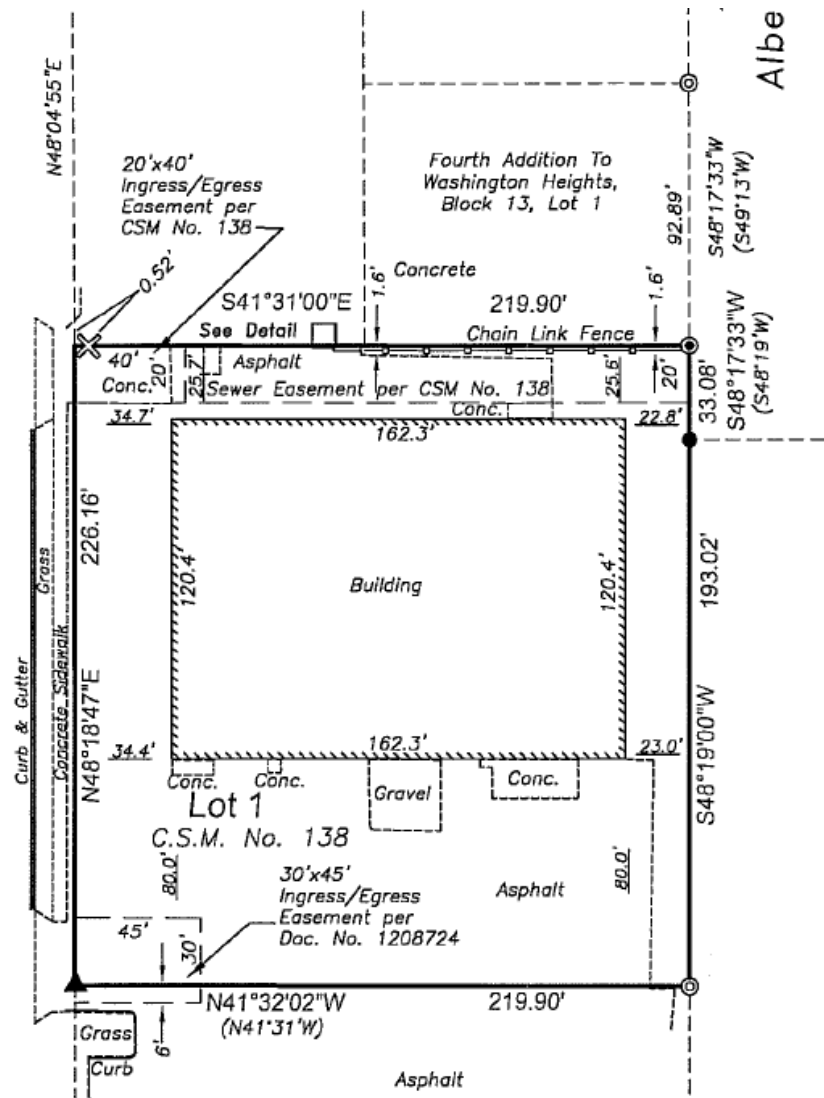


**Matt Apter**  
608.852.3001  
mapter@cresa.com

Survey



East Washington Ave.



For More Information:



**Matt Apter**  
608.852.3001  
mapter@cresa.com

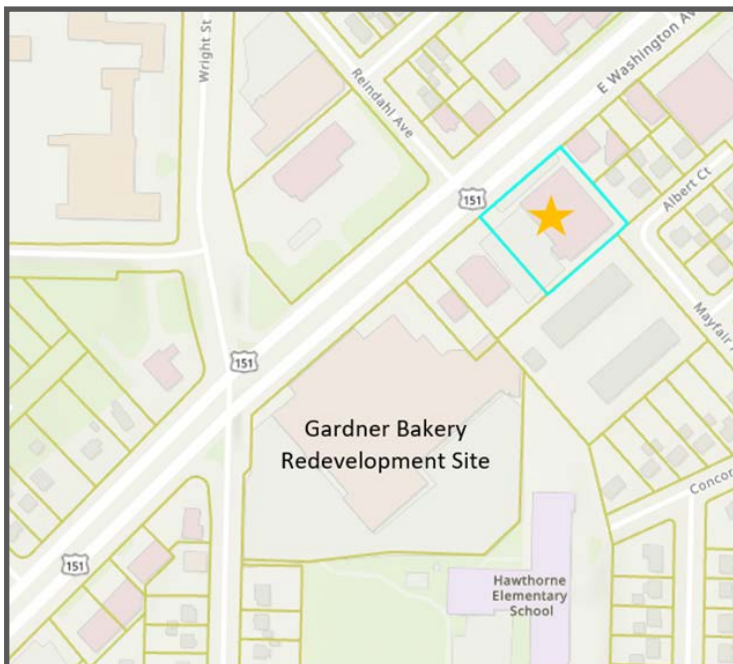
**\*Zoning & Redevelopment**

**Comprehensive Plan Notes**

Please reference the most recent Comprehensive Plan for this area – link to plan is [here](https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf)  
<https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf>

- Page 19 shows this site is along a “Regional Corridor” & “Transitioning Centers”.
- Page 21: “Generalized Future Land Use Map”
  - Shows Lake City Glass (3501 E. Wash Ave.) location is in a “Community Mixed Use (CMU)” area.
- Page 25: Mixed-Use Future Land Use Categories
  - CMU allows for 2-6 Stories.
  - CMU allows for General Residential Density Range of 130 units per acre & one-story anchor retail is allowed as part of a larger, comprehensively planned mixed use project.
- Page 26: definition of Community Mixed-Use (CMU):.....”CMU areas can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base.

**Map**



**Aerial View**



**For More Information:**



**Matt Apter**  
608.852.3001  
mapter@cresa.com