

INDUSTRIAL FOR LEASE - BUILDING + TRAILER PARKING + OUTDOOR STORAGE

2241 EAGLE DR

2241 EAGLE DRIVE, MIDDLETON, WI 53562



10,000 SF INDUSTRIAL BUILDING FOR LEASE WITH TRAILER PARKING

OAKBROOK CORPORATION  
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**PRESENTED BY:**

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## PROPERTY SUMMARY

2241 Eagle Dr  
2241 Eagle Drive | Middleton, WI 53562



### Property Summary

Address:	2241 Eagle Drive Middleton, WI 53562
Lease Rate:	\$5.00 P/SF NNN
Price / Trailer Parking:	\$190 Per Month Per Stall
Available SF:	10,000 SF
Clear Height:	14'-18'
Column Space:	20 x 32
Power:	3-Phase / 225 + 125 AMPS / 480V
Lot Size:	2.20 Acres (Building + Trailer Parking)
Yard:	Additional 1 Acre Outdoor Storage
Outside Storage:	Permitted
Zoning:	PUD-S

### Property Overview

Featuring 10,000 square feet of heated warehouse this property boasts availability for 68 trailer parking stalls available for lease, offering ample space for logistics and transportation needs.

Additionally, the property boasts an expansive one-acre outdoor storage area, perfect for accommodating large equipment, materials, or vehicles.

This property is ideally positioned to support a wide range of industrial and commercial operations seeking a versatile and well-equipped facility.

### Location Overview

Middleton's Industrial Park is a strategic location for businesses looking to leverage modern infrastructure, a skilled workforce, and a supportive business environment. Its proximity to major transport routes and the city of Madison enhances its attractiveness for a variety of industries.



## PROPERTY PHOTOS

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## SITE PLAN

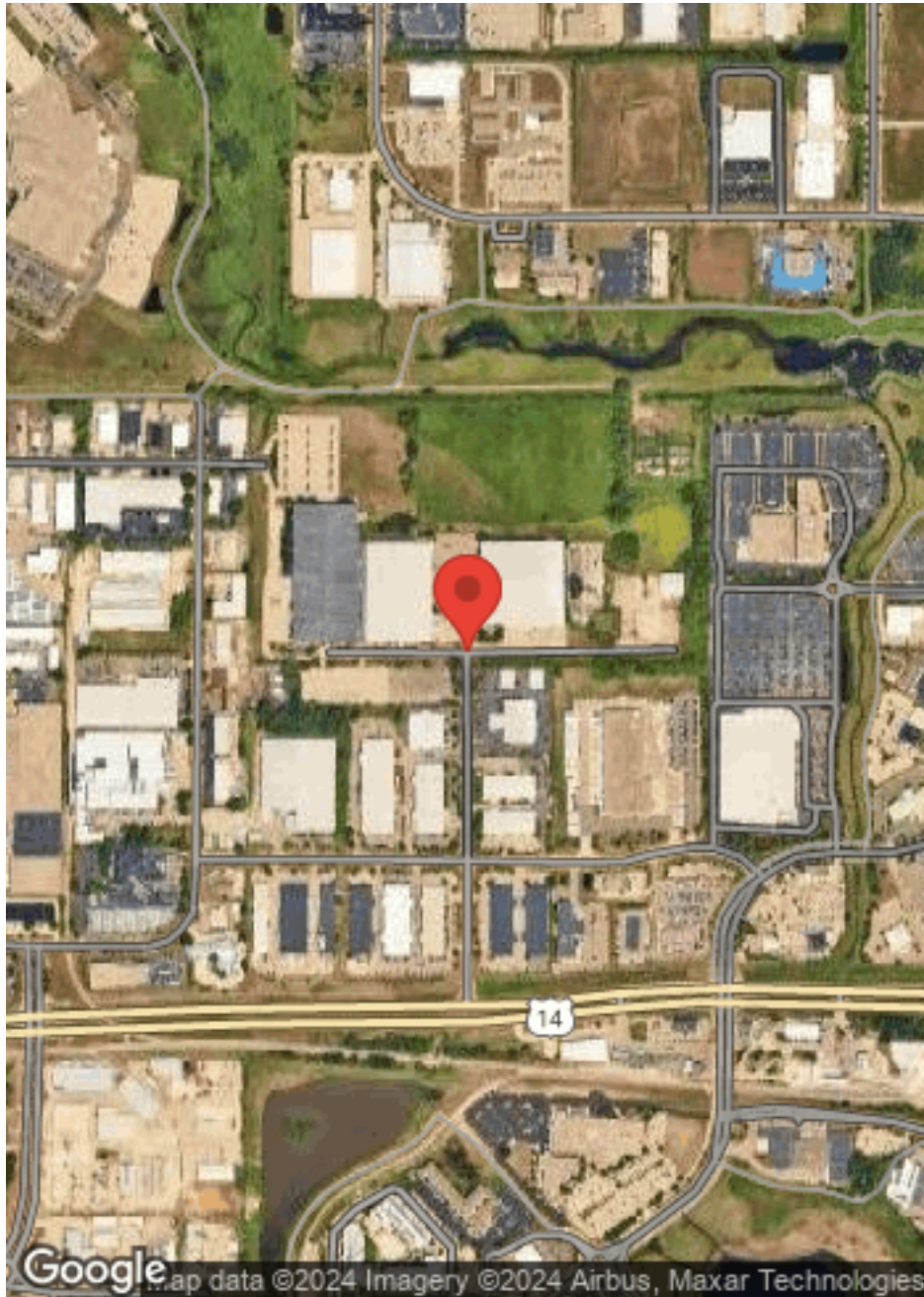
2241 Eagle Dr  
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## LOCATION MAPS

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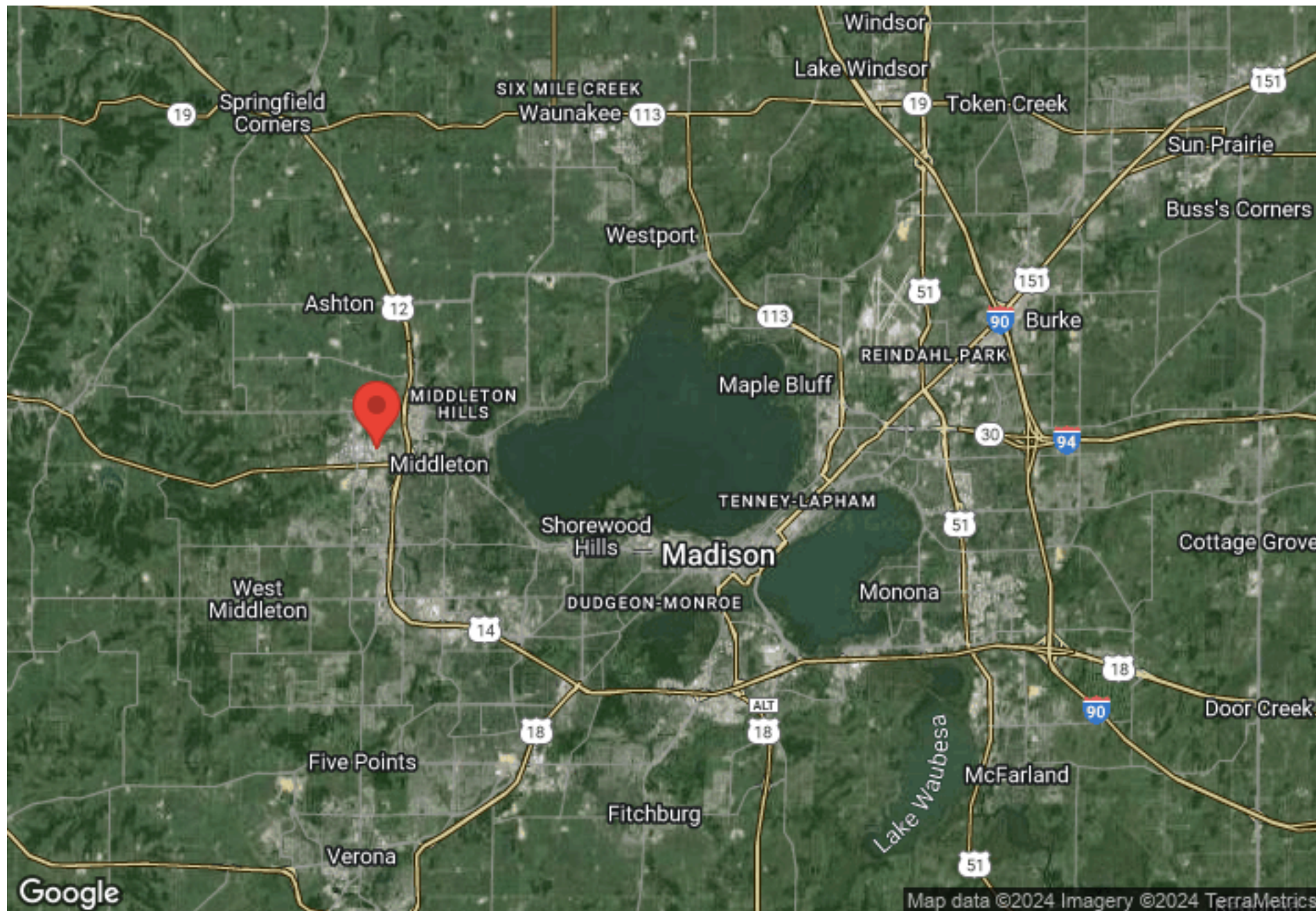


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## REGIONAL MAP

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## AERIAL MAP

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