



# COMMERCE BUILDINGS FOR LEASE

**2104 City View Drive  
Madison, WI 53718**

**2104 City View Drive:**

**2128 City View Drive:  
19,175 Square Feet Available**



# PROPERTY HIGHLIGHTS

## Construction Type:

Tilt-up concrete with brick and glass accents

**Floor Thickness:** 5.5" unreinforced concrete

**Roof Type:** Ballasted roof with expanded polystyrene insulation

**Year Built:** Completion Q4 2022

**Clear Height:** 20'6"

**Zoning:** SE (Suburban Employment District)

**Column Spacing:** 40' x 40'

**Loading Docks:** 12' x 14' with no levelers – one per bay, six per building

**Drive-In Doors:** 8' x 9' – one per bay, six per building

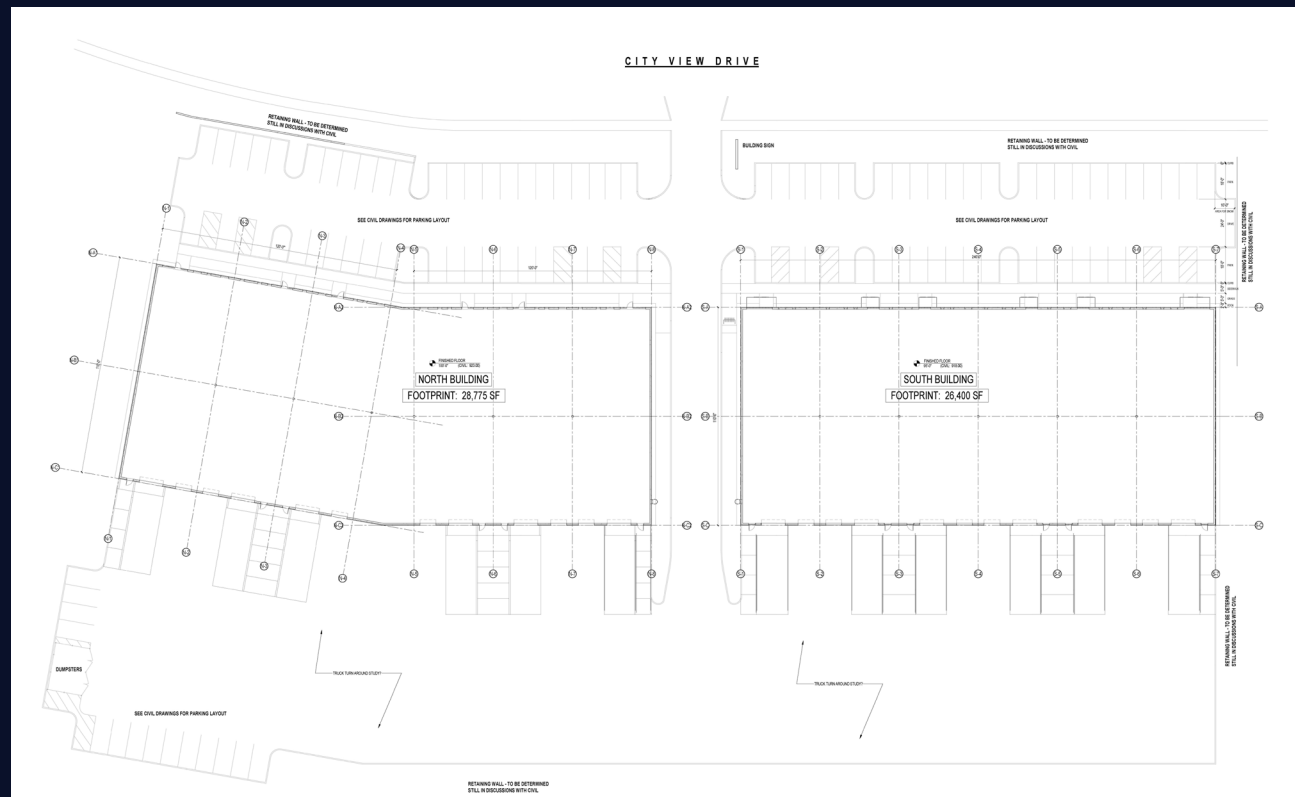
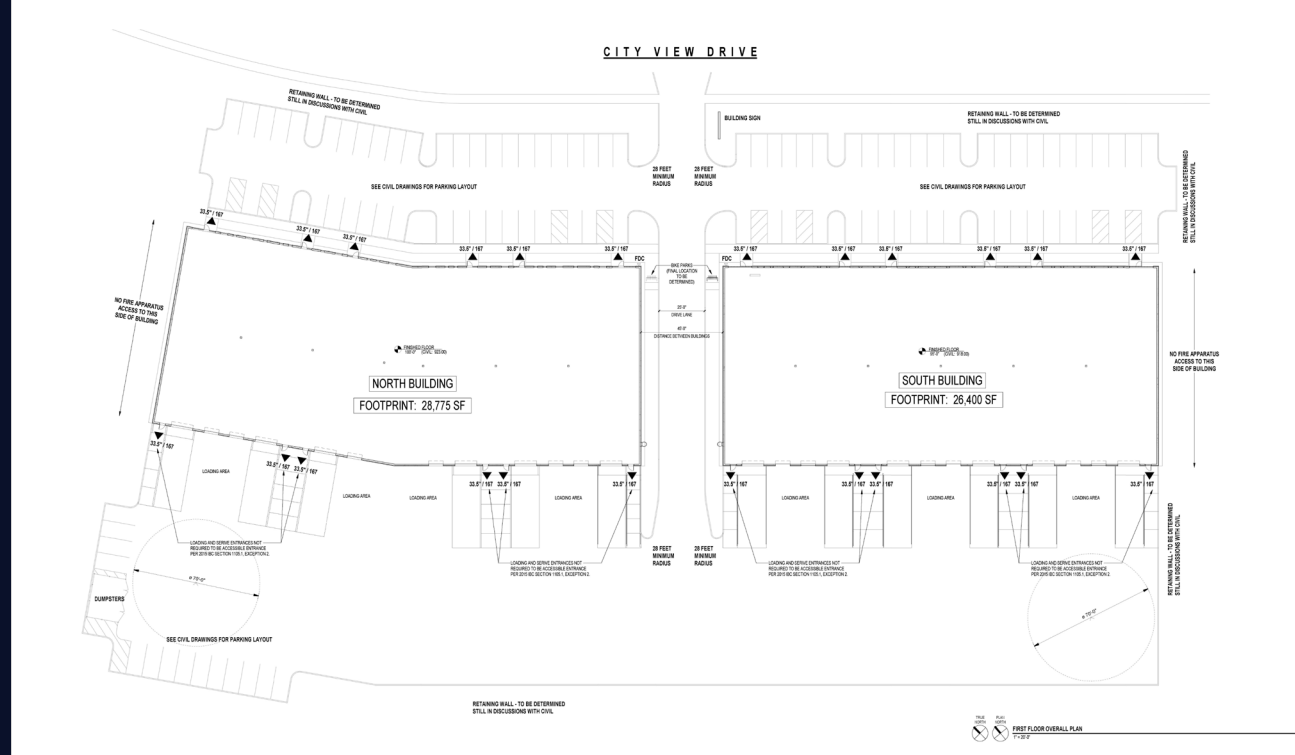
**Fire Protection:** Designed to protect class I - IV commodities up to 20' and 12' Group A plastics in racks

**HVAC:** Gas-fired unit heaters

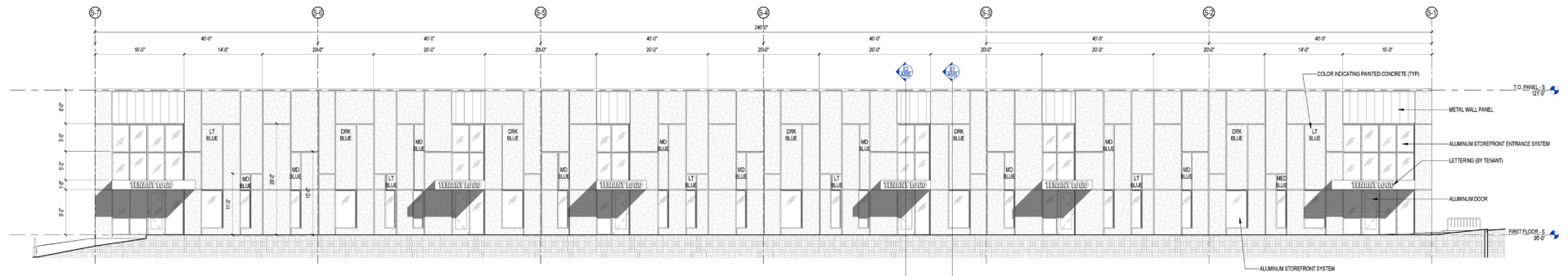
**Electric Service:** 1000 amp, 208/120 volt service, multi-metered for future tenants

**Lighting:** High Bay LED fixtures

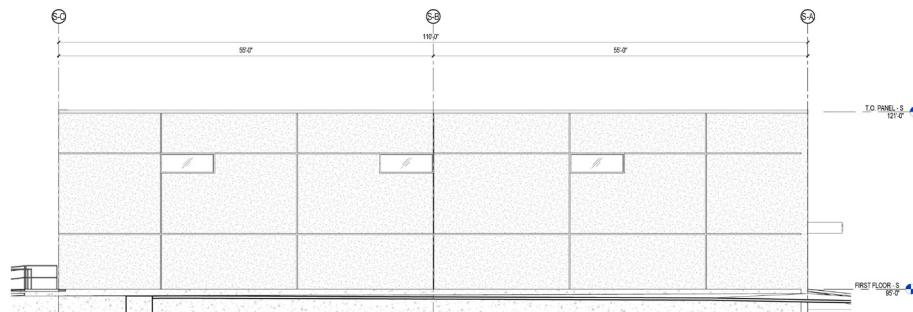
**Parking:** 78 regular stalls in front of the buildings  
8 handicap stalls in front of the buildings  
18 stalls in the back of the north building



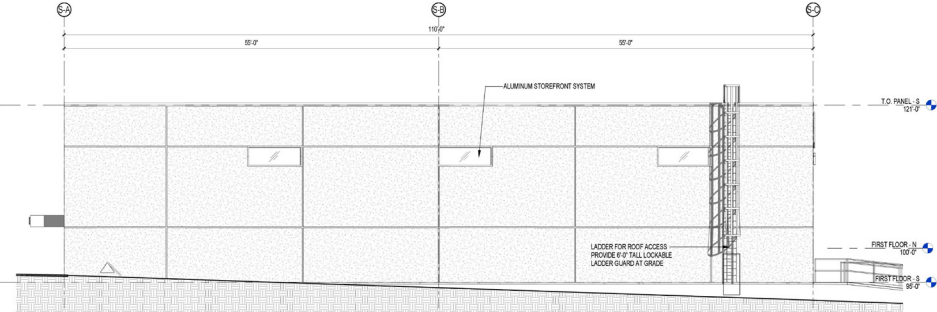




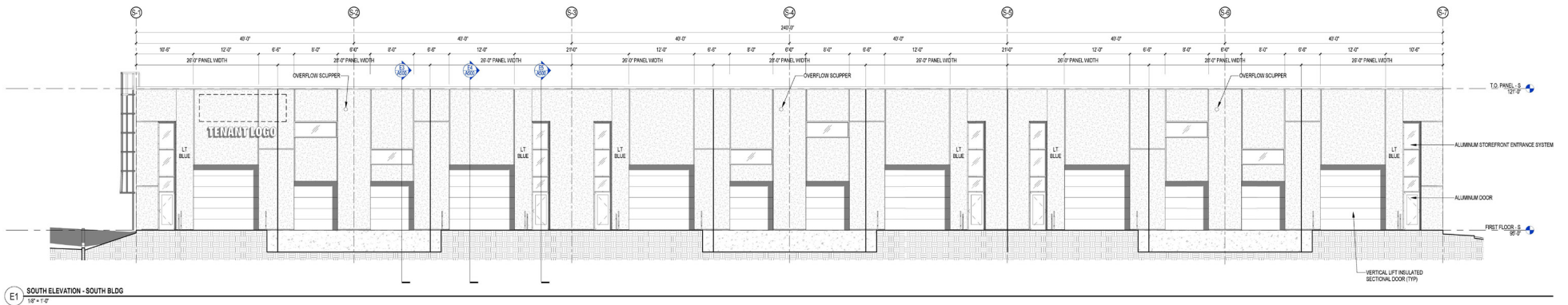
C1 NORTH ELEVATION - SOUTH BLDG  
1/8" = 1'-0"



D1 EAST ELEVATION - SOUTH BLDG  
1/8" = 1'-0"



D4 WEST ELEVATION - SOUTH BLDG  
1/8" = 1'-0"



E1 SOUTH ELEVATION - SOUTH BLDG  
1/8" = 1'-0"

NORTH BUILDING ELEVATIONS NOT PROVIDED AT THIS TIME.  
ELEVATIONS ARE SIMILAR TO SOUTH BUILDING

# PROPERTY ELEVATION

Status Q2 2023 Occupancy

Available Space: 11,400 - 19,175 Square Feet

Divisible to: Approximately 9,600 Square Feet





IA MANAGEMENT  
LLC • PROPERTY MANAGEMENT

# COMMERCE BUILDINGS

2104 City View Drive,  
Madison, WI 53718

**PROFESSIONALLY MANAGED BY:**  
IA Management, LLC  
2810 Crossroads Dr, Suite 1200  
Madison, WI 53718

**FOR LEASING INFORMATION:**  
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