

# Industrial Space For Lease

**908 Stewart Street**  
MADISON, WI 53713

**10,000 SF  
Available Now**

**Price: \$6.50 p/sf NNN**



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# PROPERTY SUMMARY

908 STEWART STREET



## Property Summary

Available SF:	10,000 SF
Lease Rate:	\$6.50 p/sf NNN
Op Ex:	\$2.50 p/sf
Power:	800 Amp; 3-Phase Electrical
Clear Height:	17'
Lighting:	LED Lighting
Heat:	Radiant/Modine Heat
Sprinklered:	Wet Sprinkler System
Loading Docks:	(2) Exterior Common Docks
Overhead Doors:	10'x12' OH Doors
Parking:	41 Spaces Available
Zoning:	IG - Industrial General
Available:	Now

## Property Overview

Former metal fabrication facility. The building is fully sprinklered, with radiant and modine heat, LED lighting, exterior common loading docks, and abundant parking.

Tenant is additionally responsible for operating expenses estimated at \$2.50 p/sf and separately metered utilities, phone/data, and in-suite janitorial.

10,000 SF available for lease now.

## Location Overview

908 Stewart St is well-situated in southcentral Madison's bustling industrial park just off the central Beltline corridor, providing easy access east, west, north, and south throughout the Madison area. I-90/94 is located 7 miles east allowing for direct access to Milwaukee and Chicago and the Dane County Regional Airport is located 9 miles north.

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

908 STEWART STREET



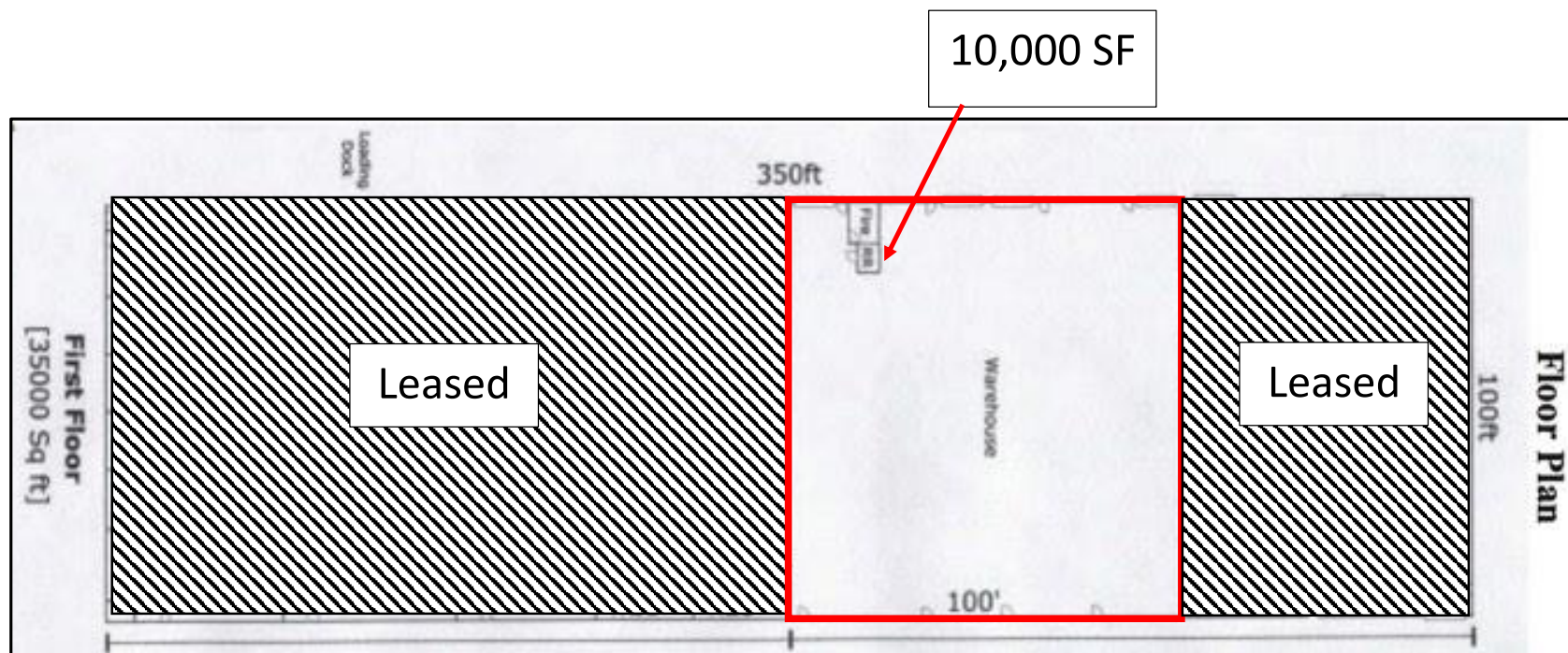
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# FLOOR PLAN

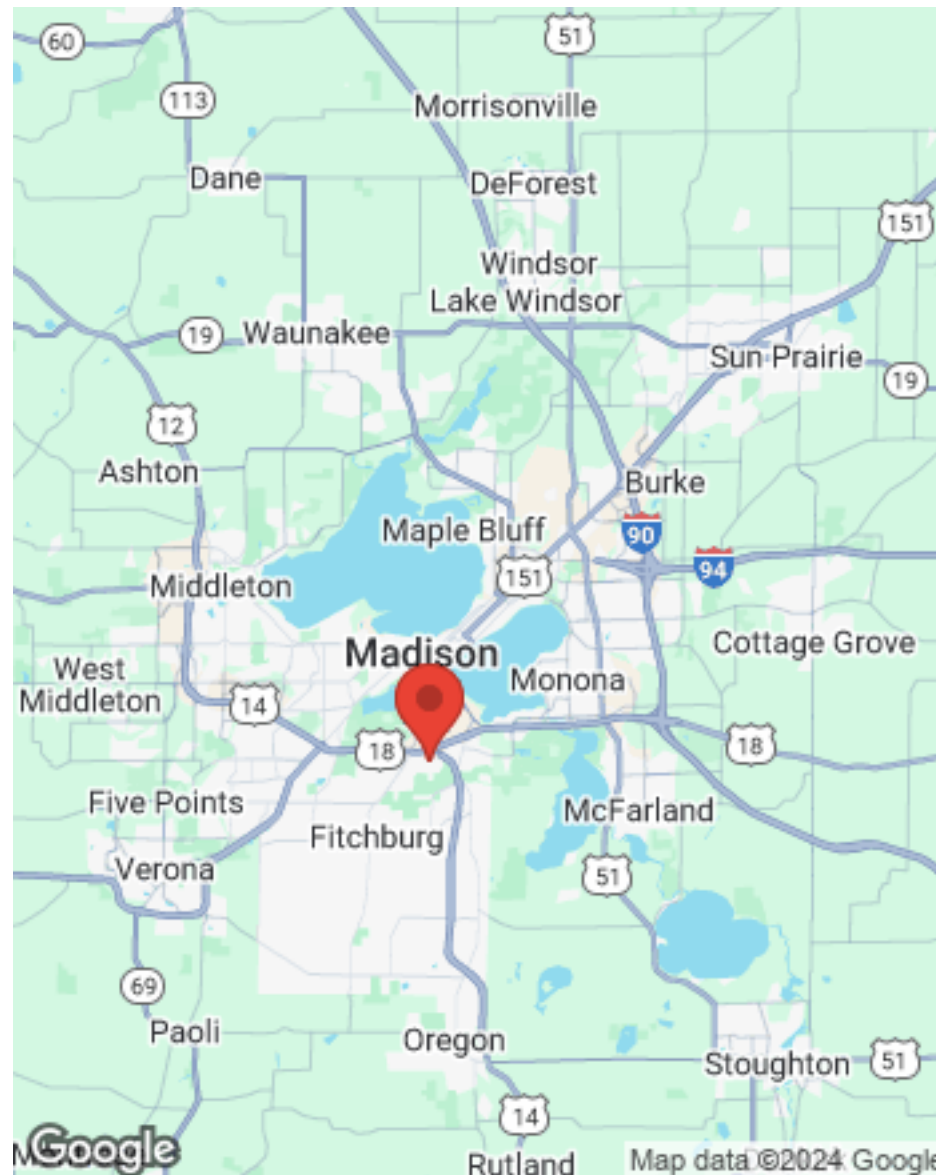
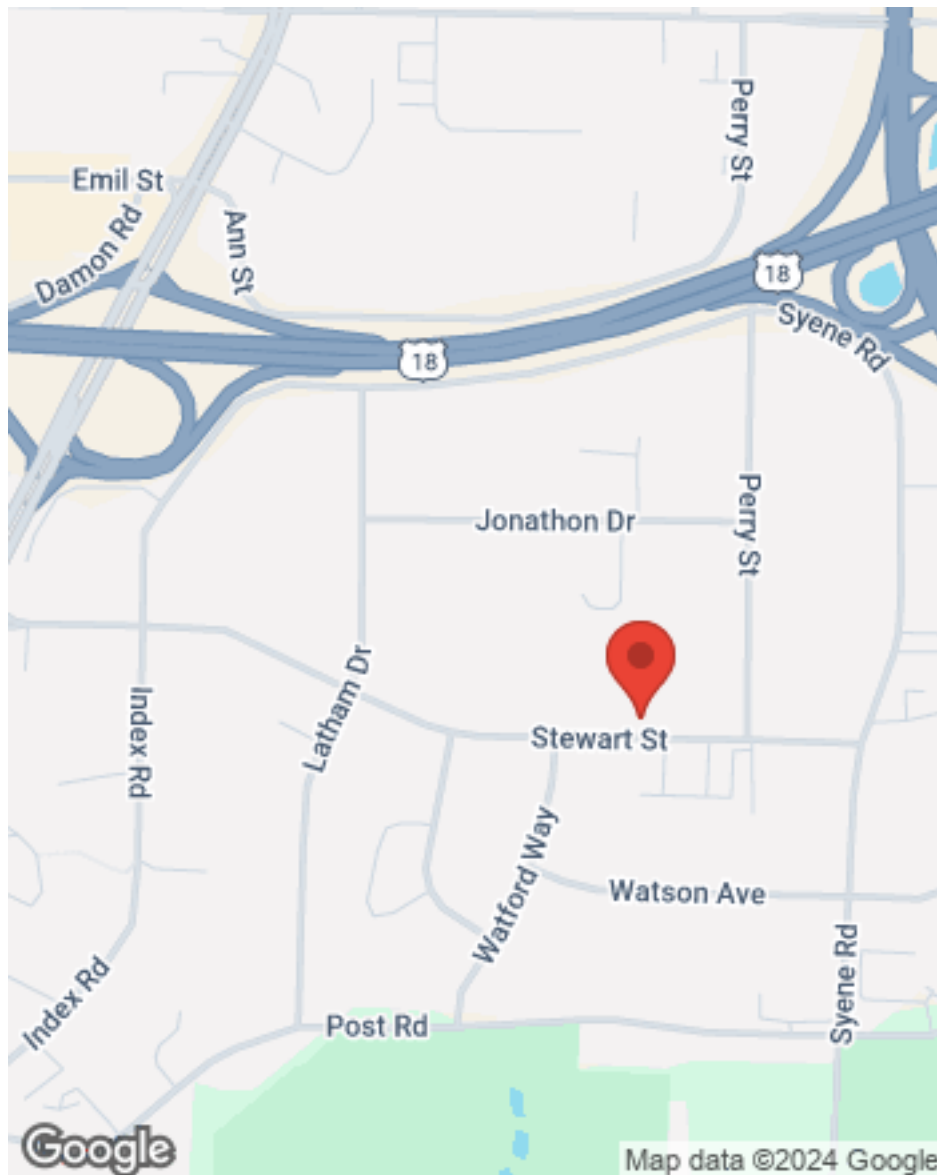
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# LOCATION MAPS

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# AERIAL MAP

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