

FLEX SPACE FOR LEASE

# FLEX INDUSTRIAL - 3,380 SF

400 VENTURE COURT, VERONA, WI 53593



**FOR LEASE - \$12.50/SF MODIFIED GROSS**

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



**PRESENTED BY:**

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# PROPERTY SUMMARY

400 VENTURE COURT



## Property Summary

Available SF:	3,380 SF
Warehouse/Office SF:	2,250/1,130 SF
Lease Rate:	\$12.50/SF Modified Gross
Escalations:	4% Annually
Lease Term:	3-Years Minimum
Lighting:	T8 Lighting
Overhead Door:	1 (10'x12')
Clear Height:	19' Peak/16' Eave
Warehouse Heat:	Modine Heater
Internet:	Spectrum Fiber Optic
Zoning:	Urban Industrial (UI)
Signage:	Building Façade
Fully Sprinklered:	Wet Sprinkler System
Available:	January 1, 2025

## Property Overview

Well-positioned flex space offering 2,250 SF of heated warehouse and 1,130 SF of heated/air-conditioned office space available on the corner of Paoli Street and Venture Court in Verona. The office footprint consists of 3 offices, reception, open work space, and a restroom with a shower.

Non-exclusive exterior surface parking is available for Tenants. Tenants are additionally responsible for gas, electric, phone/data, and-suite janitorial.

## Location Overview

400 Venture Court in Verona, WI, is a prime industrial location strategically positioned for business success. With a modern warehouse and ample office space, this site offers a dynamic environment for a variety of businesses. Convenient access to Hwy 151 enhances logistical efficiency, making it an ideal hub for industrial operations. The surrounding business landscape and supportive infrastructure further solidify 400 Venture Court as a premier choice for business opportunity in Verona.

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# PROPERTY PHOTOS

400 VENTURE COURT



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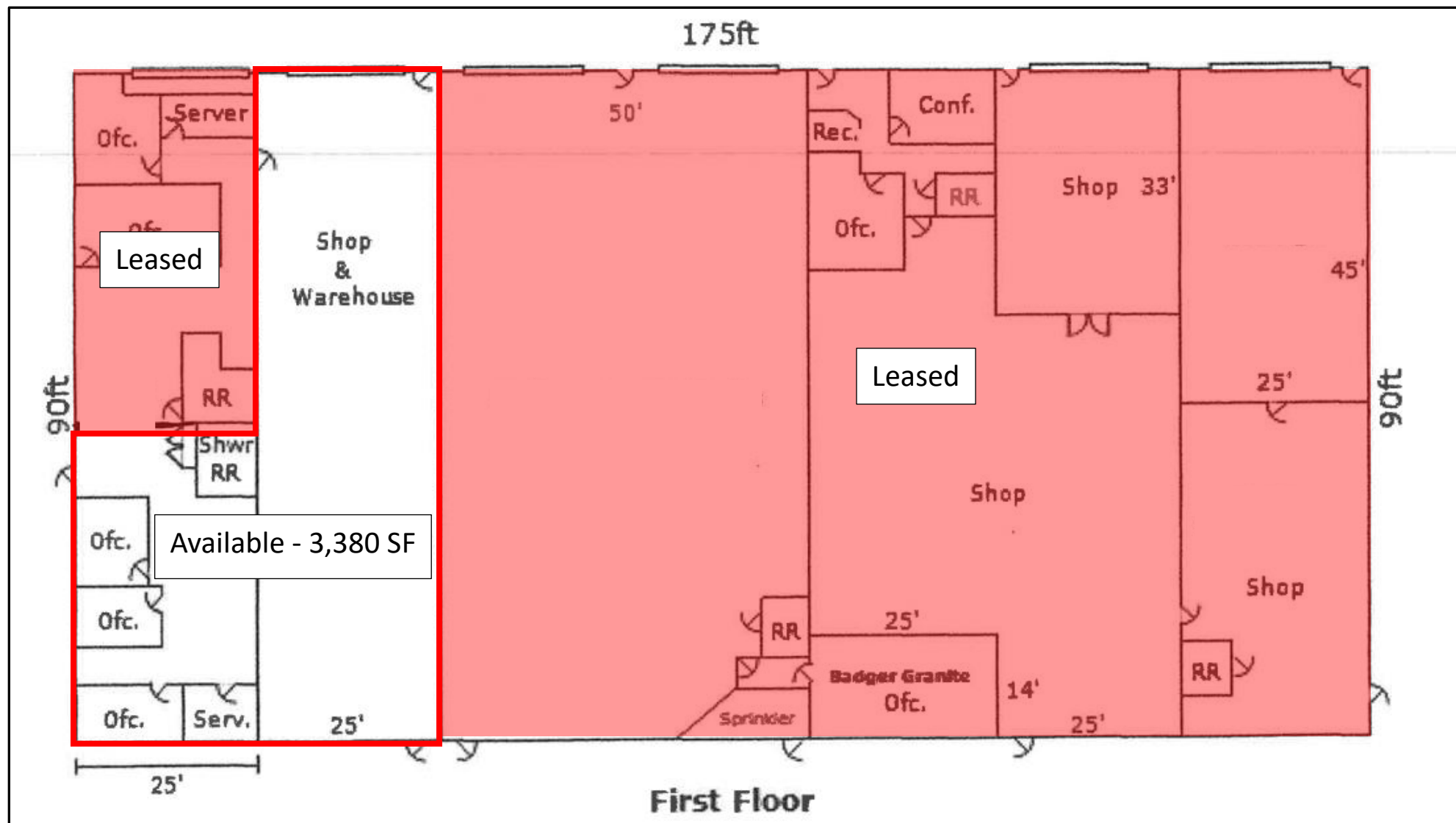


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# FLOOR PLAN

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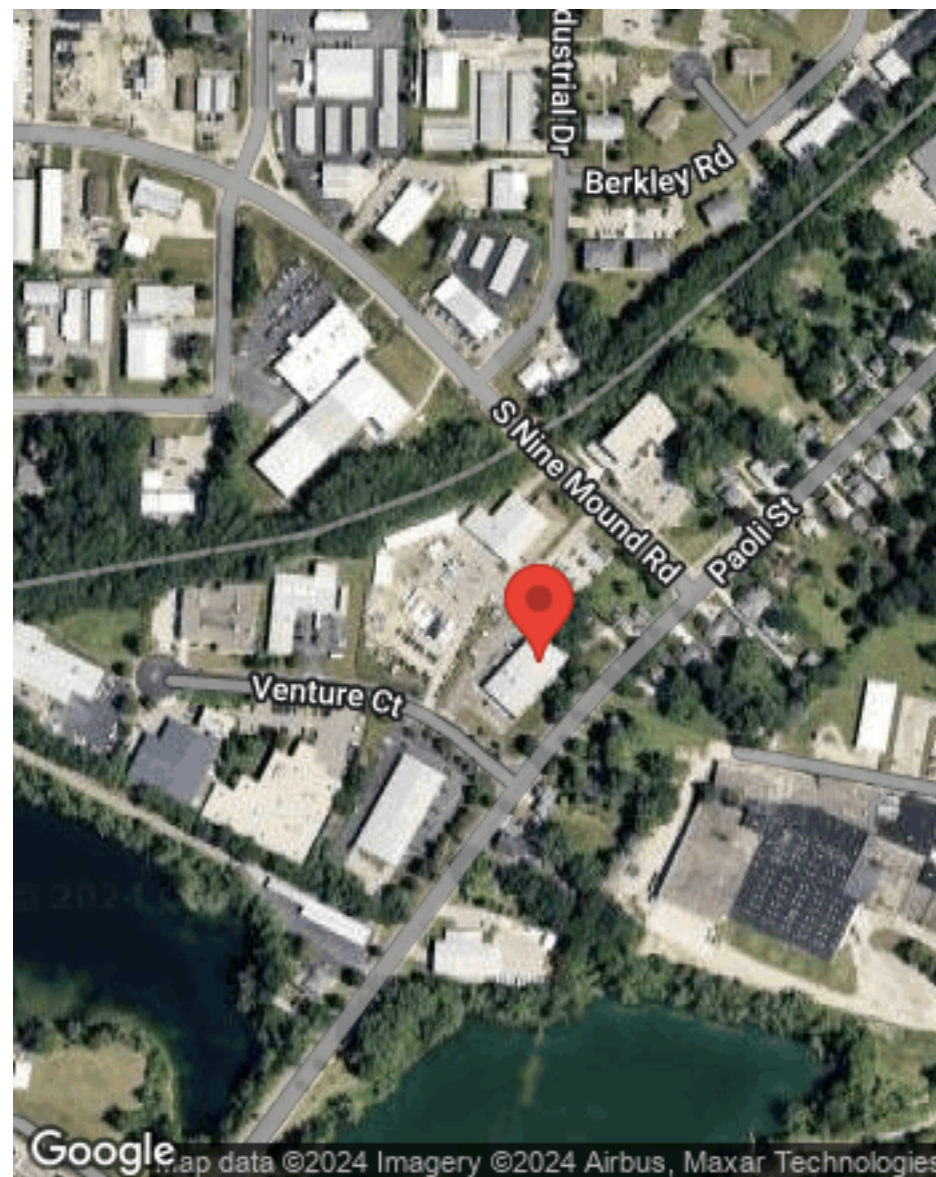
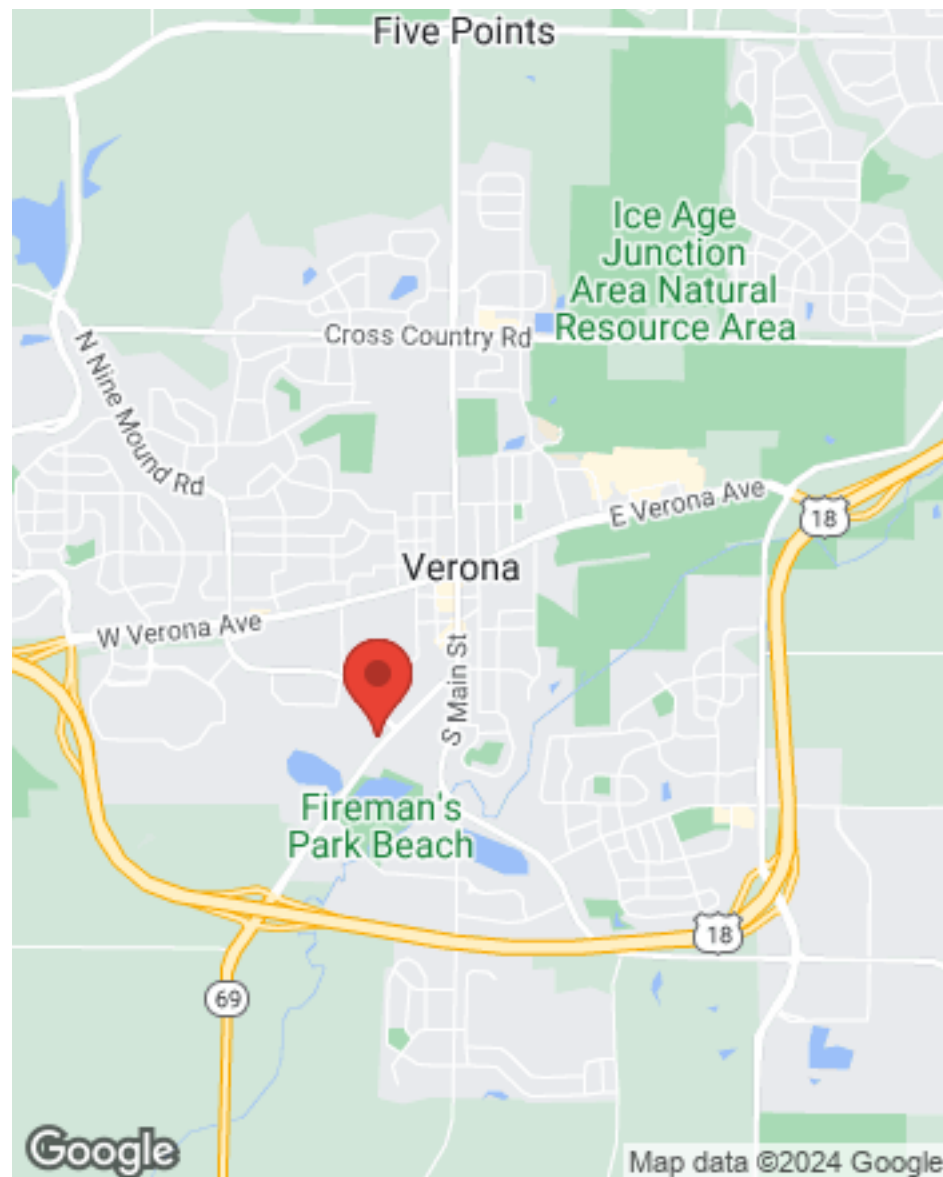
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# LOCATION MAPS

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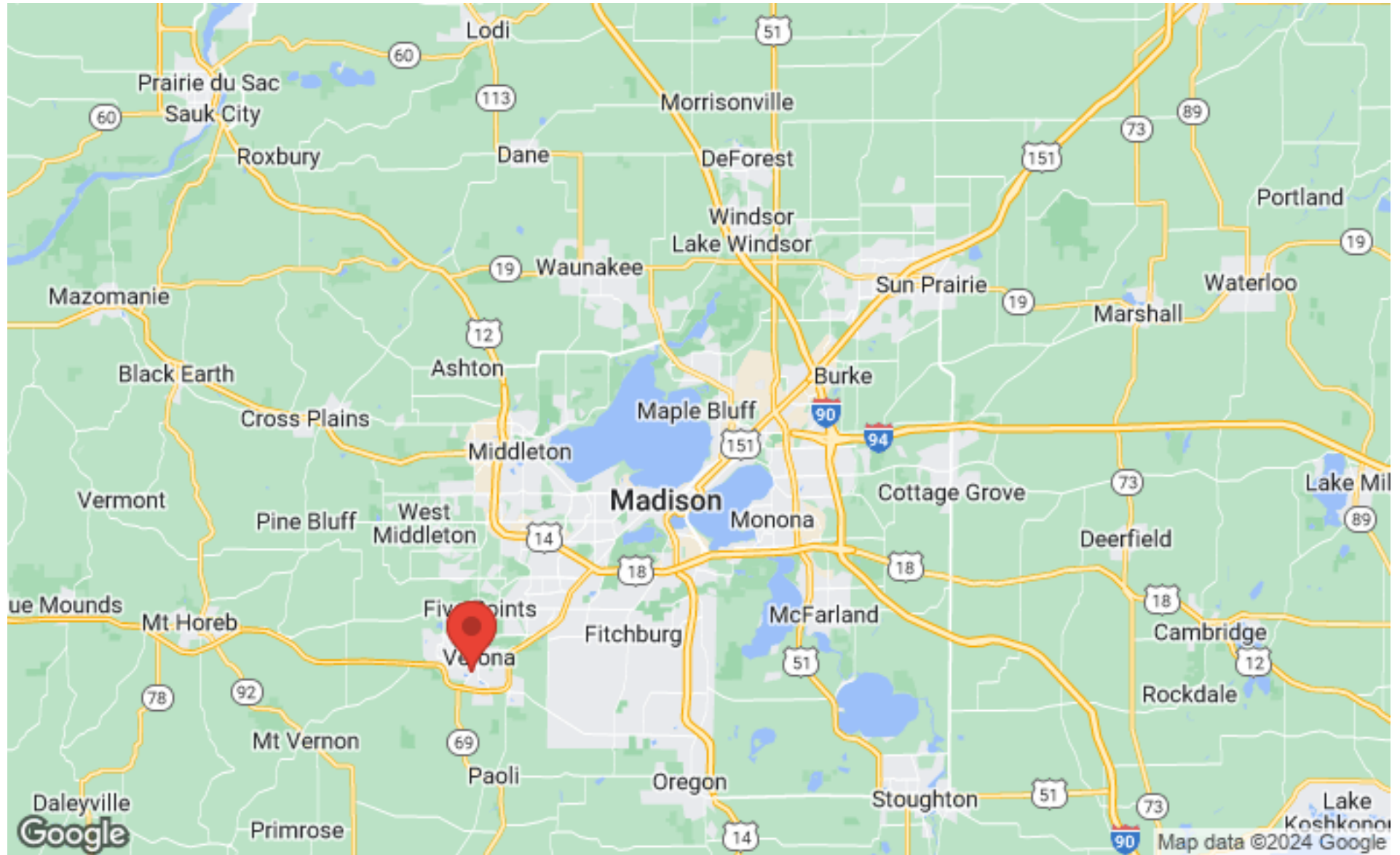


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# REGIONAL MAP

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# AERIAL MAP

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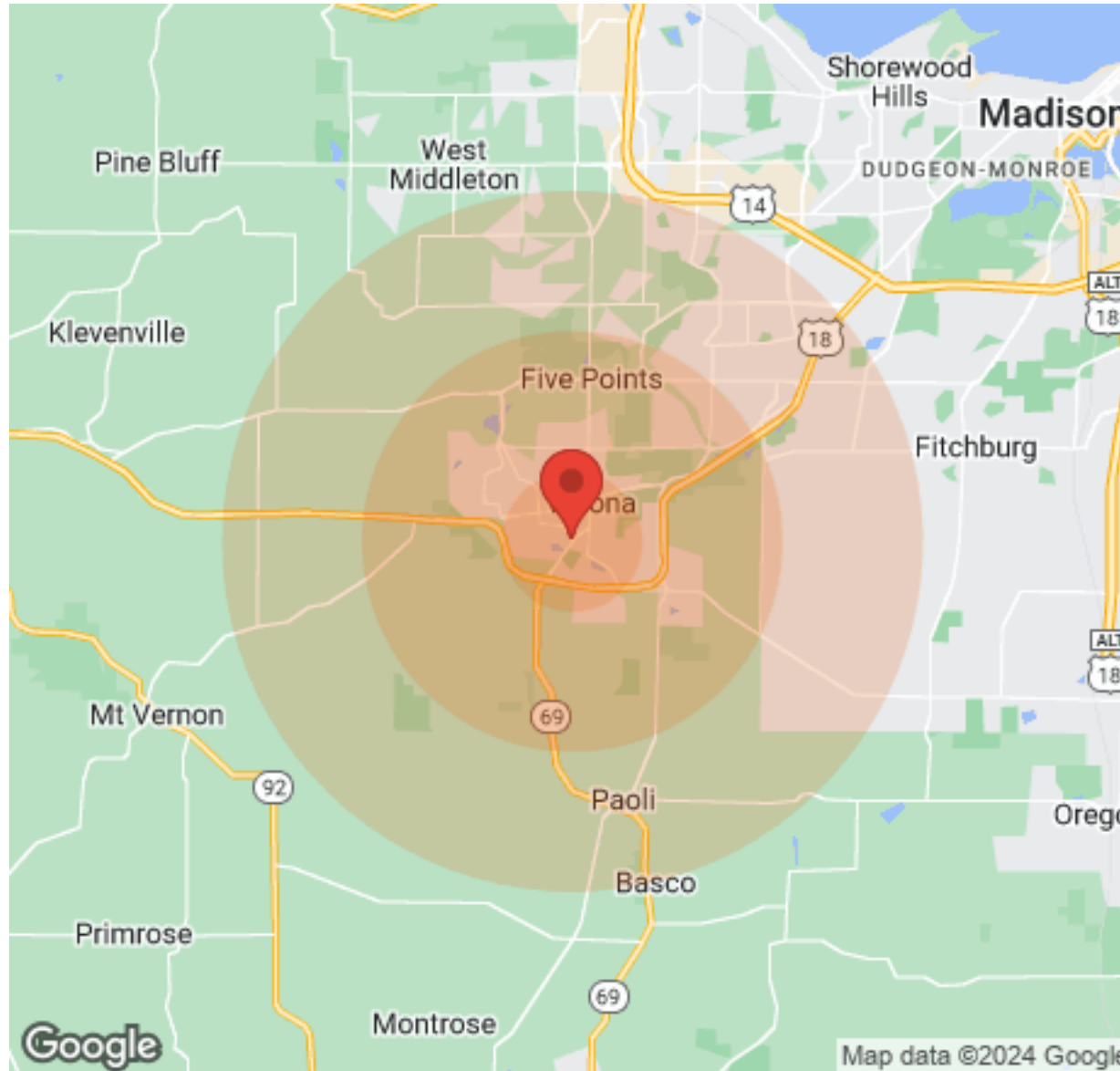


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# DEMOGRAPHICS

400 VENTURE COURT



Population	1 Mile	3 Miles	5 Miles
Male	3,608	14,513	32,620
Female	3,793	15,288	33,667
Total Population	7,401	29,801	66,287

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,446	6,007	12,706
Ages 15-24	1,136	4,287	9,145
Ages 25-54	2,603	10,728	25,934
Ages 55-64	1,000	3,947	8,713
Ages 65+	1,216	4,832	9,789

Income	1 Mile	3 Miles	5 Miles
Median	\$79,388	\$93,138	\$75,891
< \$15,000	132	525	1,302
\$15,000-\$24,999	180	470	1,815
\$25,000-\$34,999	106	678	2,095
\$35,000-\$49,999	348	1,231	3,263
\$50,000-\$74,999	555	2,208	5,479
\$75,000-\$99,999	531	2,058	4,425
\$100,000-\$149,999	699	2,895	5,438
\$150,000-\$199,999	214	877	1,780
> \$200,000	142	891	1,528

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,890	12,280	28,627
Occupied	2,770	11,630	27,125
Owner Occupied	2,163	8,739	17,816
Renter Occupied	607	2,891	9,309
Vacant	120	650	1,502

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400 VENTURE COURT

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