

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



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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
(608) 443-1040
ccaalum@oakbrookcorp.com

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.

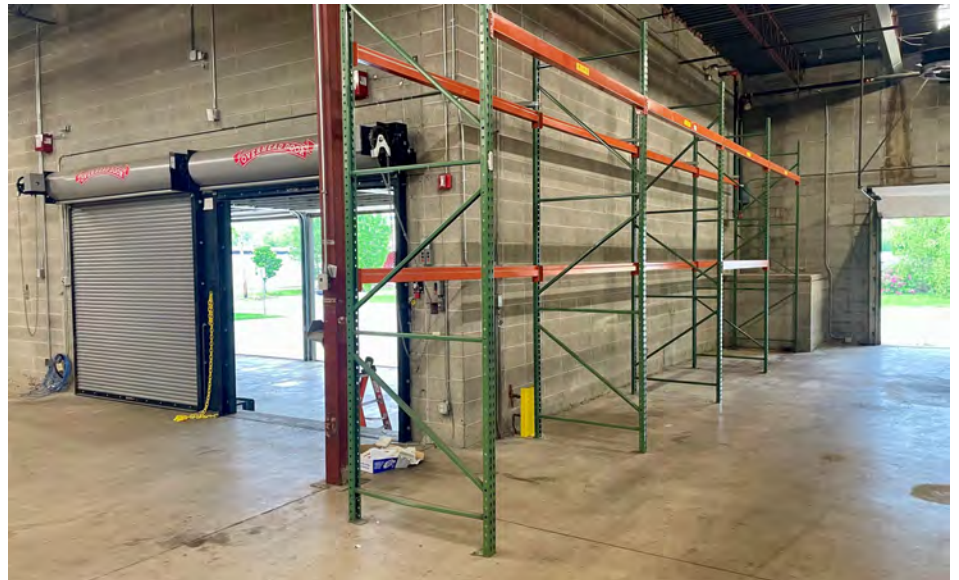
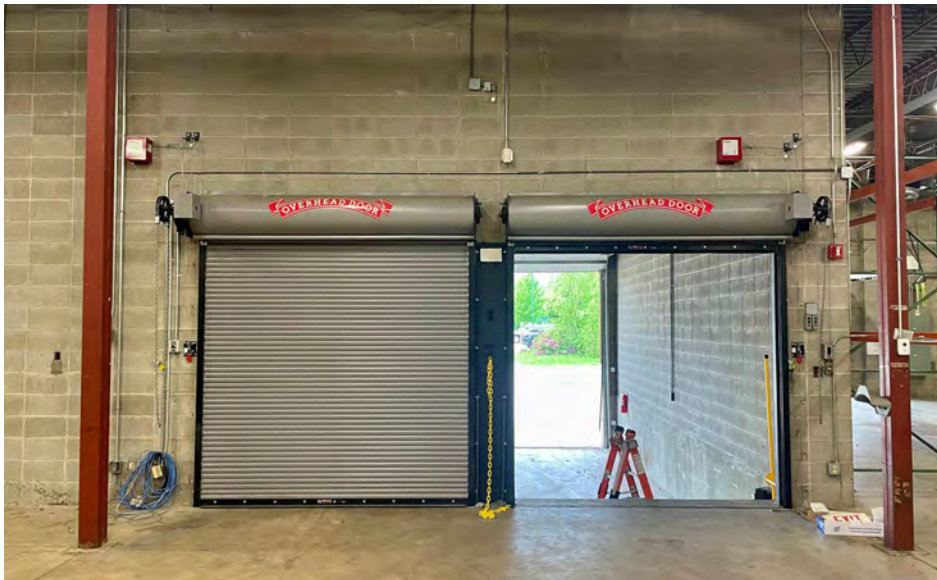
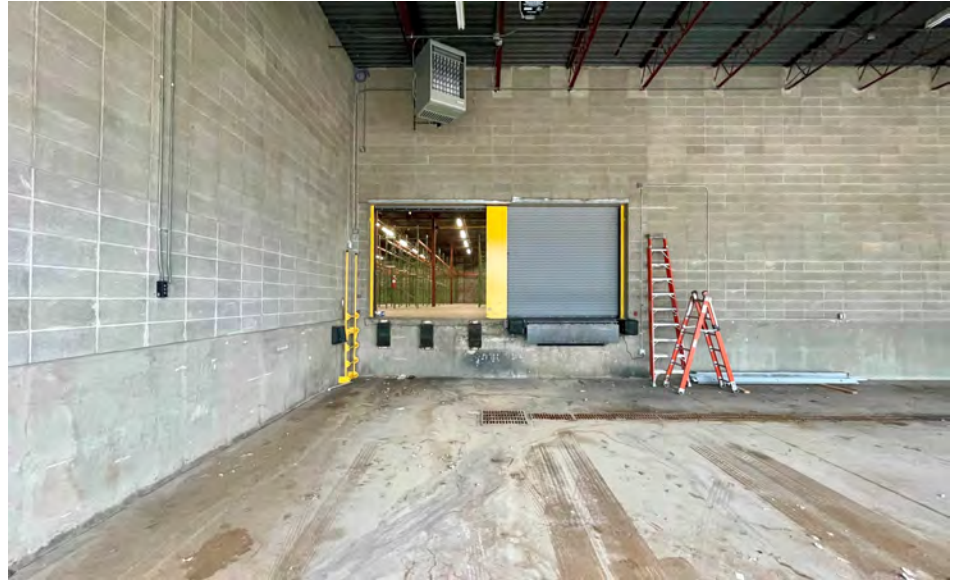
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

PROPERTY PHOTOS

6801 SOUTH TOWNE DRIVE



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

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaalum@oakbrookcorp.com

PROPERTY PHOTOS

6801 SOUTH TOWNE DRIVE



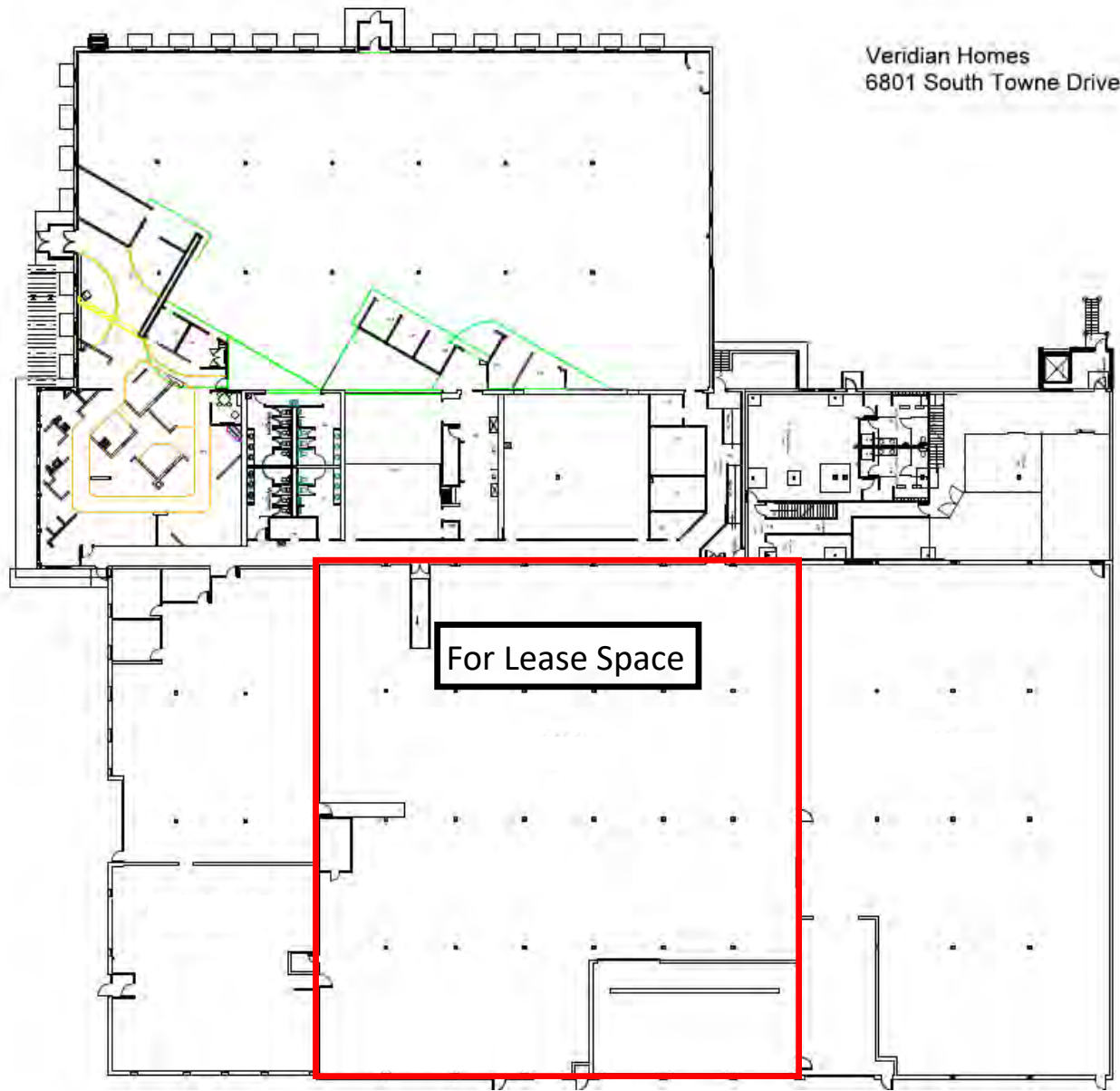
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaalum@oakbrookcorp.com

FLOORPLAN

6801 SOUTH TOWNE DRIVE



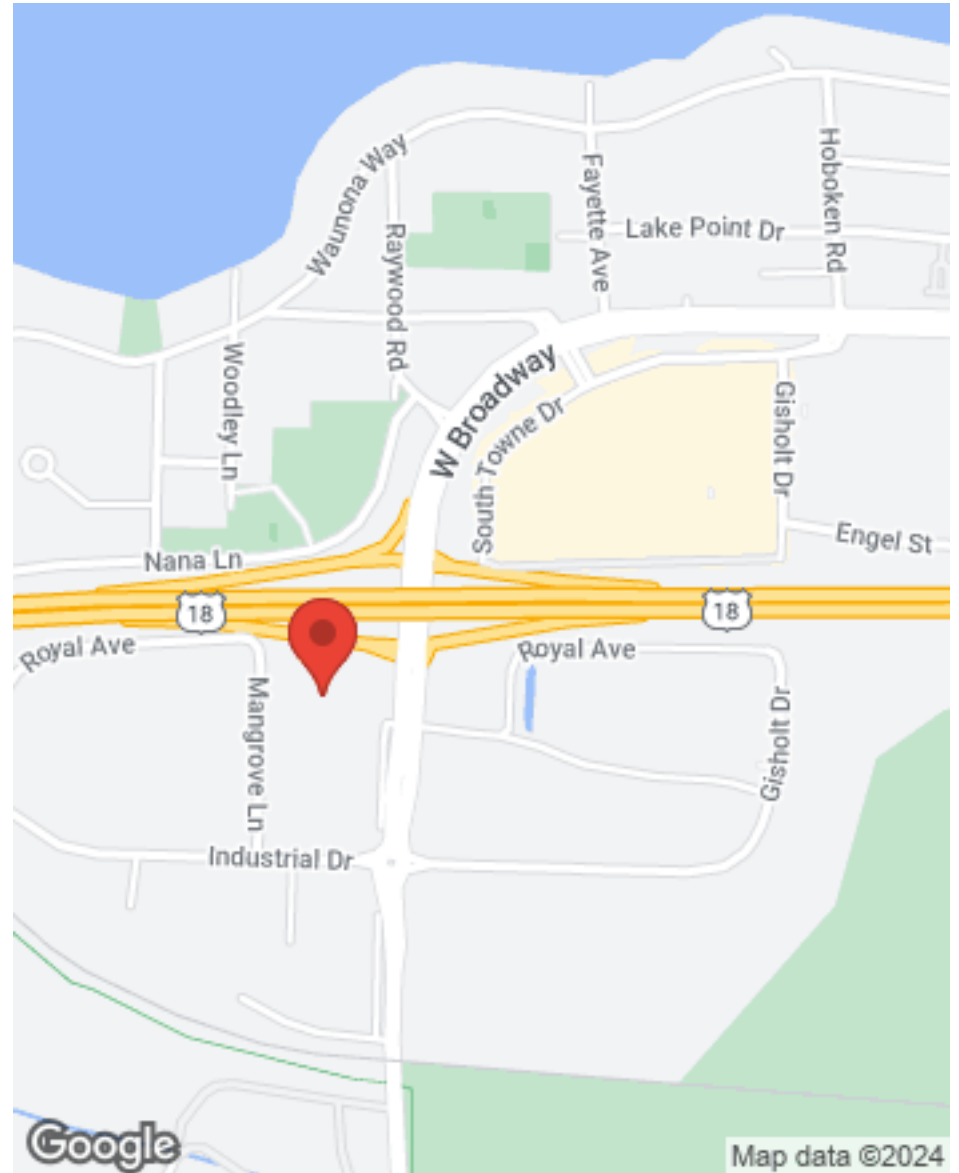
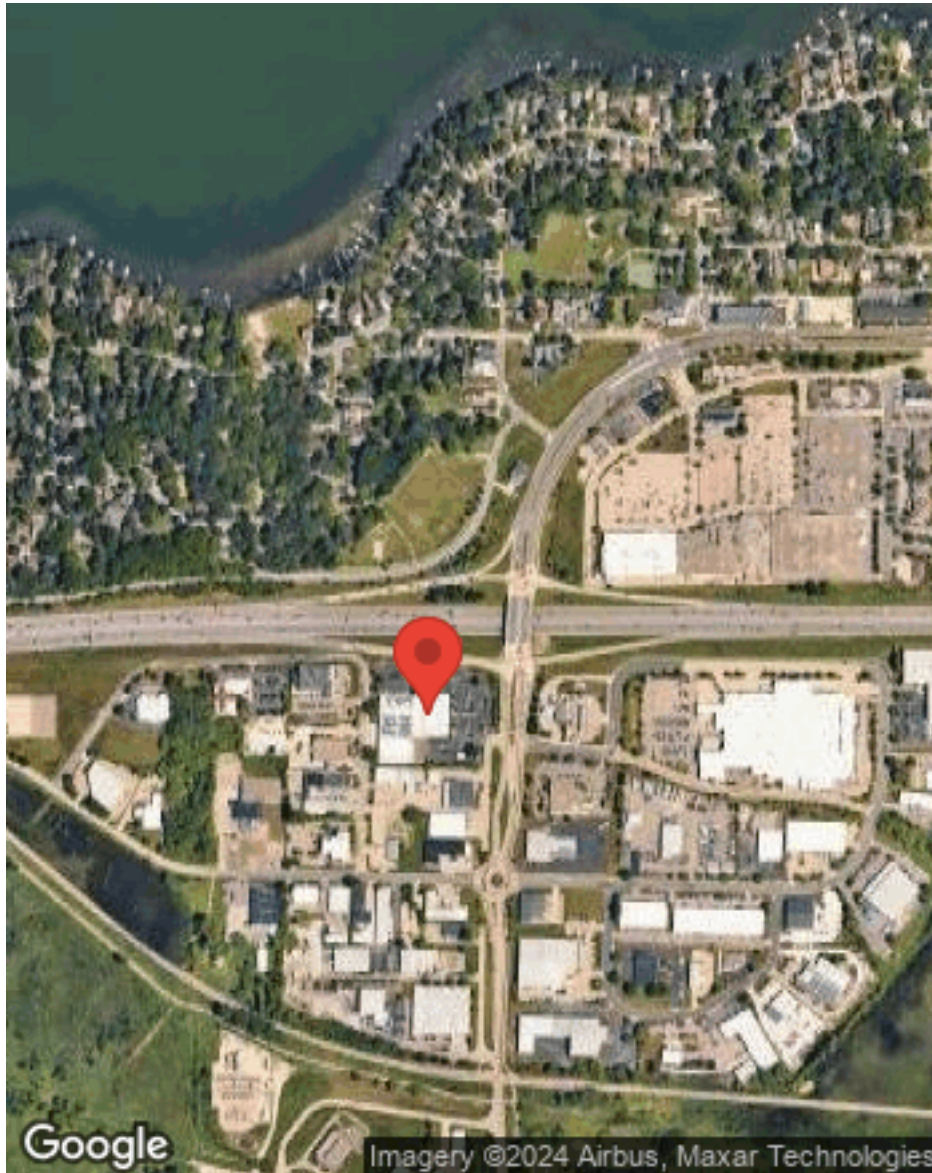
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

LOCATION MAPS

6801 SOUTH TOWNE DRIVE



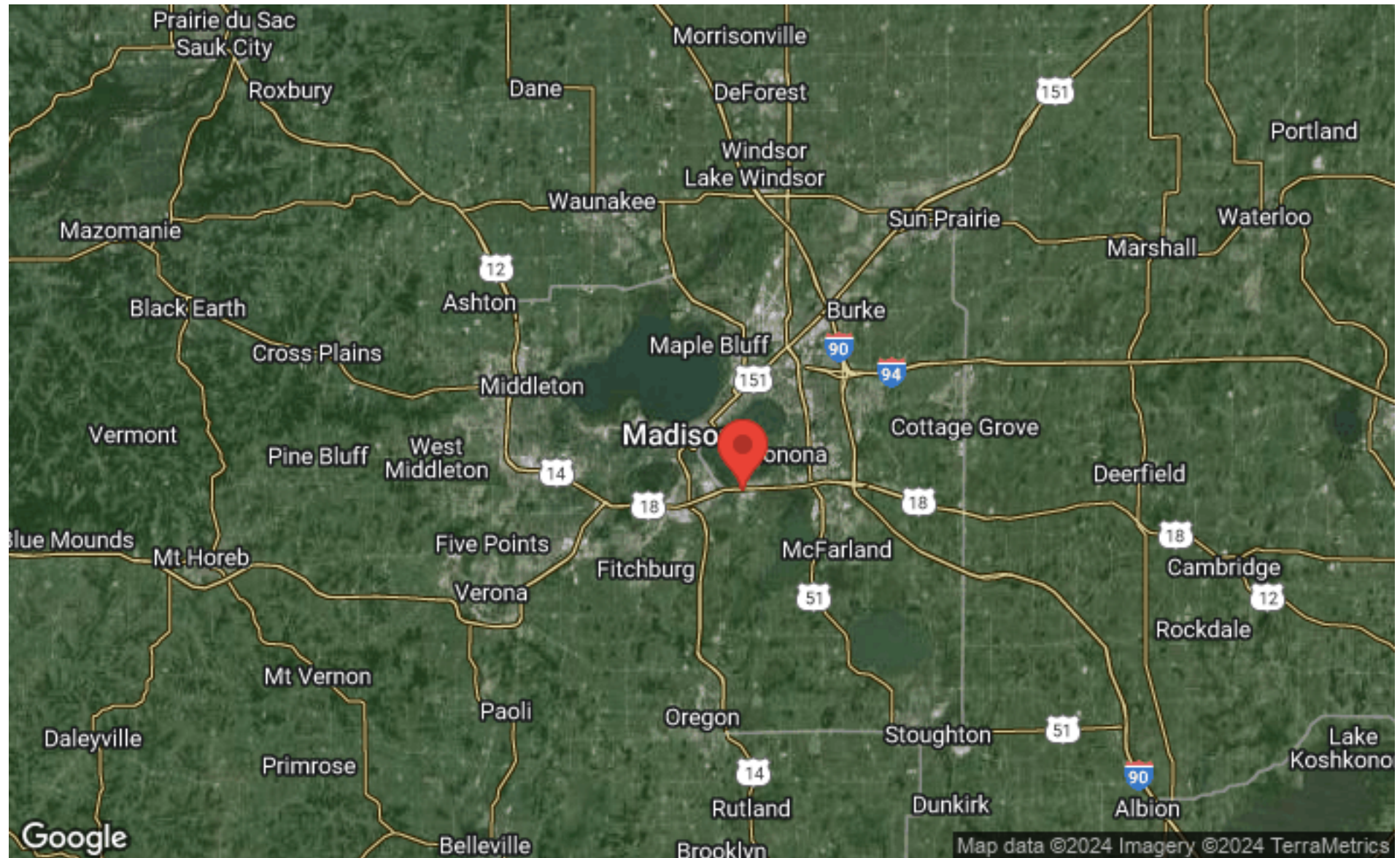
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaalum@oakbrookcorp.com

REGIONAL MAP

6801 SOUTH TOWNE DRIVE



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

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaalum@oakbrookcorp.com

DISCLAIMER

6801 SOUTH TOWNE DRIVE

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

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

PRESENTED BY:

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

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@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.