

FLEX SPACE FOR LEASE

FLEX INDUSTRIAL - 5,400 SF (CLEAR SPAN WAREHOUSE)

5315 VOGES ROAD, MADISON, WI 53718



FOR LEASE - \$8.50/SF NNN

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



PRESENTED BY:

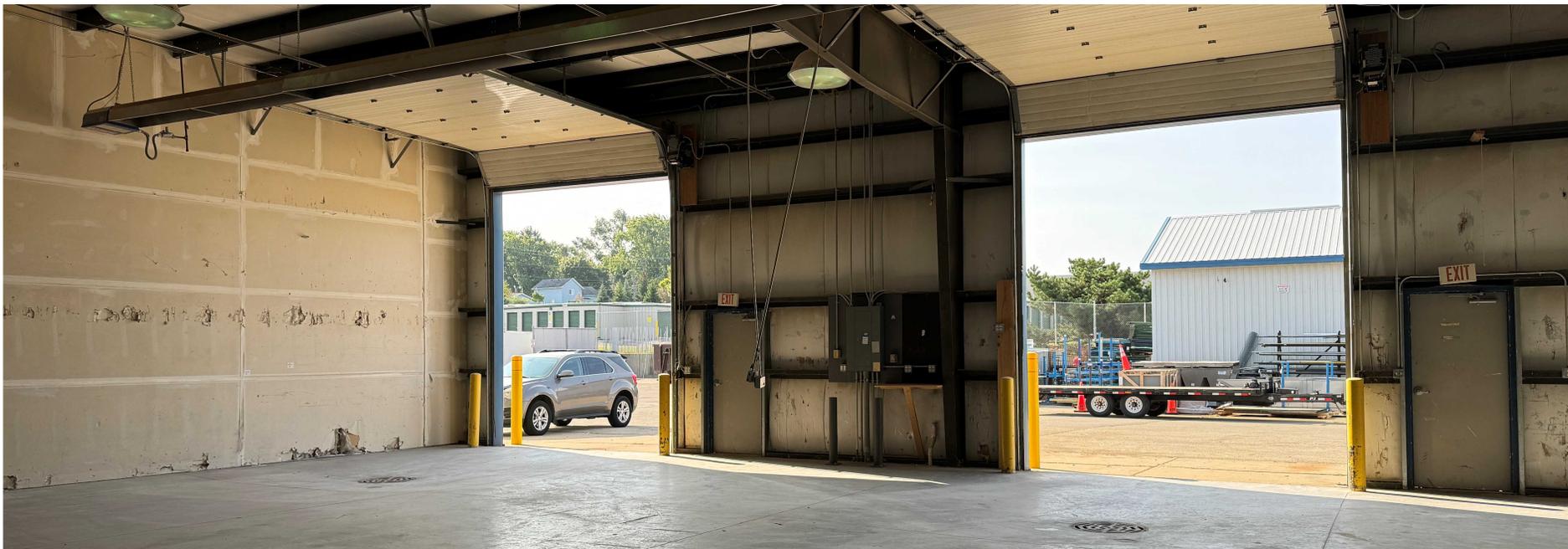
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PROPERTY SUMMARY

Voges-Flex Industrial
5315 Voges Road | Madison, WI 53718



Property Summary

Available SF:	5,400 SF
Lease Rate:	\$8.50 P/SF NNN
OpEx Estimate:	\$4.51 P/SF
Warehouse SF:	3,000 SF (Clear Span)
Office SF:	2,400 SF
Clear Height:	15'
Drive-In Doors:	(2) 12' X 14'
Warehouse Heat:	Radiant Heat Only
Office Heat/AC:	Full HVAC
Power:	225Amp/250V - 3-Phase
Floor Drains:	2
Sprinklered:	Fully Sprinklered
Signage:	Building Signage
Zoning:	Industrial Limited (IL)
Available:	Now

Property Overview

Well positioned industrial flex space just off Hwy 51 offering 5,400 SF consisting of 2,400 SF of heated and cooled office and 3,000 SF of heated warehouse.

The office includes a reception, showroom, 4 private offices, conference room, break room IT/storage closet and restroom.

The 3000 SF of clear span heated warehouse space includes 2 floor drains, radiant heat, utility sink, and a restroom.

Tenant is additionally responsible for separately metered utilities, trash/recycling, in-suite janitorial, and phone/data.

PROPERTY PHOTOS

Voges-Flex Industrial
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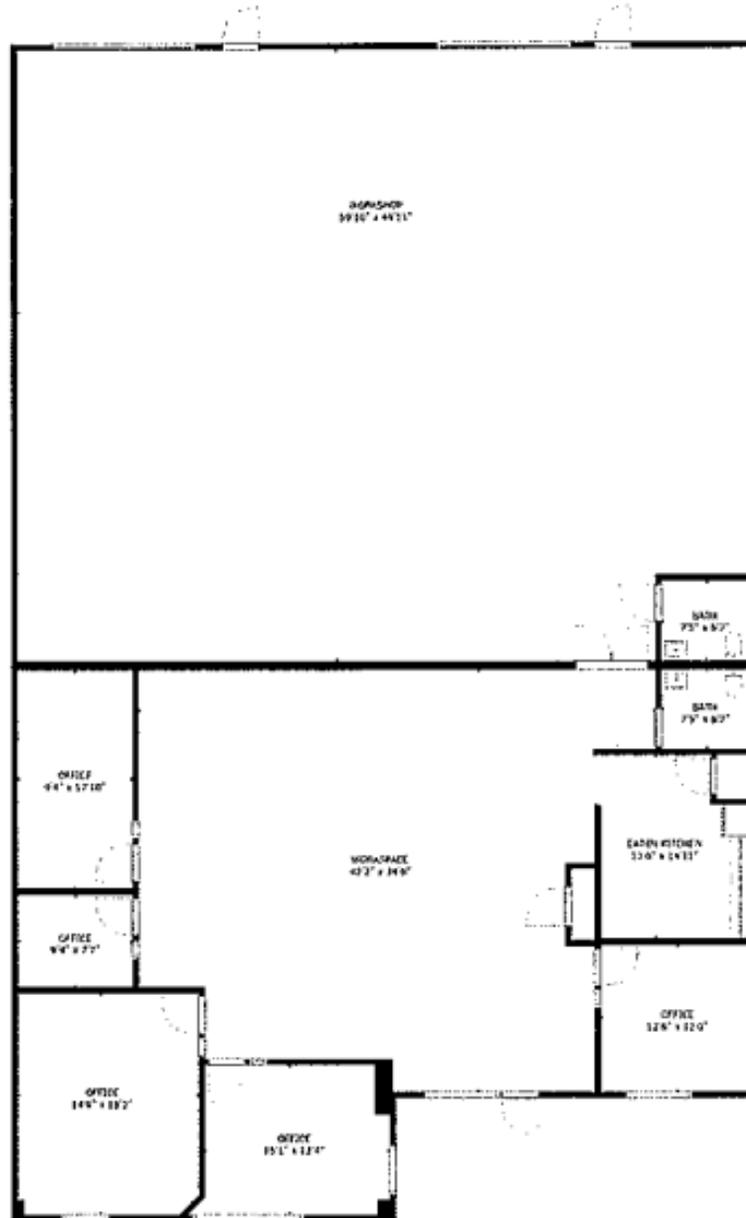
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 **Oakbrook**
Integrated Real Estate Services

FLOOR PLAN

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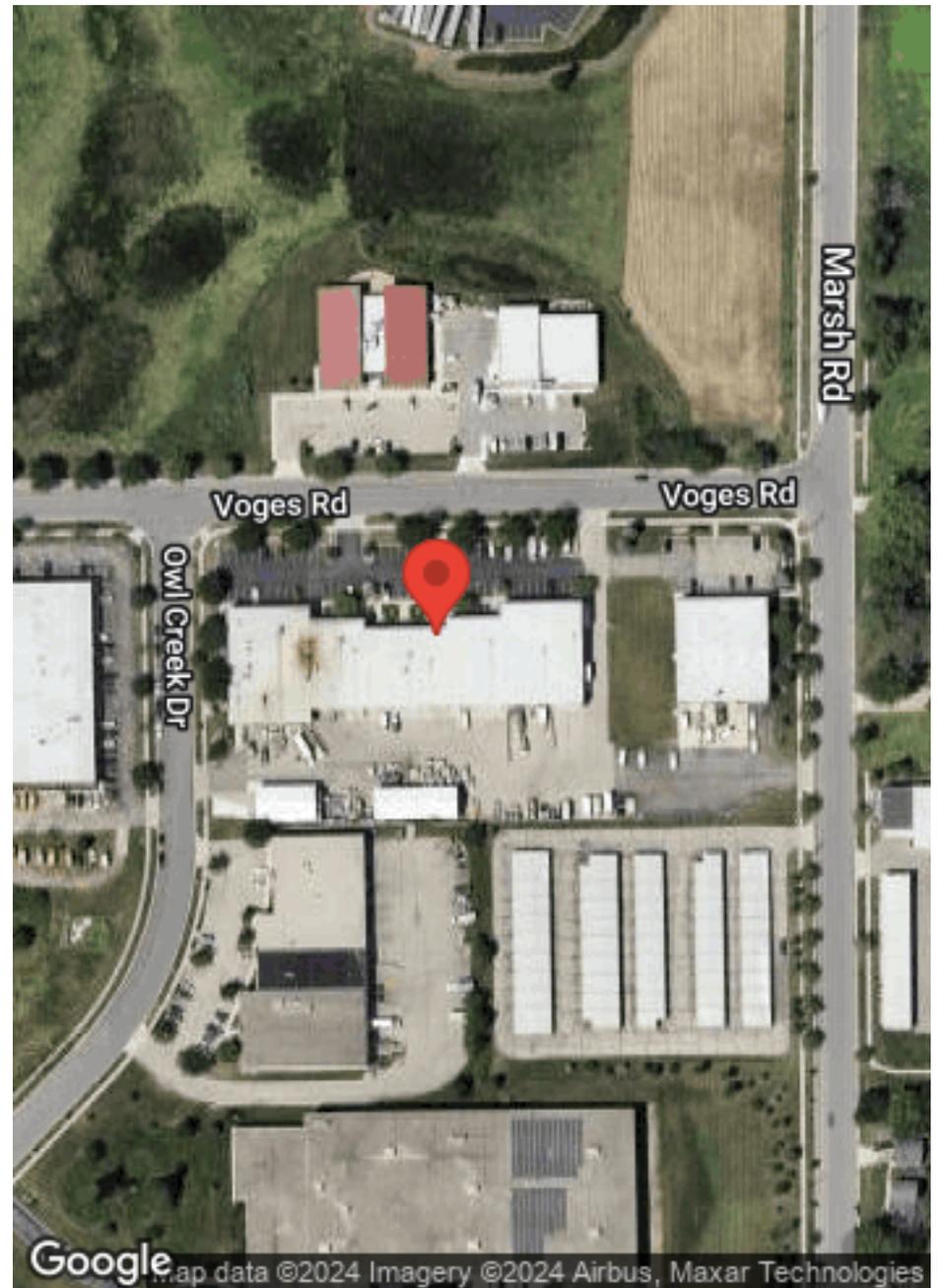


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LOCATION MAPS

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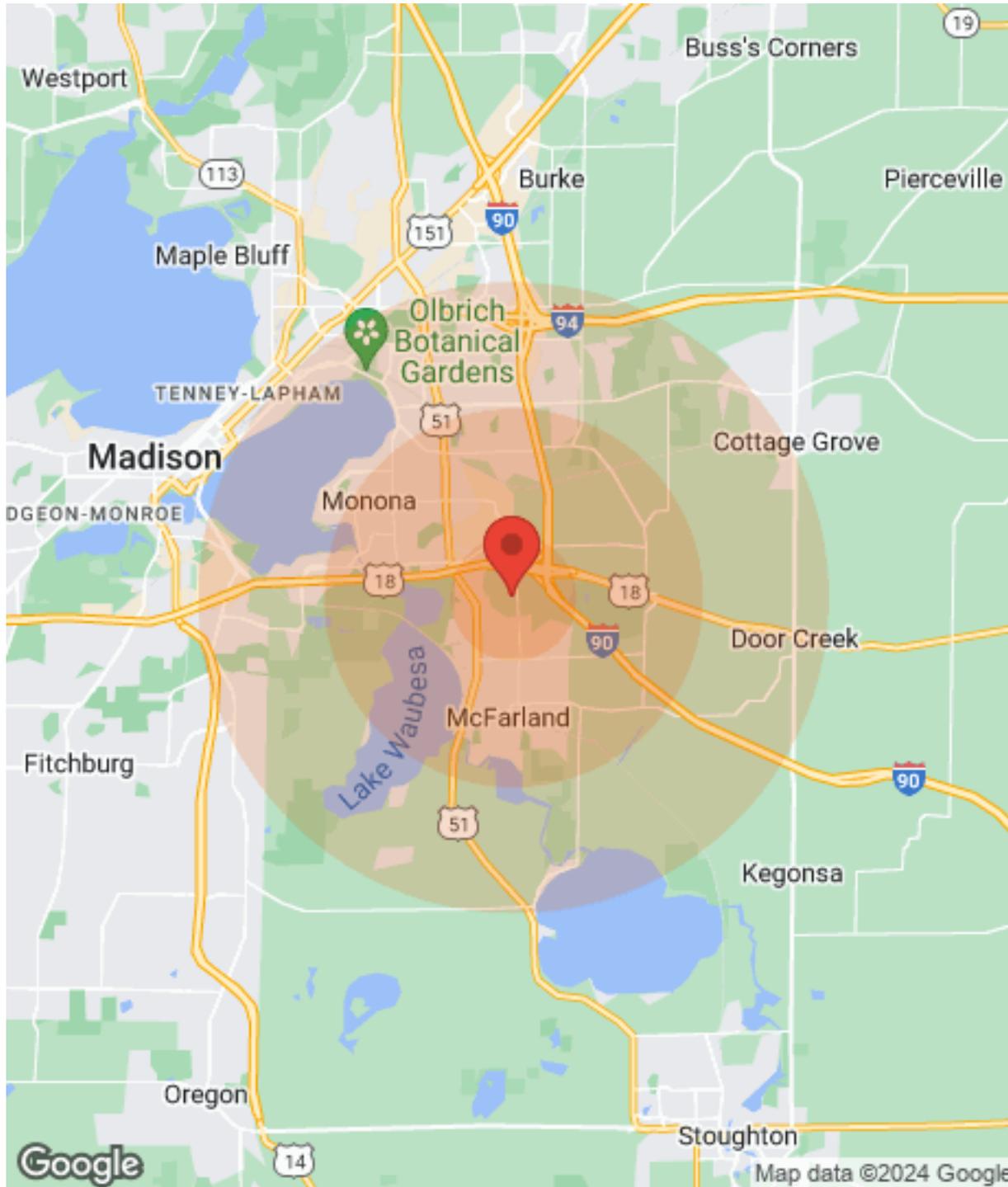
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,571	14,177	38,605
Female	1,609	14,679	40,530
Total Population	3,180	28,856	79,135

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	763	4,815	13,308
Ages 15-24	465	3,593	9,304
Ages 25-54	779	10,818	31,199
Ages 55-64	348	4,041	11,478
Ages 65+	825	5,589	13,846

Income	1 Mile	3 Miles	5 Miles
Median	\$82,668	\$53,203	\$56,055
< \$15,000	20	1,140	3,095
\$15,000-\$24,999	17	982	3,039
\$25,000-\$34,999	46	1,118	3,494
\$35,000-\$49,999	158	1,710	4,635
\$50,000-\$74,999	318	2,943	8,073
\$75,000-\$99,999	253	2,319	5,613
\$100,000-\$149,999	281	1,557	4,617
\$150,000-\$199,999	35	279	1,128
> \$200,000	N/A	308	760

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,142	13,084	36,282
Occupied	1,093	12,280	34,311
Owner Occupied	890	8,019	21,773
Renter Occupied	203	4,261	12,538
Vacant	49	804	1,971

DISCLAIMER

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