

3330 Marsh Rd  
Madison, WI

For Lease  
New Construction  
Contractor Suites

Suites Sizes:

- 1,800 SF
- 3,600 SF
- 5,400 SF

Lease Rate: \$9.50/SF NNN



**BRYANT MEYER, CCIM**  
Broker, Associate  
(608) 443-1004  
bmeyer@oakbrookcorp.com

**TONY KEUNTJES**  
CRE Associate  
(608) 443-1039  
akeuntjes@oakbrookcorp.com

# PROPERTY SUMMARY

3330 MARSH ROAD



## Property Summary

Lease Rate:	\$9.50/SF NNN
Leasable SF:	1,800 SF - 5,400 SF
Building Size:	14,400 SF
Lot Size:	2.1 AC
Year Built:	2022
Clear Height:	18'
No. Overhead Doors:	1 Per 1,800 SF
Overhead Door Size:	12' X 14'
Sprinkler:	Wet Sprinkler System
Zoning:	Industrial Limited
Electric	3-Phase / 200 Amp

## Property Overview

Space 1: (1,800 SF) - 1 Overhead Door, 1 Office, 1 Restroom, 1 Modine Heater, 1 Floor Drain, 1 Utility Sink. Available Now.

Space 3: (3,600-5,400 SF) - 3 Overhead Doors, 1 Office, 1 Restroom, 3 Modine Heaters, 3 Floor Drains, 1 Utility Sink (excess plumbing stubbed out) Available now.

Tenant is additionally responsible for RE Tax, Insurance, CAM, separately metered utilities, and phone/data.

## Location Overview

Located on Madison's East side industrial park with ease of access to UW HWY 51 and US HWY 12/18.

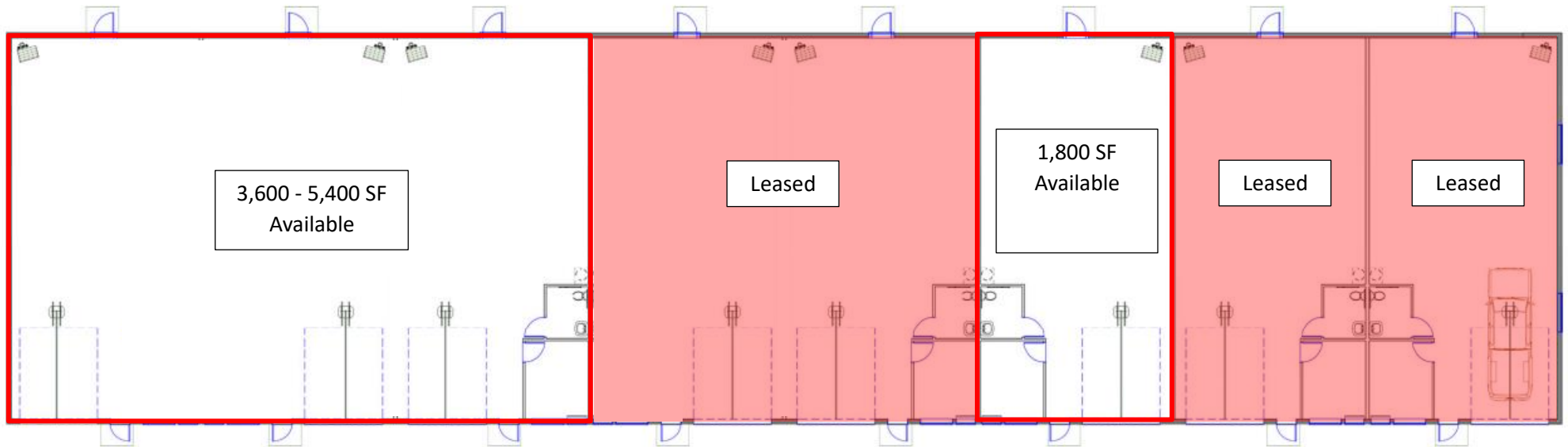
OAKBROOK CORPORATION  
2 Science Court, Suite 200  
Madison, WI 53711

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O: (608) 443-1004  
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# FLOOR PLAN

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# PROPERTY PHOTOS

3330 MARSH ROAD



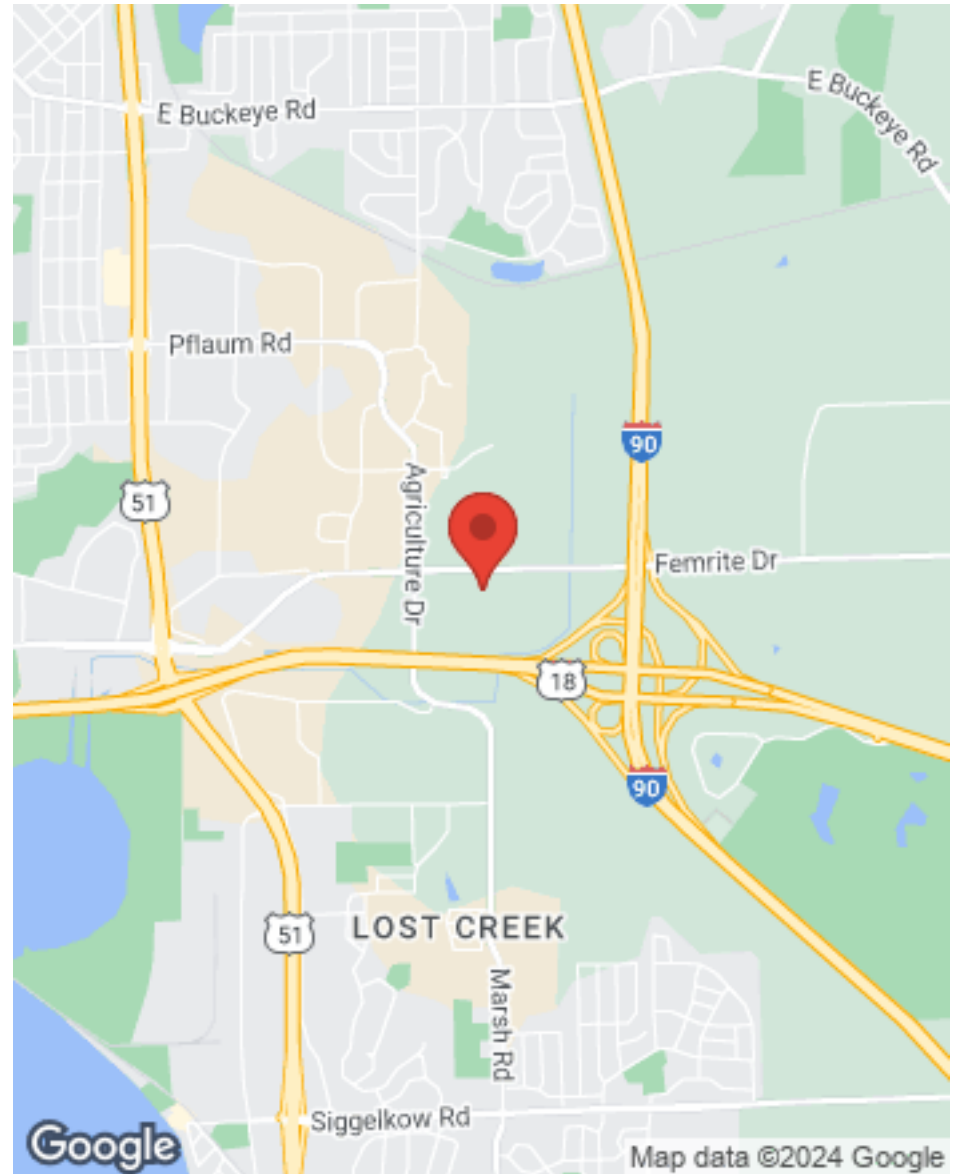
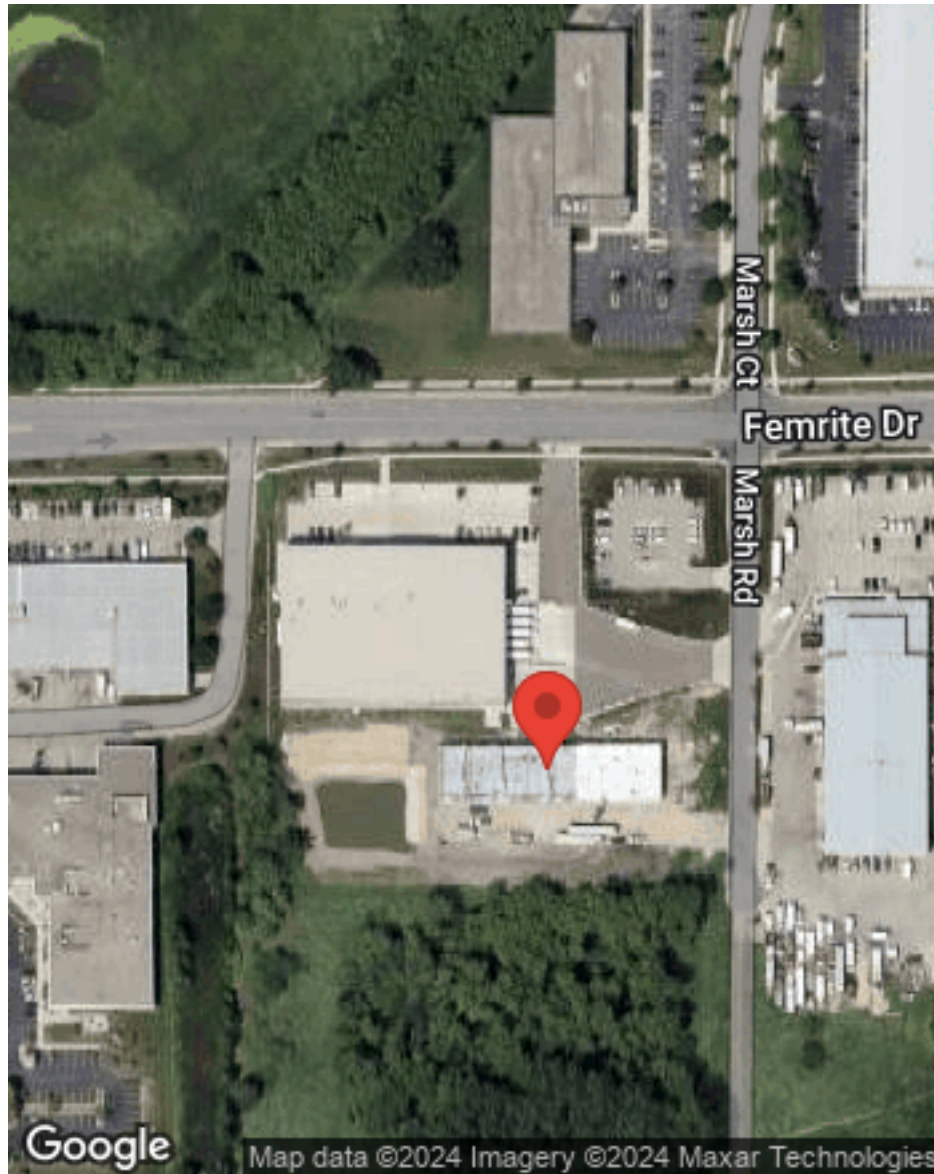
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# LOCATION MAPS

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# REGIONAL MAP

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3330 MARSH ROAD

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## PRESENTED BY:

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