

INDUSTRIAL FOR LEASE

PARKER / ACE ELECTRIC BUILDING

6909 SEYBOLD ROAD, MADISON, WI 53719



FOR LEASE
REAR 5,618 SF

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



PRESENTED BY:

CHRIS CAULUM, SIOR
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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.

PROPERTY SUMMARY

6909 SEYBOLD ROAD



Property Summary

Lease Rate:	\$7.75 per SF
Lease Term:	Negotiable
Lease Type	NNN
Operating Expenses	\$2.36 per SF
Available SF:	5,618 SF
Warehouse SF:	4,433 SF
Clear Height:	13'-14'
Dock Doors:	1
Grade Doors:	2
Yard:	Fenced in yard.
Sprinklers:	No
Parking:	8-10 marked stalls

Property Overview

Great office/warehouse space on the west side with 1,185 SF of office (3 private office's, conference room, storage and restrooms) along with 4,433 SF of warehouse. There is also a fenced in outside storage area (50'x80').

Location Overview

The building is located in the Town of Middleton but in the heart of Madison's west side near Gammon Road and Woodman's west.

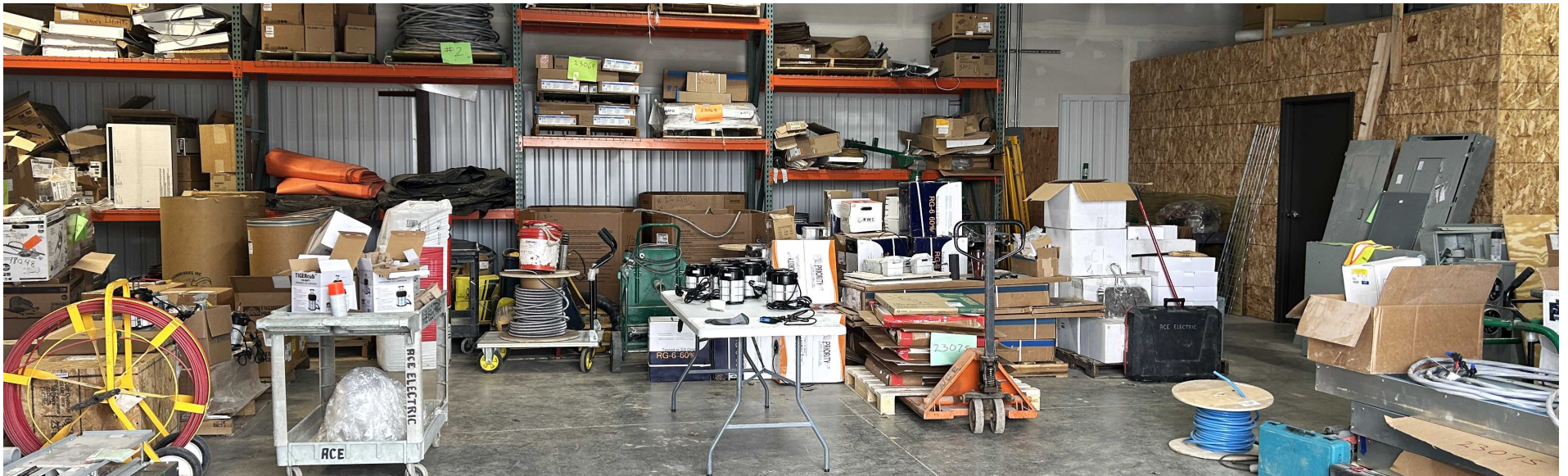
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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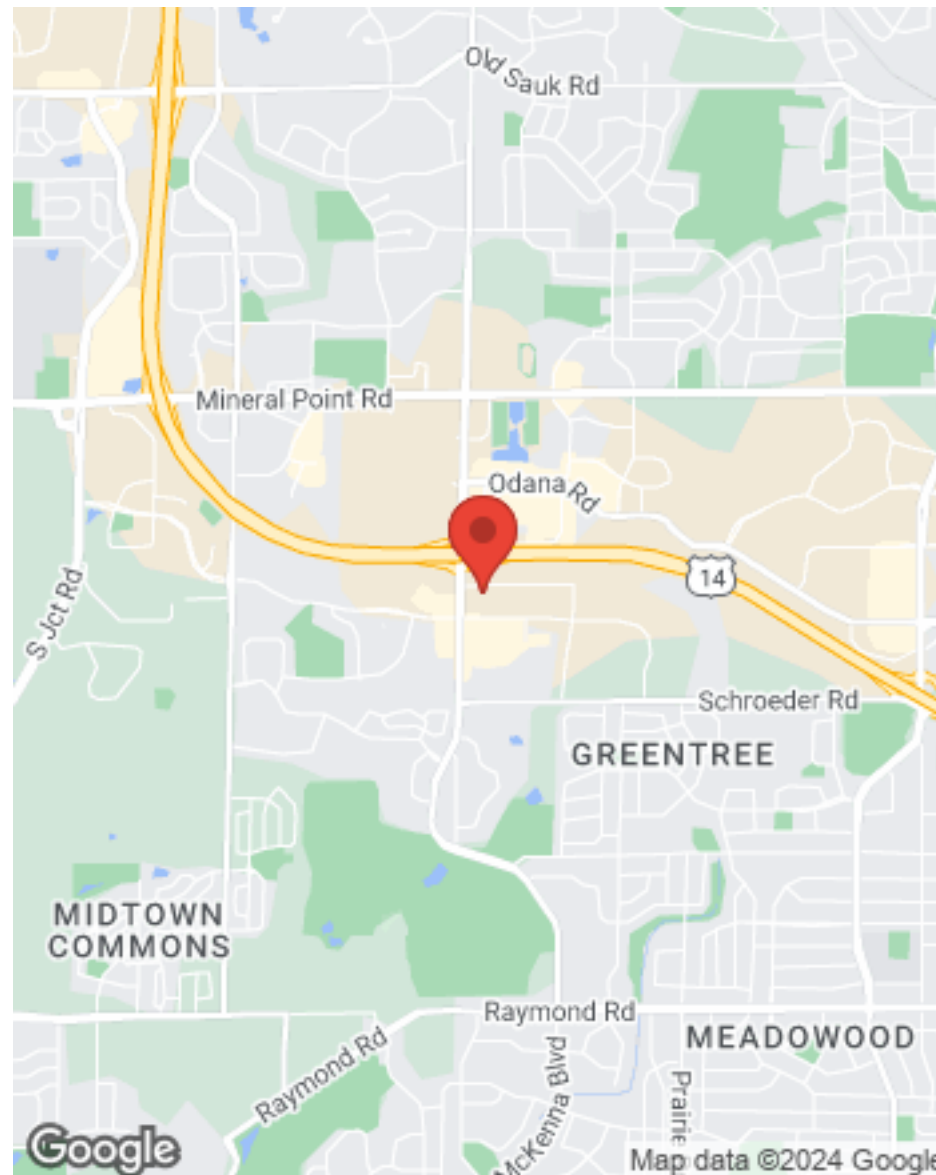


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LOCATION MAPS

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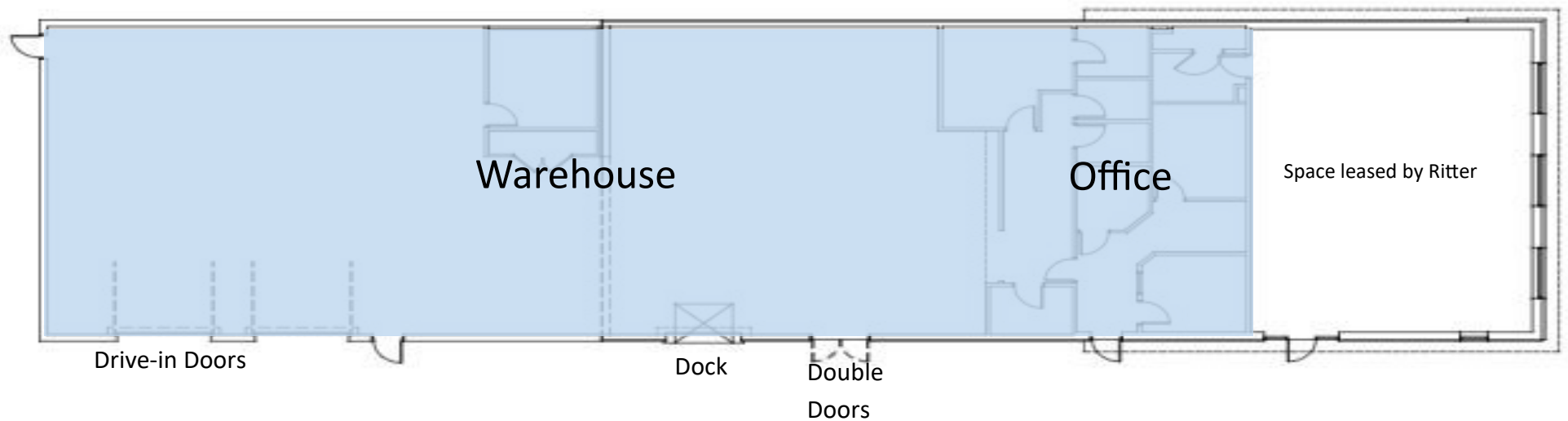
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ATTACHMENT 6

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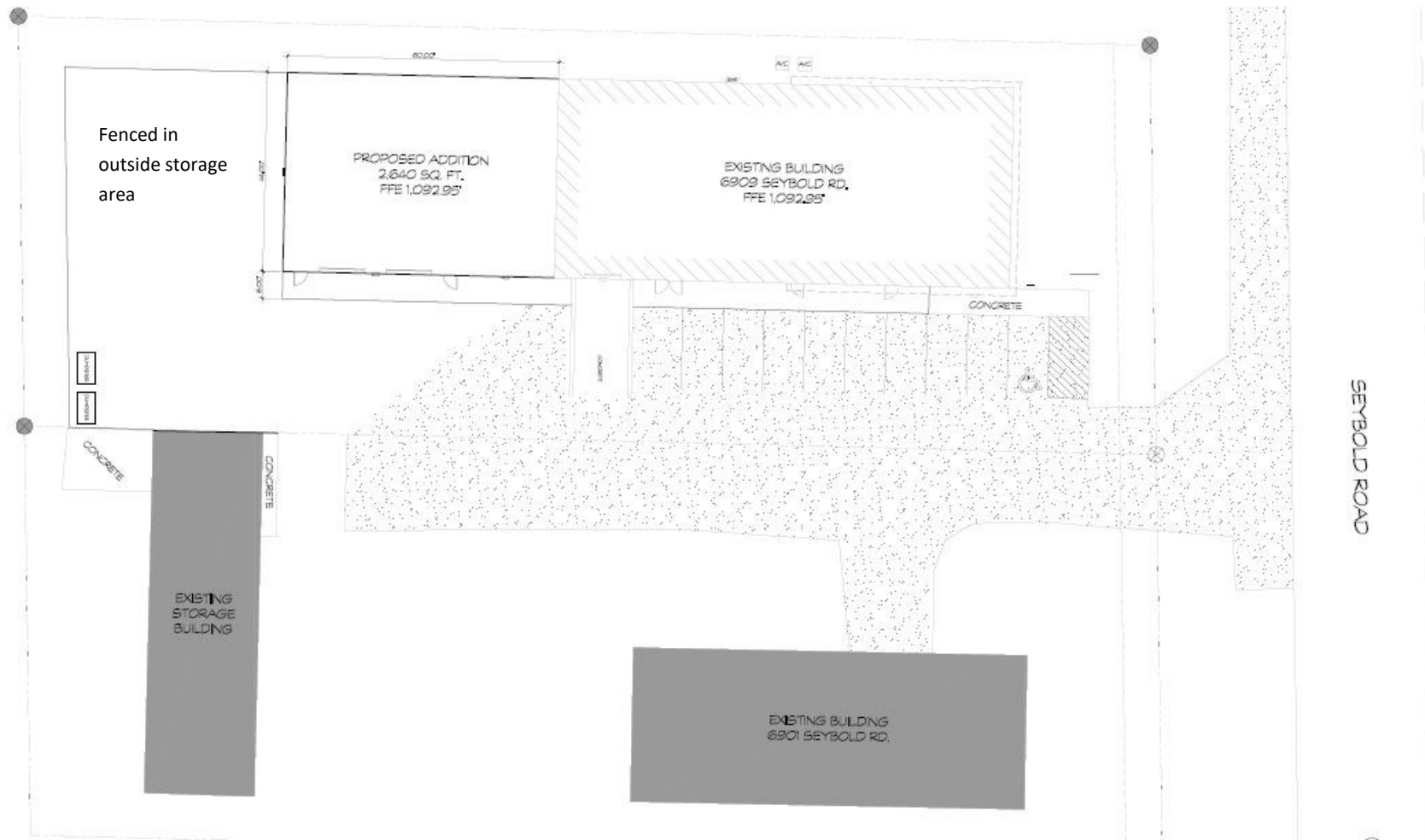
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ATTACHMENT 7

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DISCLAIMER

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