

**For Lease**

**Former Metal  
Fabrication &  
Industrial Space**

**908 Stewart Street**  
MADISON, WI 53713

**5,000 - 15,000 SF  
Available Now**

**Price: \$6.50 p/sf NNN**



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# PROPERTY SUMMARY

908 STEWART STREET



## Property Summary

Available SF:	5,000 - 15,000 SF
Lease Rate:	\$6.50 p/sf NNN
Op Ex:	\$2.50 p/sf
Power:	800 Amp; 3-Phase Electrical
Clear Height:	17'
Lighting:	LED Lighting
Heat:	Radiant/Modine Heat
Sprinklered:	Wet Sprinkler System
Loading Docks:	(2) Exterior Common Docks
Overhead Doors:	(8) 10'x12' OH Doors
Parking:	41 Spaces Available
Zoning:	IG - Industrial General
Available:	Now

## Property Overview

Former metal fabrication facility. The building is fully sprinklered, with radiant and modine heat, compressed air lines, make-up air units, LED lighting, exterior common loading docks, and abundant parking.

Tenant is additionally responsible for operating expenses estimated at \$2.50 p/sf and separately metered utilities, phone/data, and in-suite janitorial.

Offering 5,000 SF, 10,000 SF and 15,000 SF leasing options

## Location Overview

908 Stewart St is well-situated in southcentral Madison's bustling industrial park just off the central Beltline corridor, providing easy access east, west, north, and south throughout the Madison area. I-90/94 is located 7 miles east allowing for direct access to Milwaukee and Chicago and the Dane County Regional Airport is located 9 miles north.

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# PROPERTY PHOTOS

908 STEWART STREET



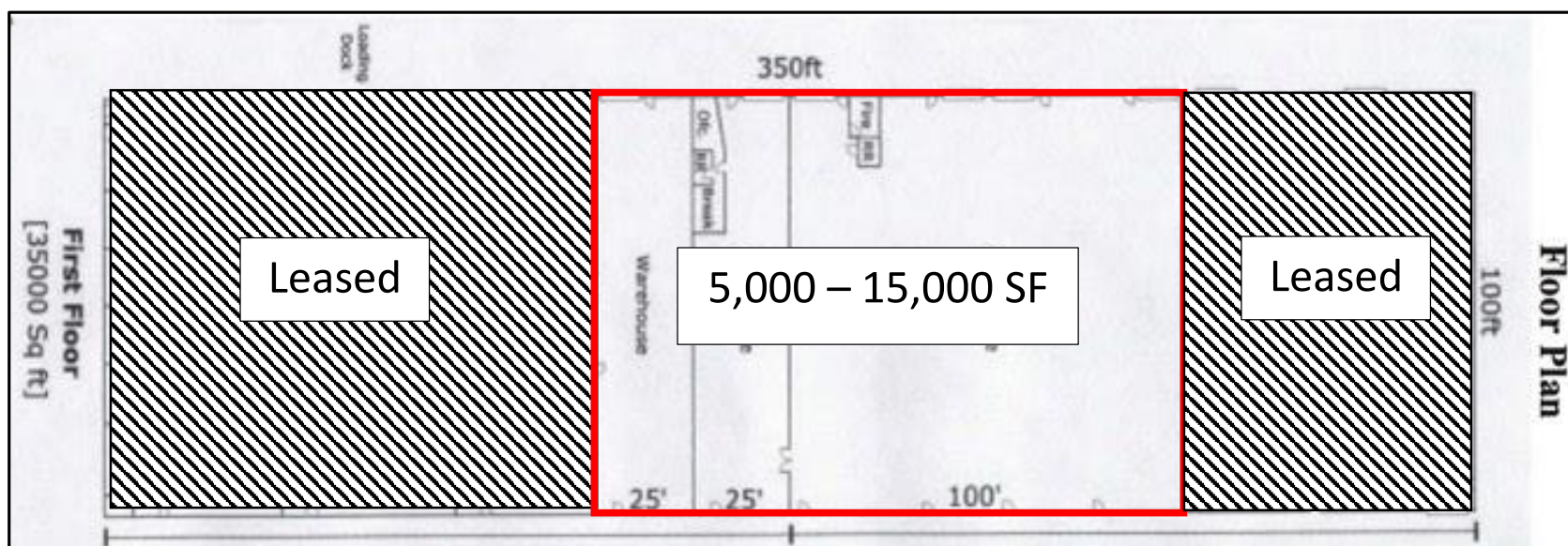
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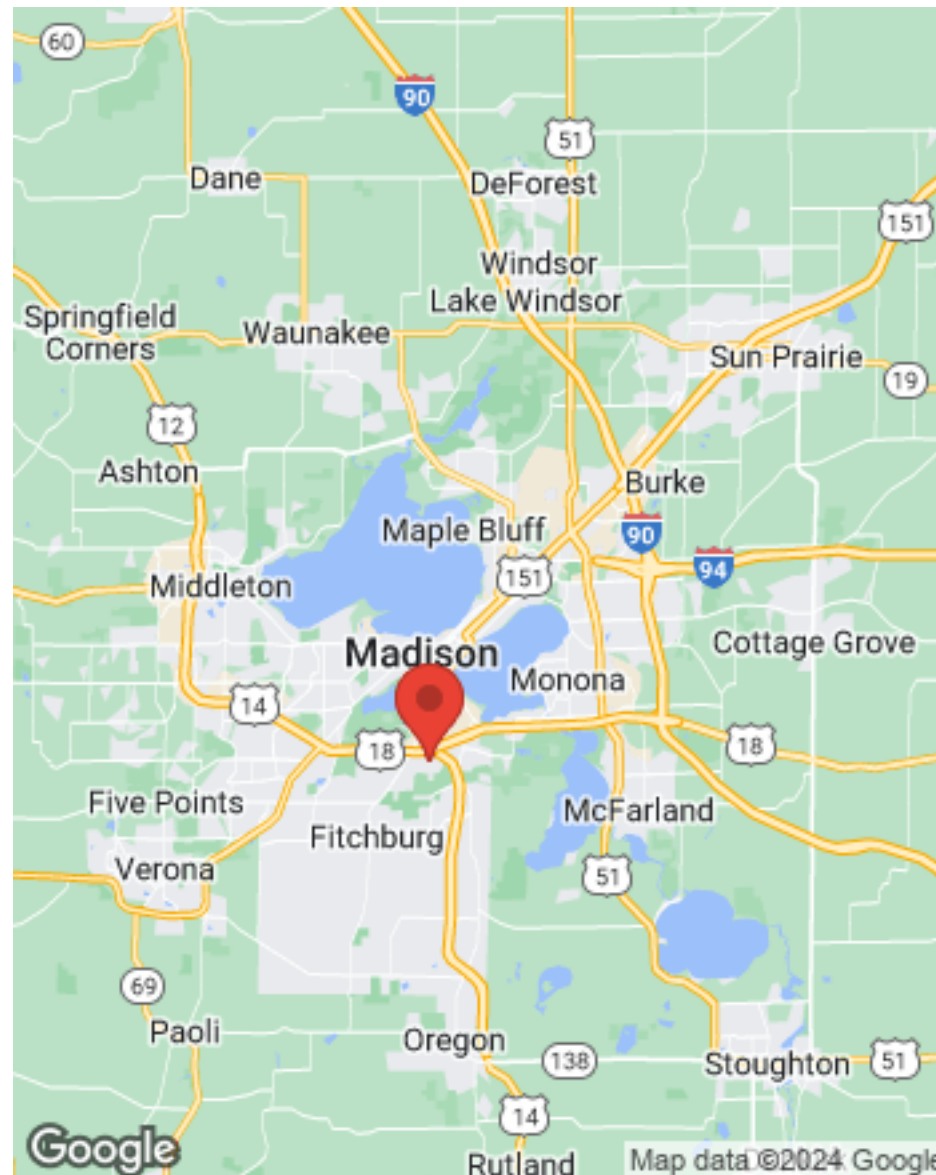
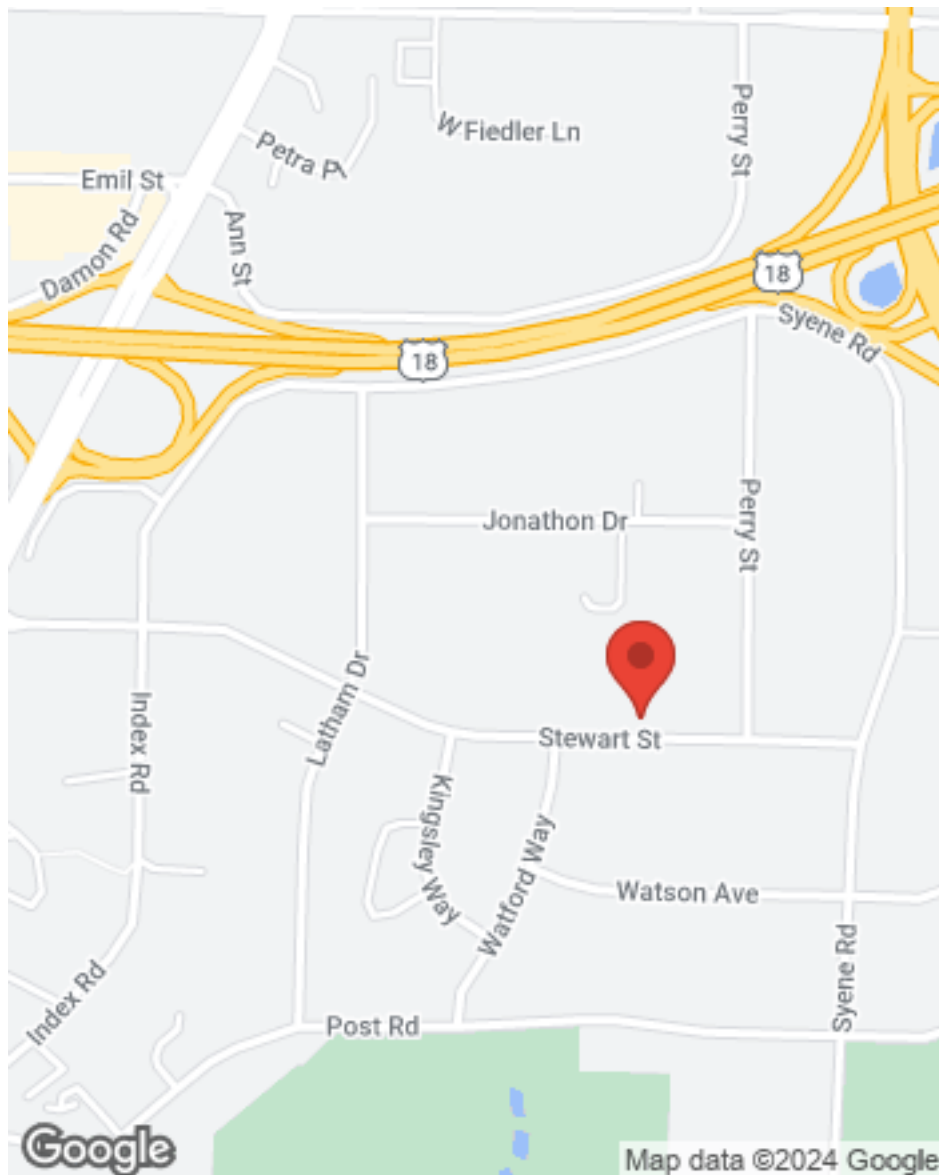
# FLOOR PLAN

908 STEWART STREET



# LOCATION MAPS

908 STEWART STREET



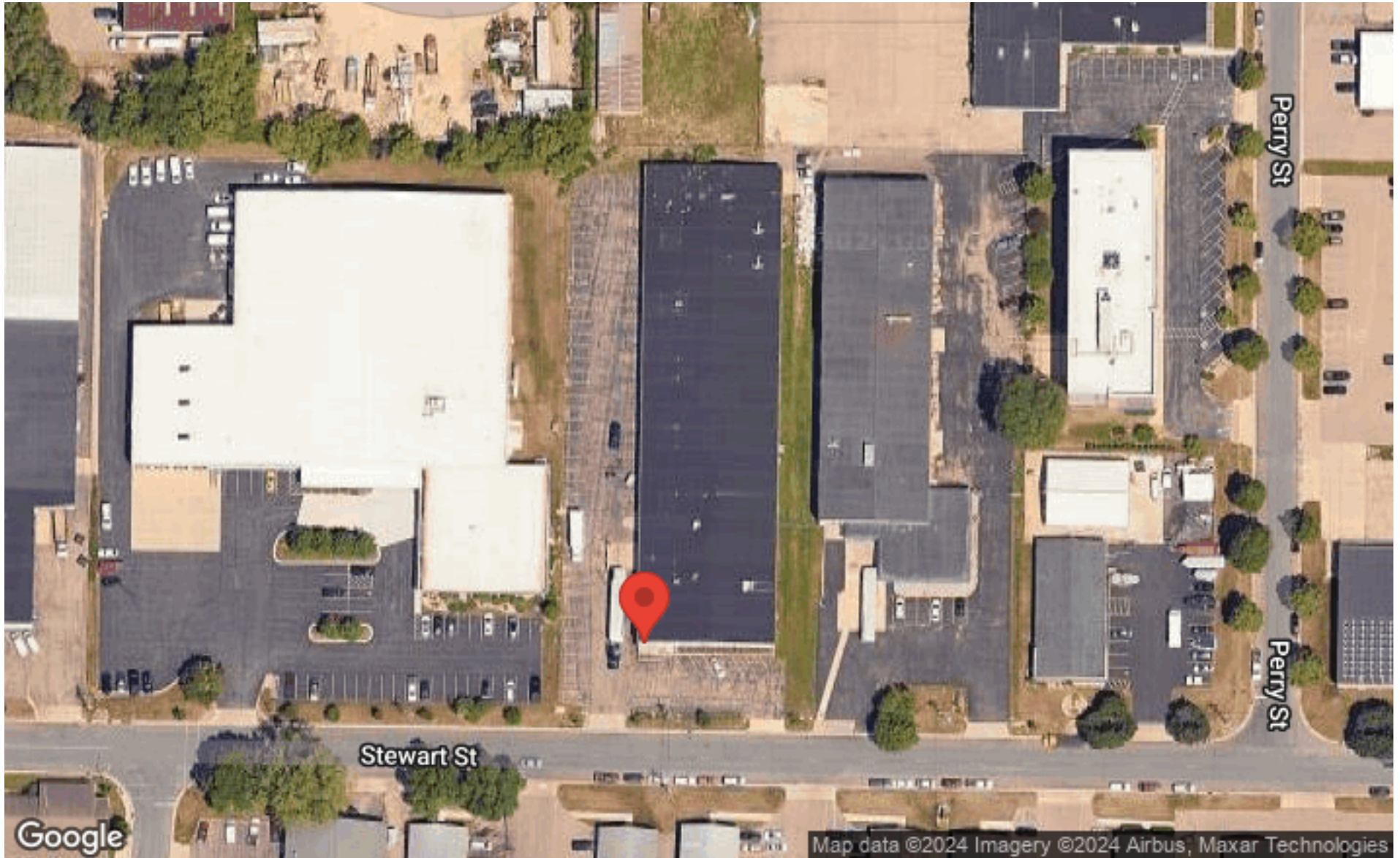
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# AERIAL MAP

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