



\$4,500,000

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FOR SALE OR LEASE

*2501 East Springs Dr
Madison, WI 53704*

ZONING: CCT
COMMERCIAL CORRIDOR TRANSITIONAL

Amazing Location

Daily Traffic Count 17,000!
Approximately .5 Miles from
I-90 and Hwy 151.

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608--347-5525



PROPERTY FEATURES

- **BUILDING SIZE:**
 - SALES OFFICE AREA 2,298 SF
 - SHOP AREA 2,923 SF
 - TOTAL 5,221 SF
- **PARCEL SIZE: 3.26 ACRES**
- **2 PRIVATE OFFICE SPACES**
- **LARGE RECEPTION SPACE AND COUNTER**
- **3 PRIVATE BATHROOMS**
- **5 OVERHEAD DOORS 10'X10'**
- **RADIANT HEAT IN THE SHOP**
- **WASHER/DRYER HOOKUPS**
- **3 HYDRAULIC HOIST 10,000-15,000 LBS**
- **FLOOR DRAINS ACROSS ALL 5 BAYS**
- **POWER: 200 AMP, 3 PHASE, 120/280 V**
- **OUTDOOR ELECTRICITY ON LIGHT POLES**
- **ELECTRIC CAR CHARGING STATION**
- **FULLY ENCLOSED WITH BOLLARDS & SECURITY GATES**
- **MEZZANINE FOR UPPER STORAGE**
- **CAPACITY FOR 250 PLUS VEHICLES.**



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PROPERTY INFORMATION

This property is more than just a location—it is an opportunity waiting to be seized, ideal for launching or expanding an automotive business.

Just half a mile from I-90 and Highway 151, a prime commercial property is ready for a new chapter. Built in 2014, this 3.26-acre site is a dream come true for any automotive business. The 5,221 square foot building features a sleek 2,298 square foot sales office with two private offices, a large reception area, and three bathrooms.

In the 2,923-square-foot automotive shop, five 10' x 10' overhead doors led to a workspace equipped with three hydraulic hoists, radiant heat, and floor drains across all bays. The facility boasted 200 Amp power, washer/dryer hookups, and a mezzanine for upper storage

Complete with an electric car charging station and outdoor electricity on light poles. It is secured with bollards and gates. A massive paved lot that could accommodate over 250 vehicles. This property offers everything needed to thrive in the automotive industry—a perfect blend of modern design, efficiency, and prime location.

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