

**For Sale or Lease -  
Existing Industrial &  
Office Building**

**LPT - Beltline Building  
3517 West Beltline  
Highway**

MADISON, WI 53713

**Price: \$3,640,000  
\$9.35 p/sf Modified Gross**

**\*\*Opportunity Zone\*\*  
Redevelopment Opportunity**



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**KATIE WEST**  
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# PROPERTY SUMMARY

3517 WEST BELTLINE HIGHWAY



## Property Summary

|                   |   |
|-------------------|---|
| Access:           | West Beltline Frontage Rd                                   |
| Price:            | \$3,640,000   |
| Building SF:      | 55,614  |
| Lease Rate:       | \$9.35 p/sf MG  |
| SF Available:     | 18,894 - 55,614 SF<br>Warehouse - 36,720<br>Office - 18,894 |
| Air Conditioning: | 100% - Air Conditioned<br>Warehouse & Office                |
| Lot Size:         | 3.30 Acres  |
| Power:            | 1200 AMP & 800 Amp Service /<br>Backup Generator            |
| Dock Doors:       | 4 with pit levelers   |

## Property Overview

55,614 SF warehouse/office building best suited for light industrial, lab, R&D, or potential multi-family housing redevelopment for sale or lease. Tenant separately responsible for utilities, in-suite janitorial, and phone/internet

## Location Overview

The Central Beltline in Madison, Wisconsin is a major highway that runs east-west through the city, connecting the eastern and western suburbs. The highway starts at I-39/90 on the east side of Madison and ends at US Highway 12/18 on the west side.

The Central Beltline is a key transportation route for commuters and travelers, with heavy traffic during peak hours. It also provides access to several important destinations in the city, including the University of Wisconsin-Madison campus, the State Capitol, and several major shopping centers.

The property site is adjacent to the Southern Arboretum to the West and across the Beltline to the South of the UW Arboretum.

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# PROPERTY PHOTOS

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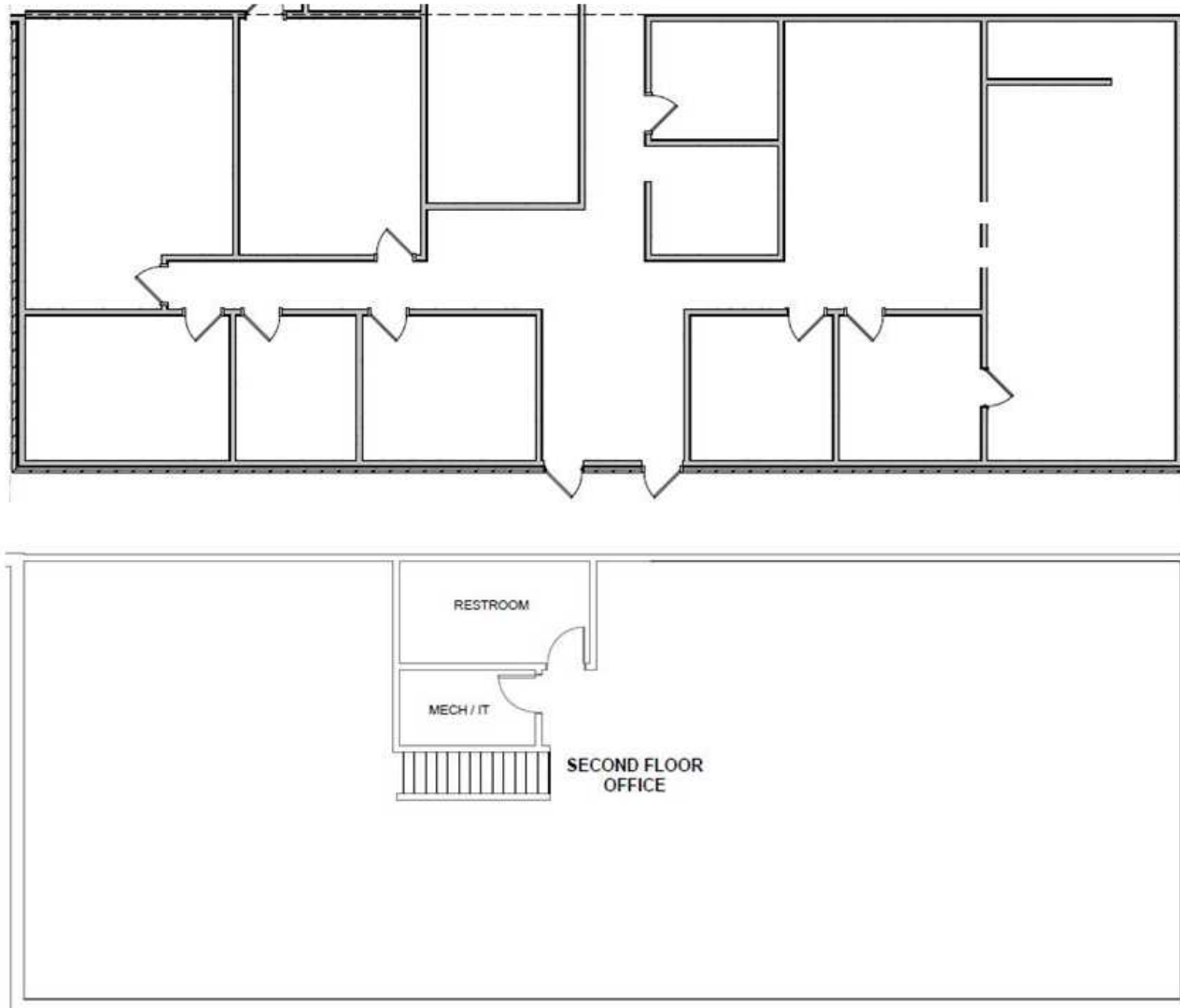
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# TWO STORY FRONT OFFICE FLOORPLAN

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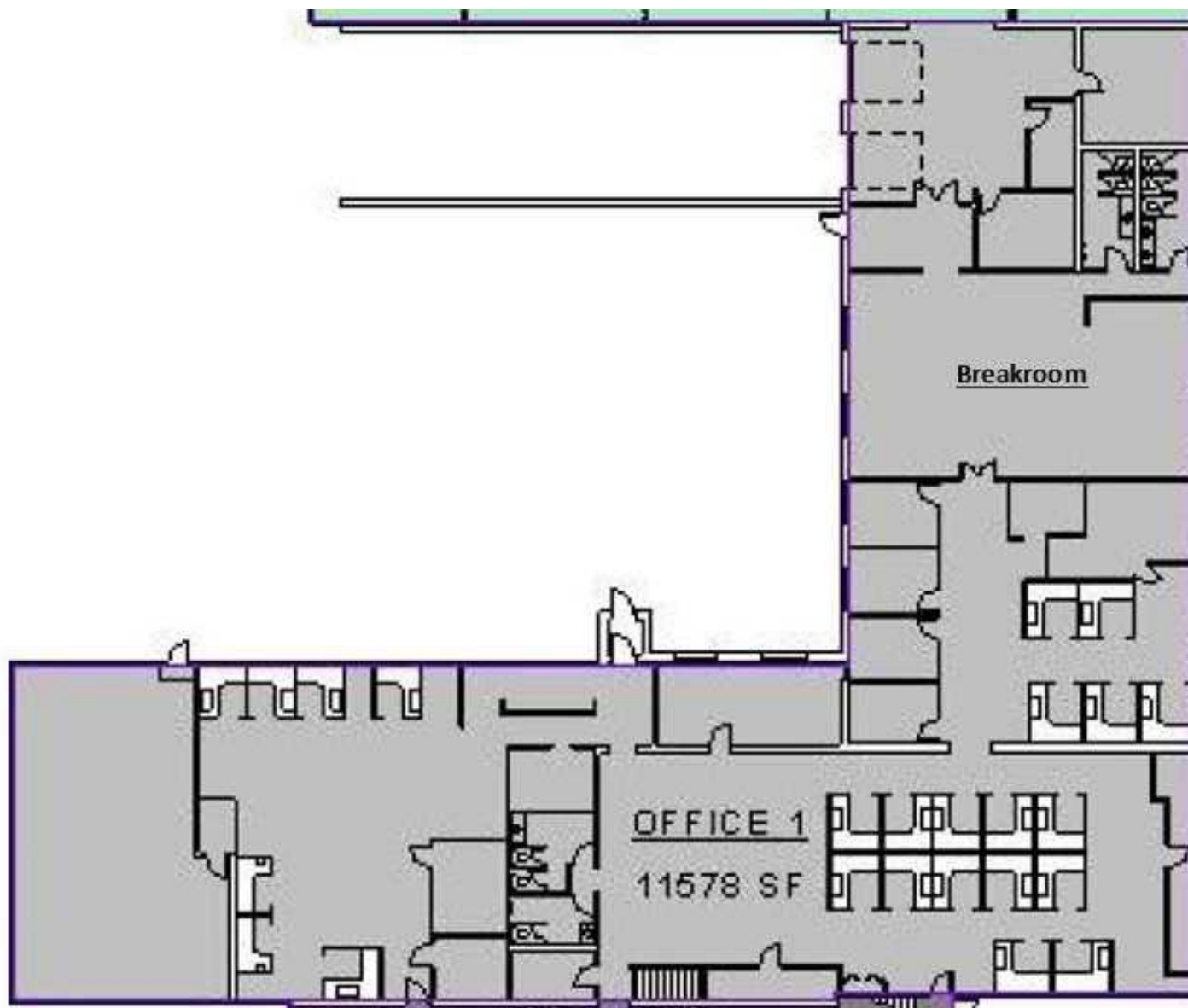
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# OFFICE FLOORPLAN

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# WAREHOUSE PLAN

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# SITE PLAN

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# AERIAL MAP

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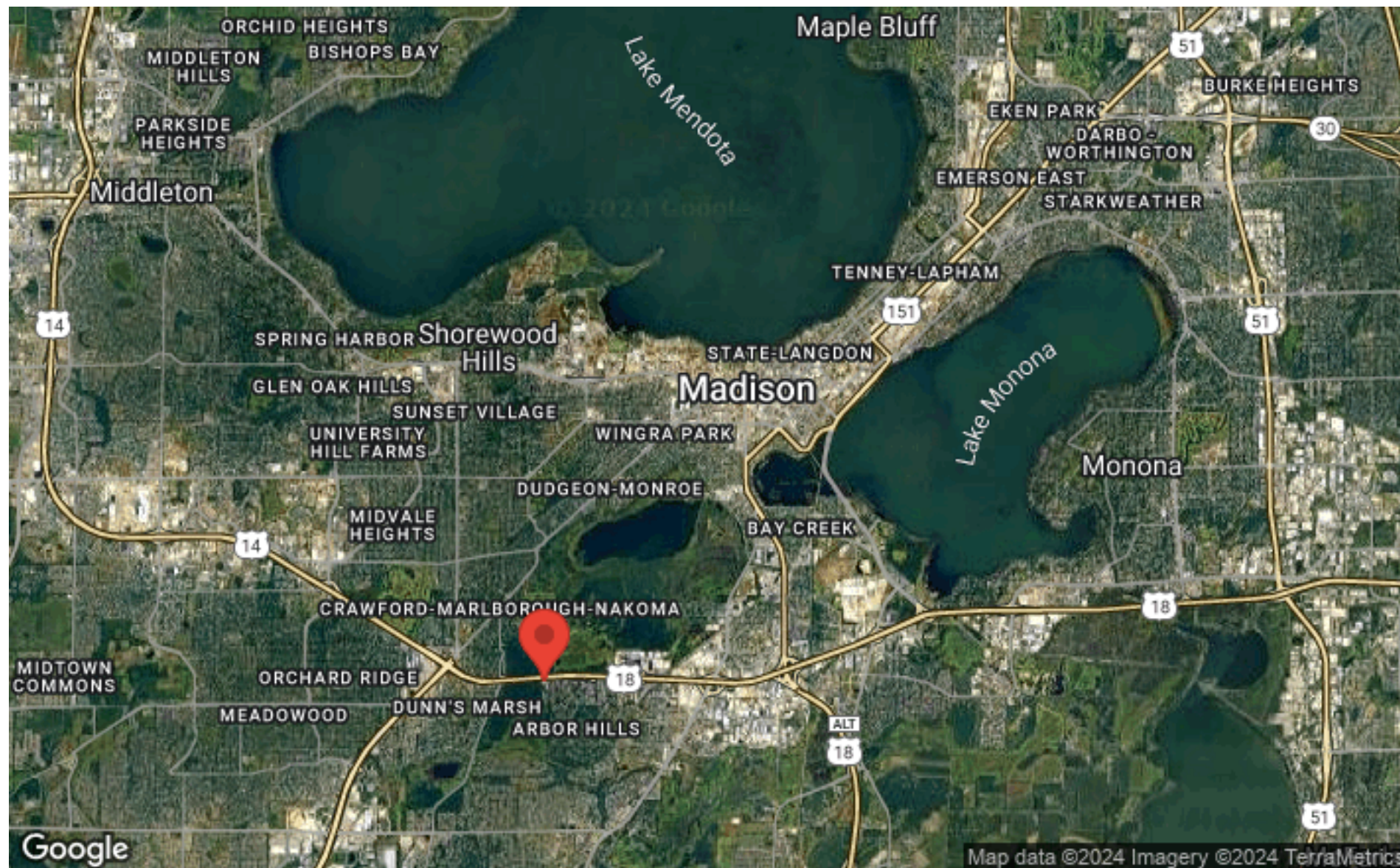
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# REGIONAL MAP

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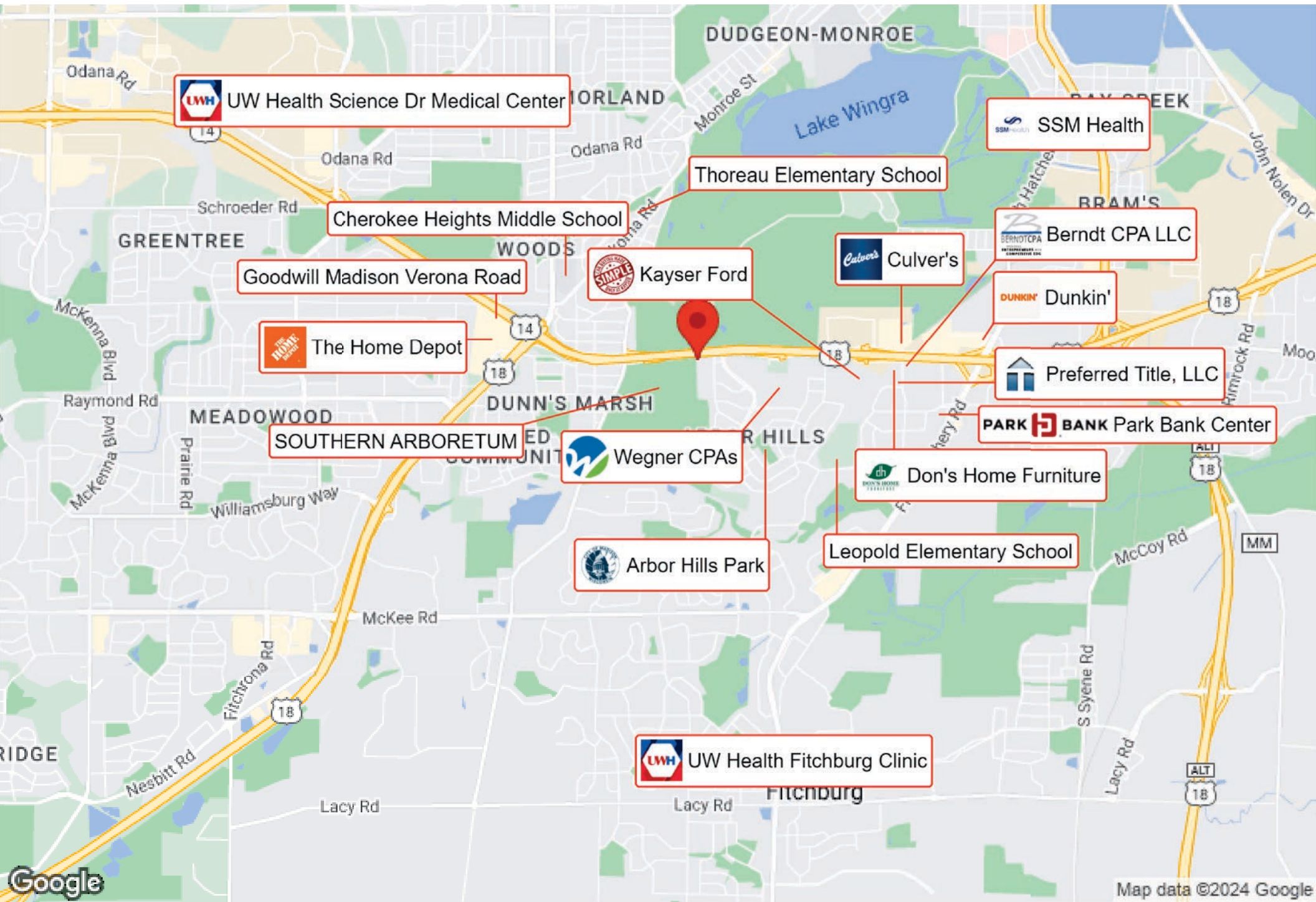
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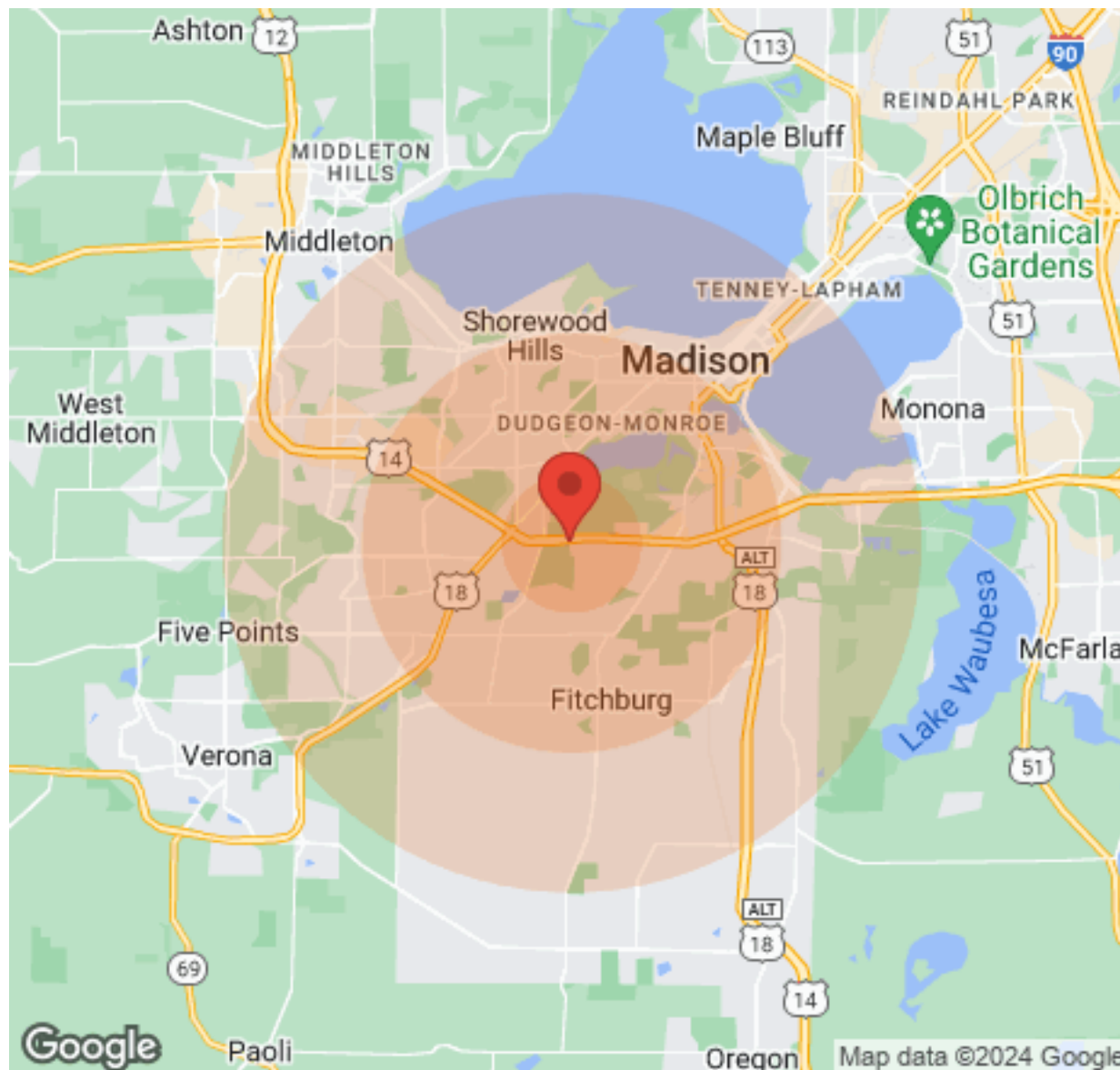
# BUSINESS MAP

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# DEMOGRAPHICS

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| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 5,656  | 45,291  | 94,290  |
| Female           | 5,850  | 47,105  | 95,562  |
| Total Population | 11,506 | 92,396  | 189,852 |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 2,180  | 16,370  | 29,979  |
| Ages 15-24 | 1,488  | 10,278  | 19,953  |
| Ages 25-54 | 4,563  | 42,749  | 93,932  |
| Ages 55-64 | 1,529  | 10,360  | 21,118  |
| Ages 65+   | 1,746  | 12,639  | 24,870  |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$74,836 | \$59,146 | \$52,999 |
| < \$15,000          | 239      | 5,604    | 13,292   |
| \$15,000-\$24,999   | 534      | 4,163    | 8,883    |
| \$25,000-\$34,999   | 366      | 3,943    | 8,103    |
| \$35,000-\$49,999   | 586      | 5,500    | 10,864   |
| \$50,000-\$74,999   | 846      | 7,400    | 14,465   |
| \$75,000-\$99,999   | 506      | 4,856    | 9,314    |
| \$100,000-\$149,999 | 593      | 4,474    | 9,800    |
| \$150,000-\$199,999 | 403      | 1,858    | 3,856    |
| > \$200,000         | 661      | 1,856    | 3,610    |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 5,041  | 42,224  | 87,530  |
| Occupied        | 4,741  | 39,827  | 82,191  |
| Owner Occupied  | 2,890  | 18,477  | 36,445  |
| Renter Occupied | 1,851  | 21,350  | 45,746  |
| Vacant          | 300    | 2,397   | 5,339   |

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# DISCLAIMER

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