

FLEX INDUSTRIAL FOR LEASE

## 2,850 SF - FLEX INDUSTRIAL SPACE

318 LOCUST DRIVE, VERONA, WI 53593



FOR LEASE - \$12.00 P/SF MODIFIED GROSS

**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711



**PRESENTED BY:**

**BRYANT MEYER, CCIM**  
Broker, Associate  
office: (608) 443-1004  
cell: (608) 633-2242  
bmeyer@oakbrookcorp.com

**TONY KEUNTJES**  
CRE Associate  
office: (608) 443-1039  
cell: (715) 451-3252  
akeuntjes@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# PROPERTY SUMMARY

318 LOCUST DRIVE



## Property Summary

Lease Rate:	\$12.00 P/SF Modified Gross
Lease Term:	3 years
Available SF:	2,850
Warehouse SF:	2,350
Office Area SF:	500
Clear Height:	16' Average
Overhead Doors:	1 - 12' x12'
Power:	3-phase - 225 Amps @ 240 V
Zoning:	Suburban Industrial
Available	Now

## Property Overview

Flex/industrial building at 318 Locust Drive, Verona, WI. 2,850 SF of space includes 2,350 SF of warehouse with a 16' average ceiling height, 3 - Phase - 225 Amps @ 240 V, a floor drain, utility sink, and one 12 X 12 OH door, and 500 SF of office which includes reception, 2 private offices, 1 ADA restroom, and a kitchenette. The tenant is responsible for gas, electric, water, recycling, phone/data, and in-suite janitorial.

## Location Overview

Verona is just 15 minutes south of downtown Madison and the state Capitol, the University of Wisconsin, and is home to major businesses like Epic Systems. Verona is a bike-friendly community with the Military Ridge Trail cutting right through downtown and the Ice Age Trail providing access to the north side of town. You can also pick up the Badger State Trail and the Capital City State Trail in Verona and visit surrounding communities! Main Street has also recently undergone renovations to improve walkability and provided grants to beautify storefronts.

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# PROPERTY PHOTOS

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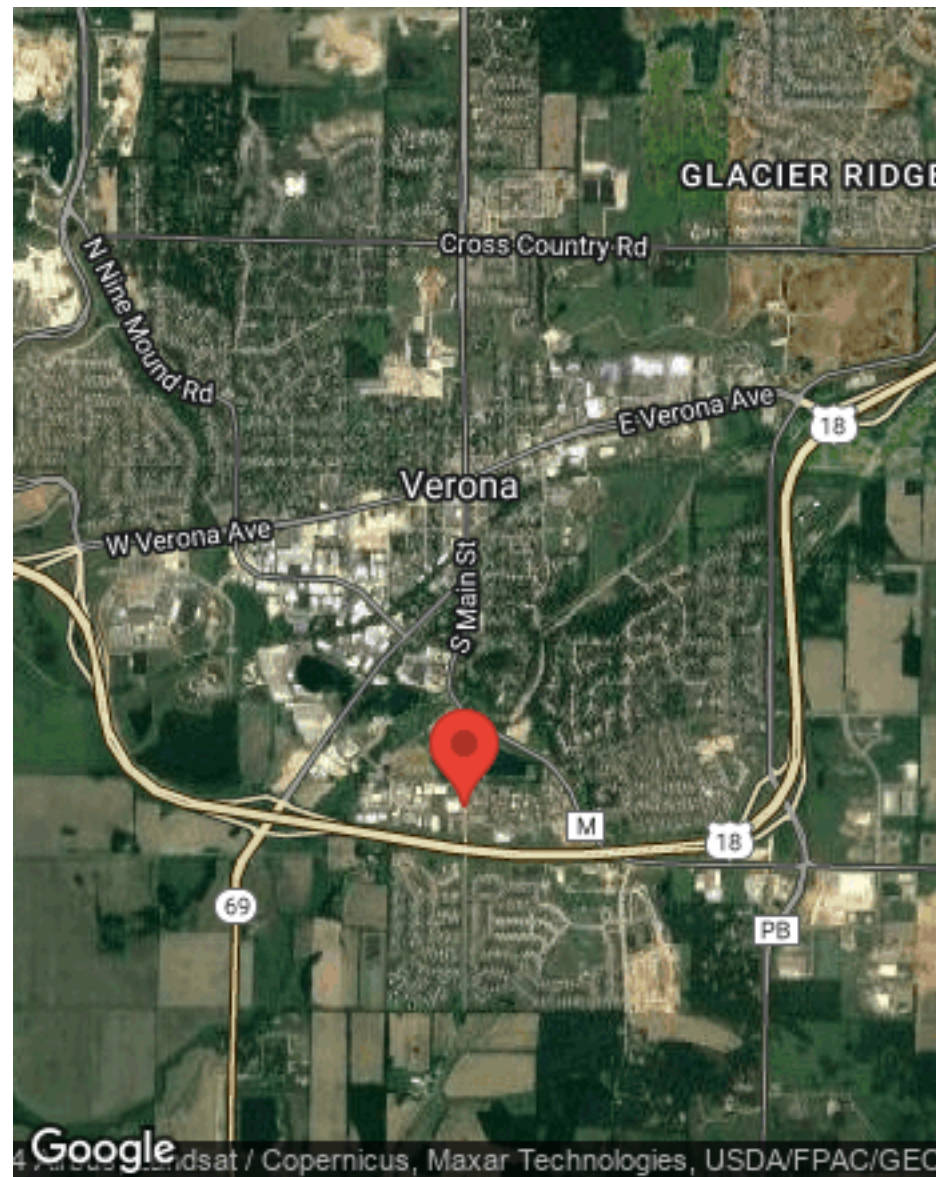
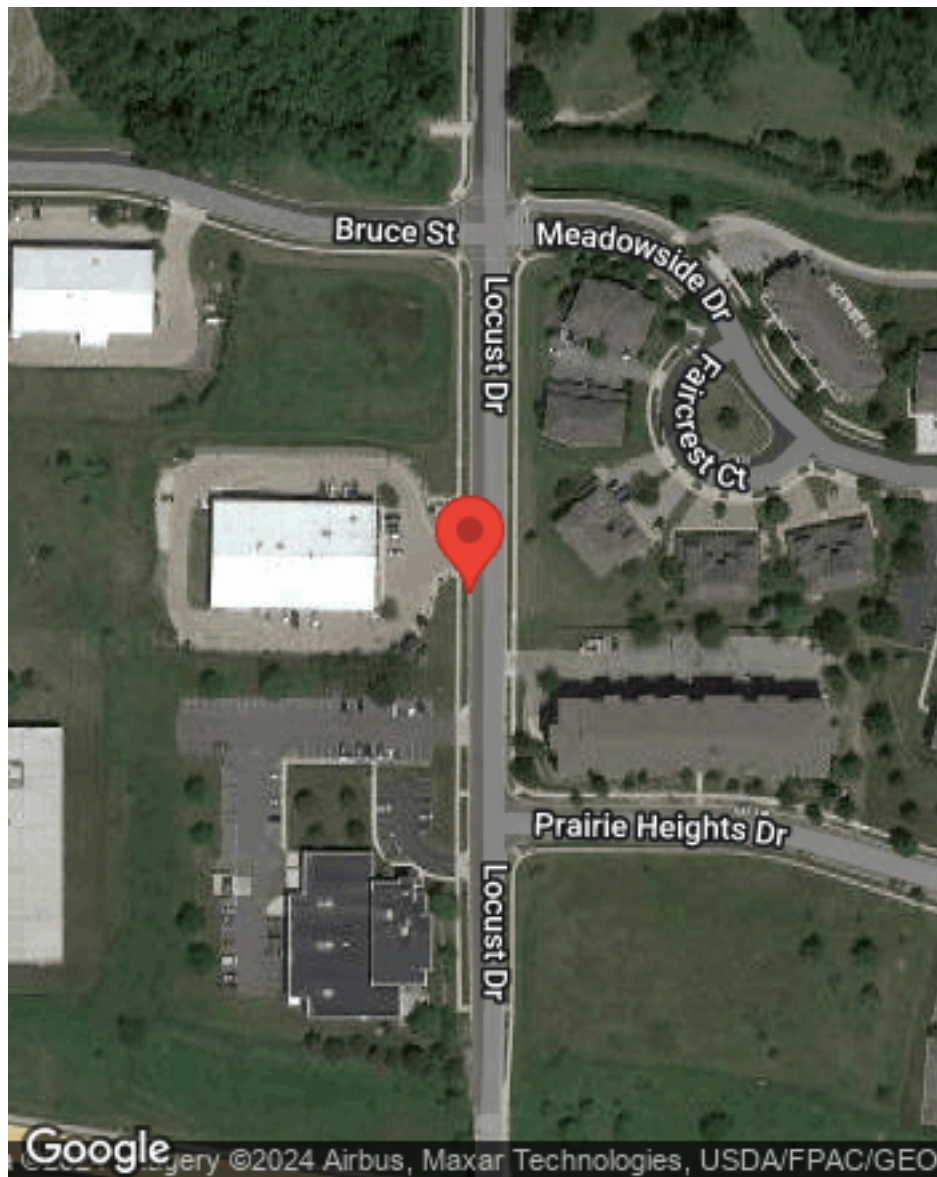
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# LOCATION MAPS

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