

Central Beltline Warehouse

6801 South Towne
Drive

MONONA, WI 53713

Warehouse: 21,216 SF

Price: \$5.25 P/SF NNN

Racking Included

Tenant Improvement
Allowance: Negotiable



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PROPERTY SUMMARY

6801 SOUTH TOWNE DRIVE



Property Summary

Address1:	6801 South Towne Drive
Address2:	Monona, WI 53713
Lease Rate:	\$5.25 P/SF NNN
Available SF:	21,216
Clear Height:	16'
Column Space:	20' x 36'
Truck Door:	1 Dock Door Box Truck height
Indoor Docks:	2 Covered Dock Doors / 1 With Leveler
Power:	3-Phase / Multiple Services
Heat:	Modines & Radiant
Permitted Uses:	Warehousing / Distribution
Sprinklers:	Wet Sprinkler System
Zoning:	Refer to City of Monona Code

Property Overview

Introducing an unparalleled opportunity in the heart of Madison: centrally located heated warehouse space, ready for immediate occupancy.

This prime facility comes equipped with existing racking, offering a seamless transition for your manufacturing or warehousing operations. Fully sprinkled and boasting heavy power capacity, this space is tailor-made for companies seeking efficiency and productivity.

What's more, sharing a home with esteemed organizations like Veridian and Forgewell Building Group lends prestige and credibility to your business address. Don't miss your chance to elevate your operations in this dynamic locale. Secure your spot today and watch your business thrive.

Location Overview

Located in the center of the greater Madison area this Monona location provides ease of access and good linkages to HWY 12/18, HWY 51, and I90/94.

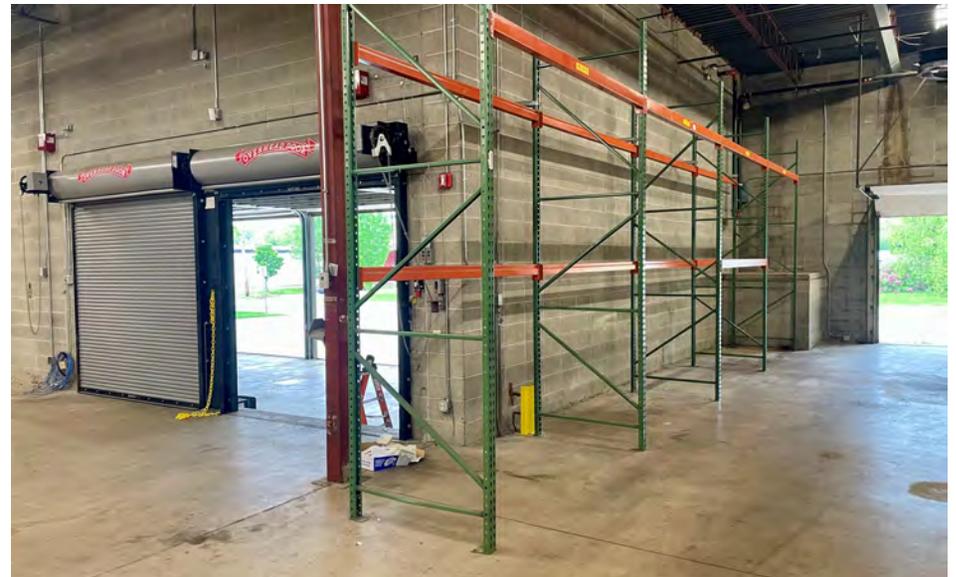
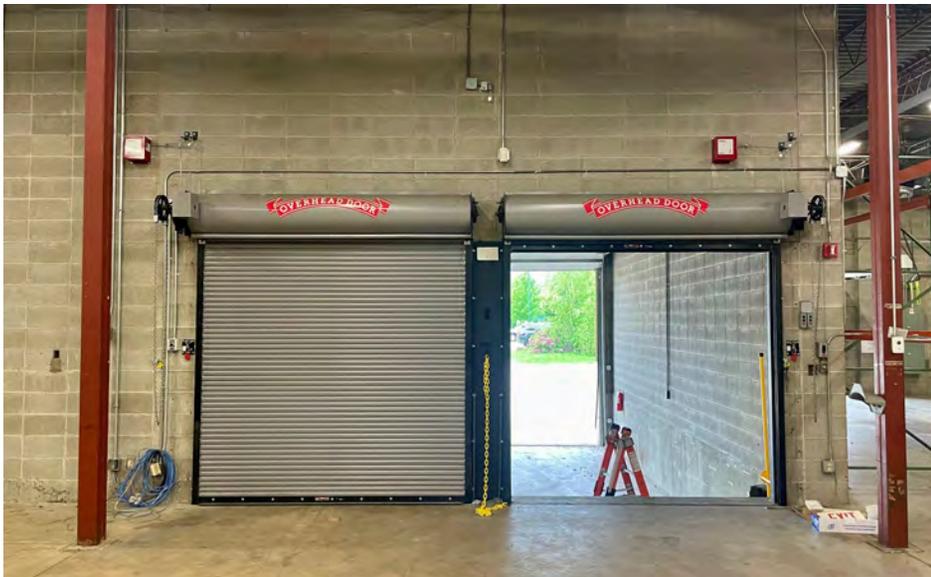
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PROPERTY PHOTOS

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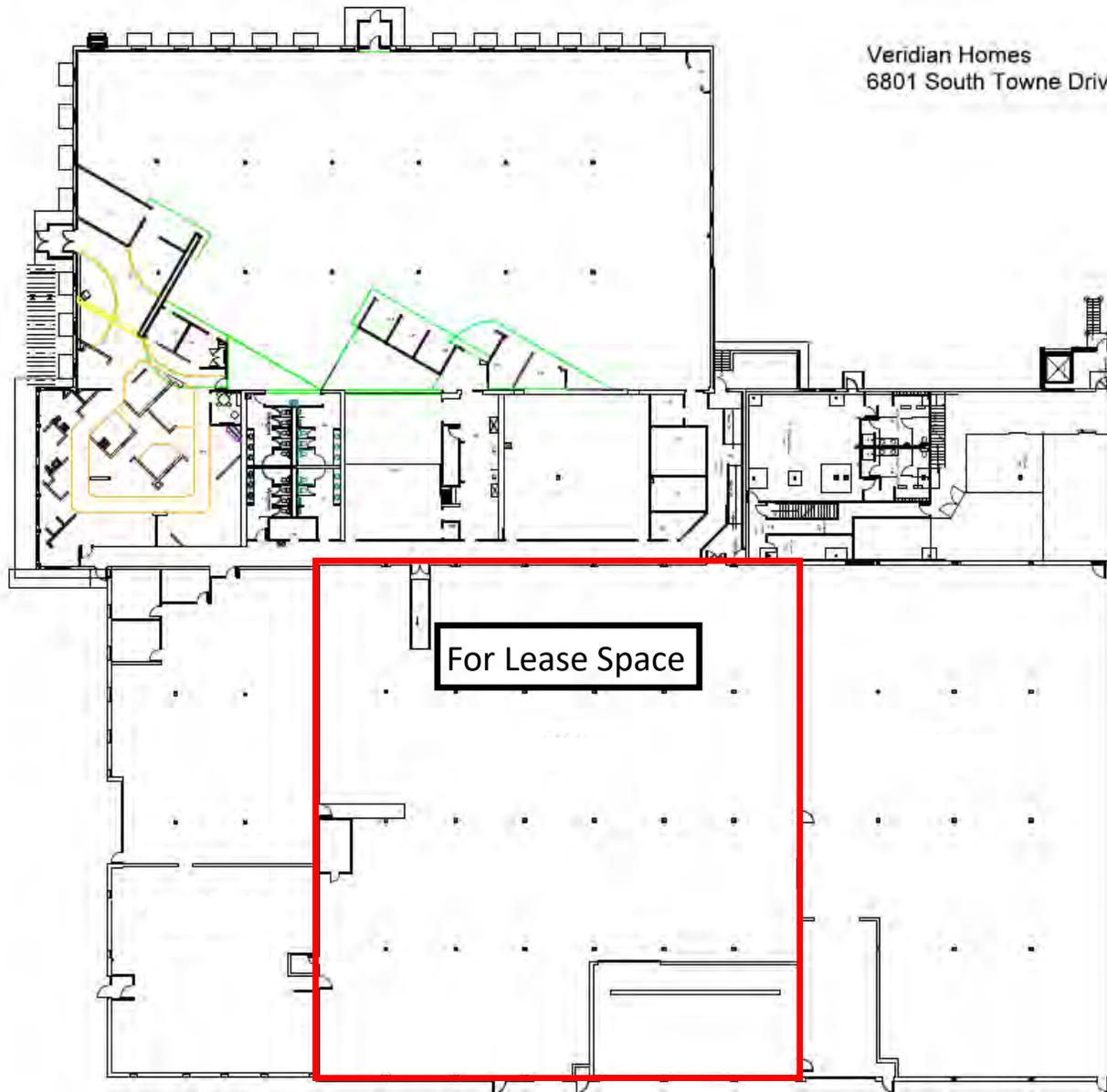
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FLOORPLAN

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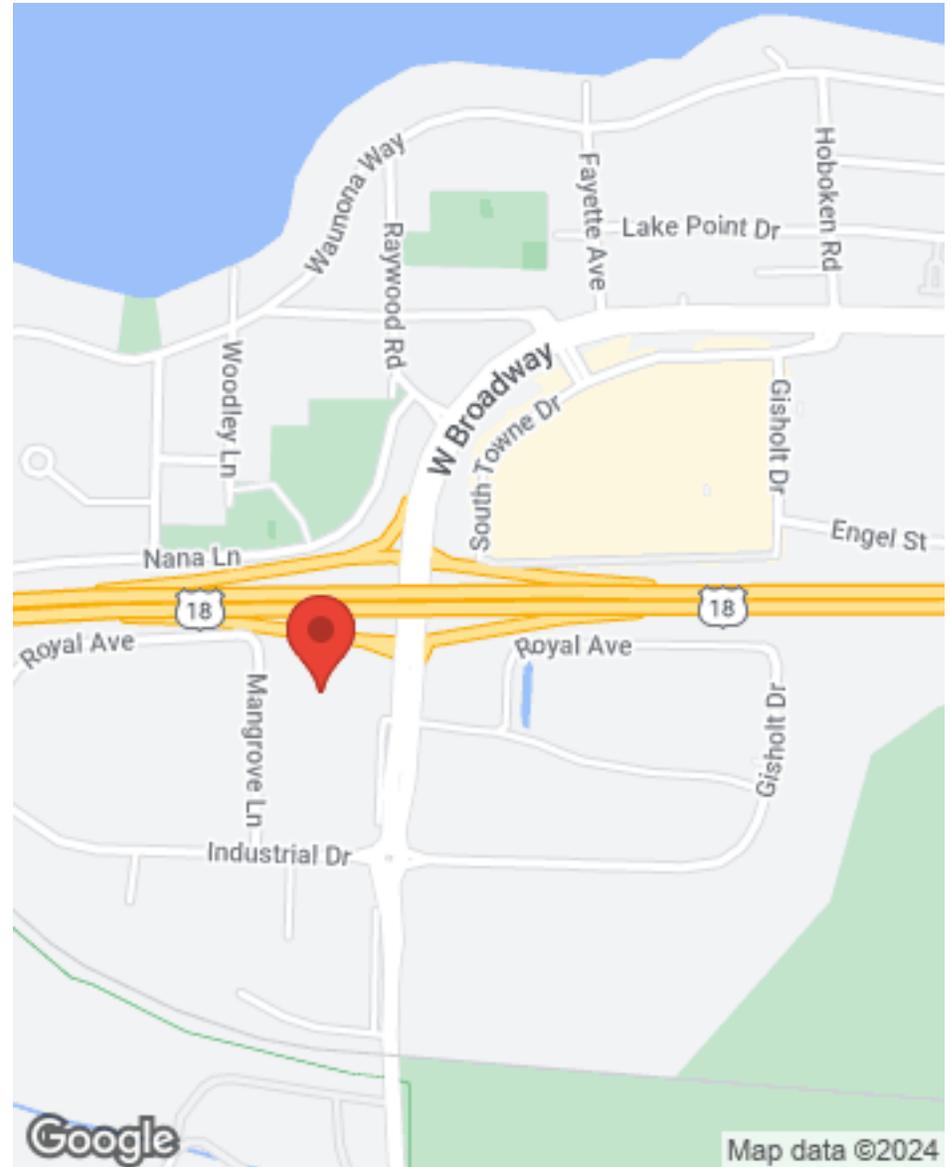
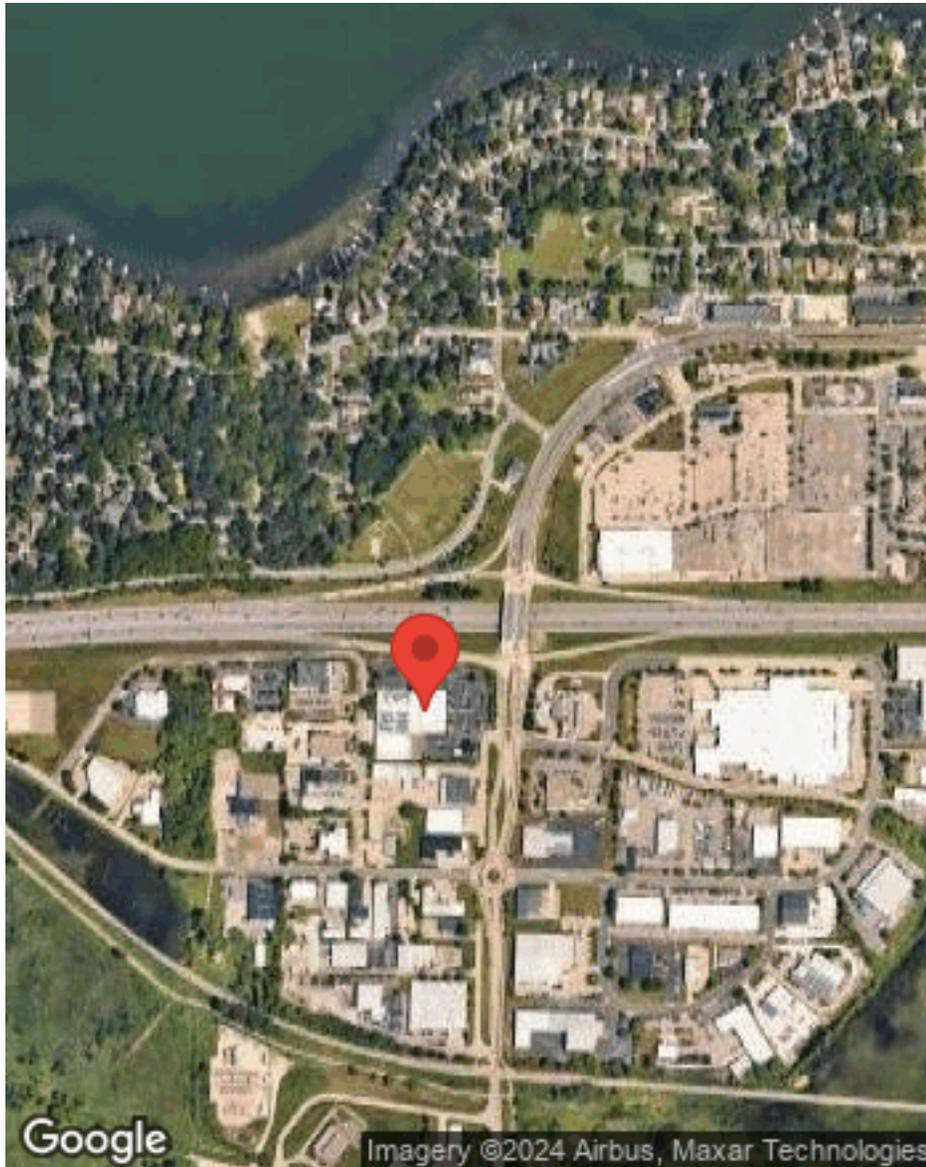
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LOCATION MAPS

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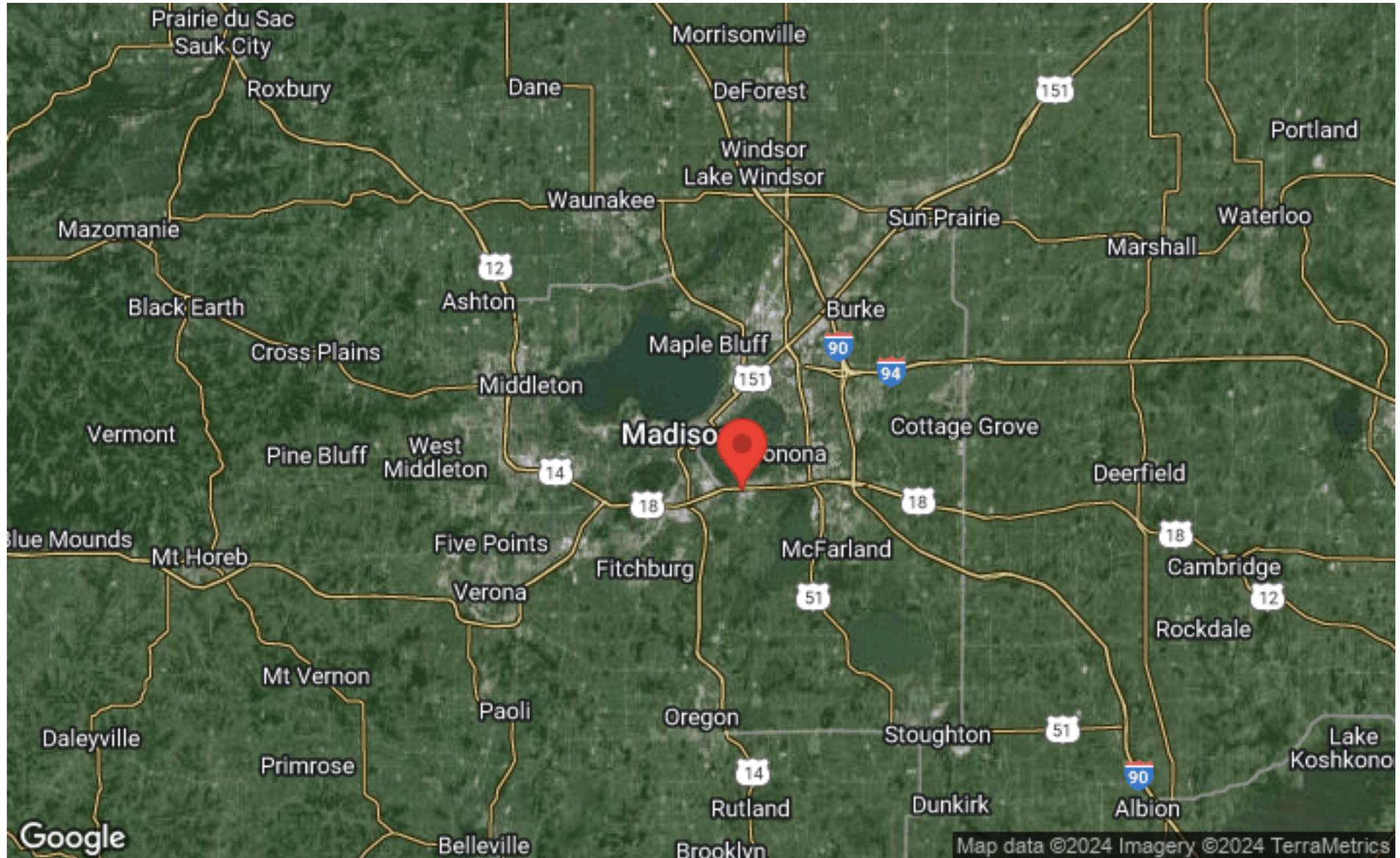
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REGIONAL MAP

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