

**INDUSTRIAL/FLEX SPACE
FOR LEASE**

**NEW CONSTRUCTION
AVAILABLE NOW**

**Everlight Solar
1155 Ambition St**

VERONA, WI 53593

8,400 SF Available

**Price: \$9.00-9.75
PSF / NNN**



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PROPERTY SUMMARY

1155 AMBITION STREET



Property Summary

Address:	1155 Ambition St
City:	Verona, WI
Building Size:	58,800 SF
Lease Rate:	\$9.00 - \$9.75 p/sf
Lease Term:	3 year minimum
Available SF:	8,400
Clear Height:	24'
Column Space:	60 x 140
Dock Doors:	1
Drive-in Door:	1
Power:	3-phase / 200 amps per bay
Lighting:	LED
Parking Ratio:	1.5/1,000
Parking:	88 stalls
Sprinklers:	Yes
Year Built:	2024
Zoning:	Suburban Industrial

Property Overview

Brand new construction of an upscale concrete tilt-up energy efficient industrial flex warehouse. Located in the Liberty Business Park available now.

Last bay available, is 60' wide and 140' deep (really wide columns at 60' x 46'), with one dock and one 14' x 14' drive-in door.

The site offers a full-length truck court with 120' of maneuvering space.

Tenant Improvement Allowance is negotiable, Landlord willing to consider Build-To-Suit office options.

Location Overview

130-acre privately-owned park fronts US Hwy 151, which connects to US Highways 12/18, then to I-90/39/94 to the east of Madison.

Conveniently located 10 miles outside of downtown Madison, Liberty Business Park is pioneering the "live-work-play" lifestyle.

The park is situated in a nature-friendly yet urban area that covers 253 acres. Just 2 miles from Badger State Trail, 8 miles from University Research Park, and 4 miles from Epic Systems Headquarters.

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PROPERTY PHOTOS

1155 AMBITION STREET



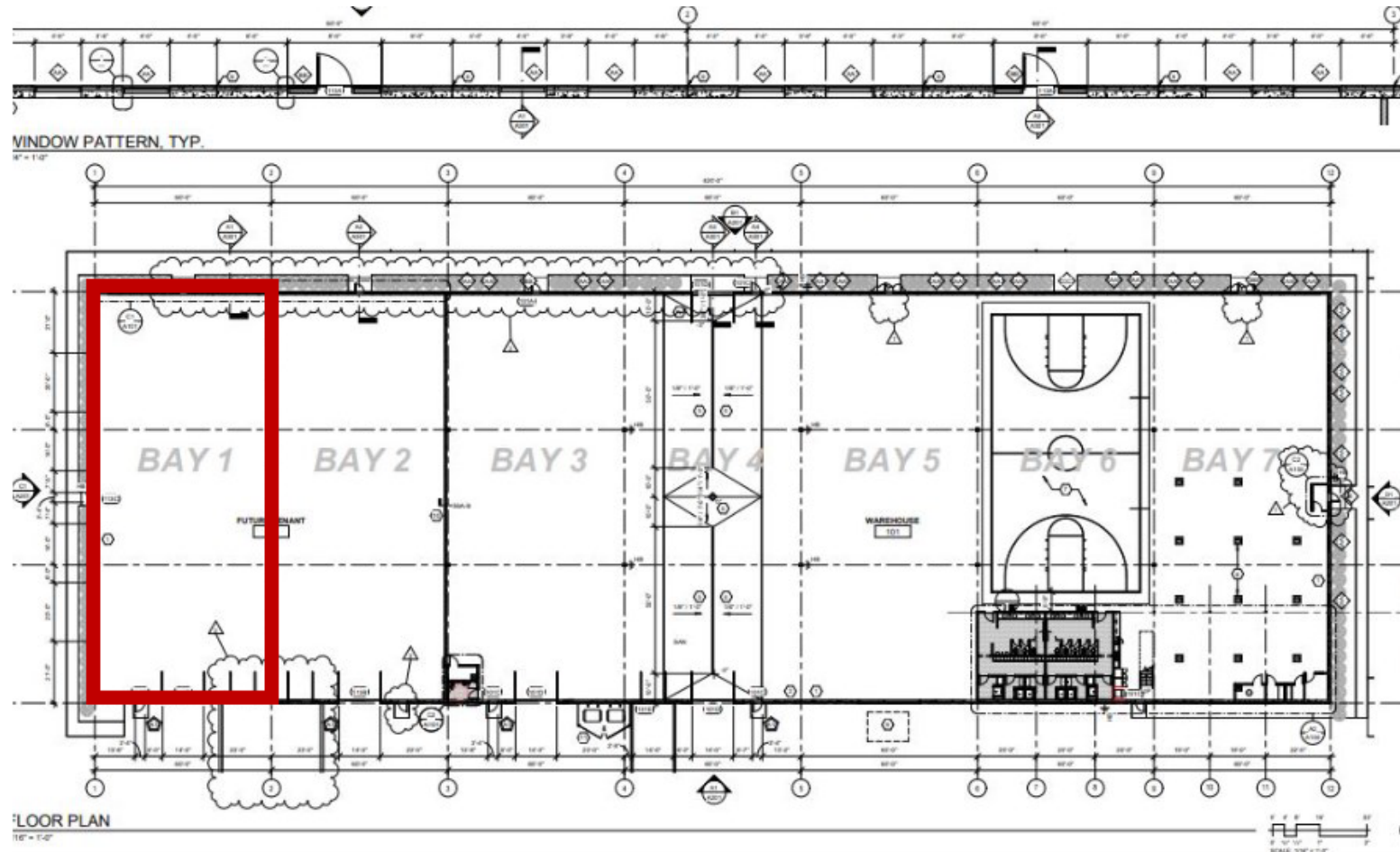
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BUILDING PLAN - BAY 1

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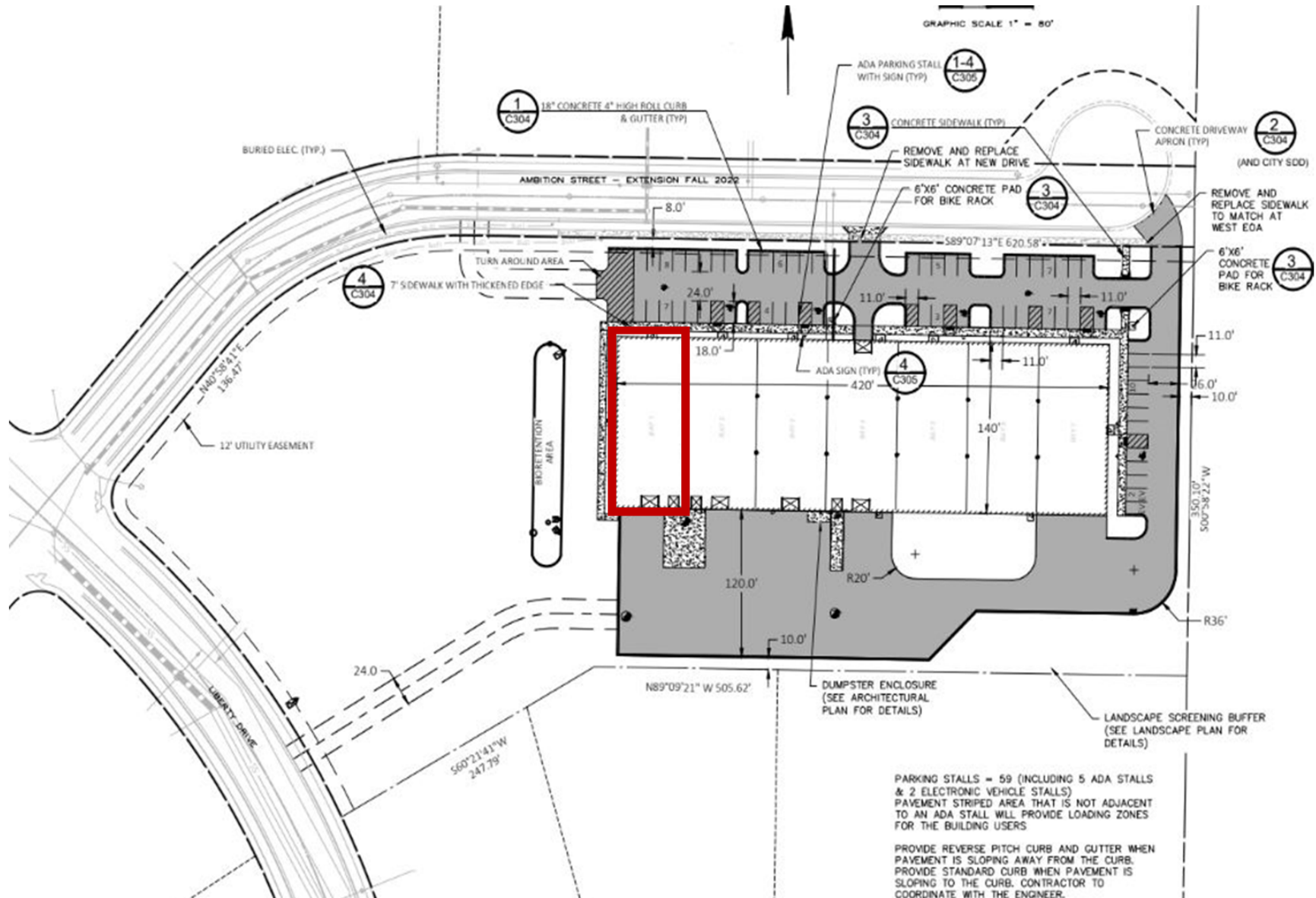
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SITE PLAN

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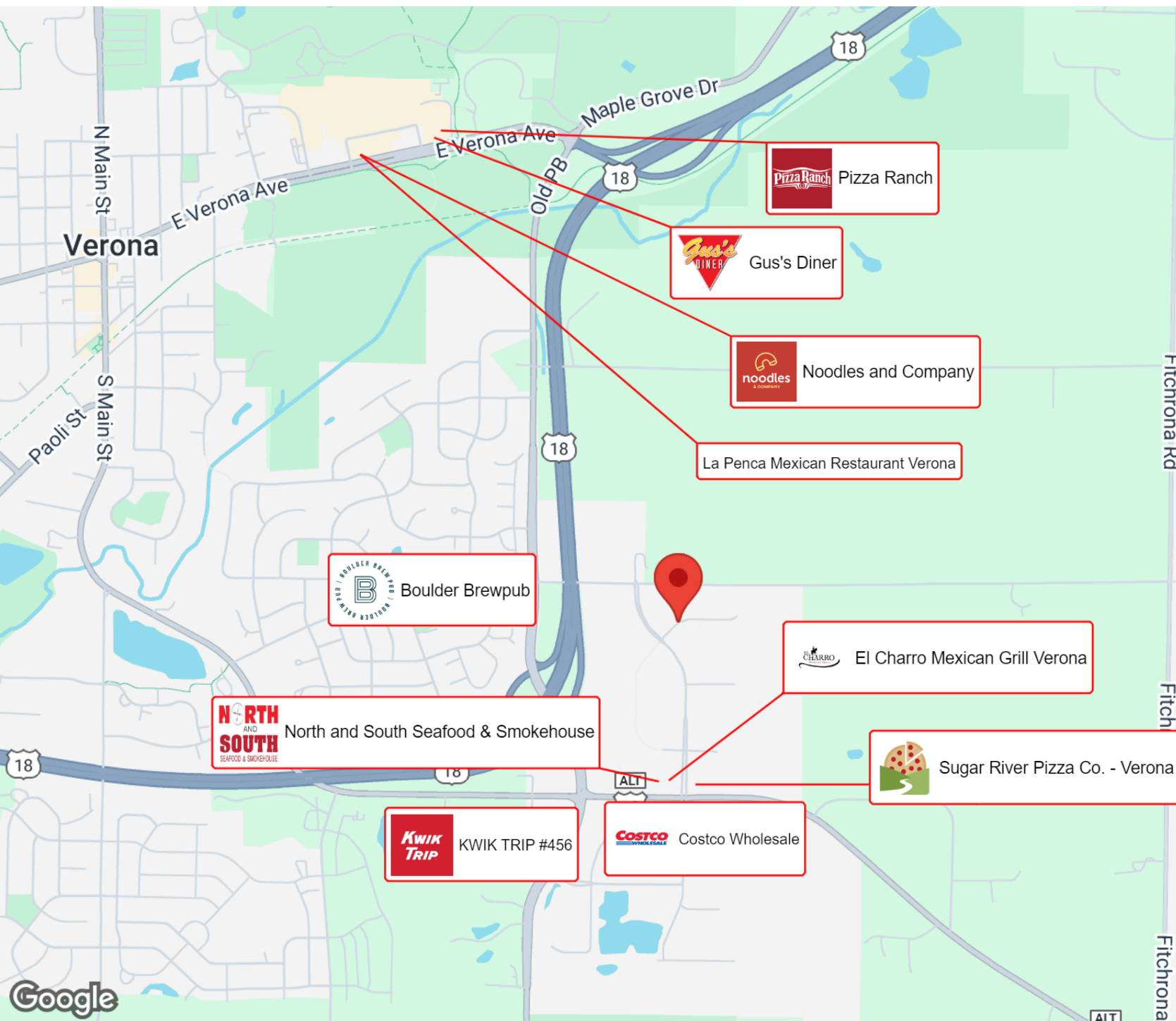
ELEVATION

1155 AMBITION STREET



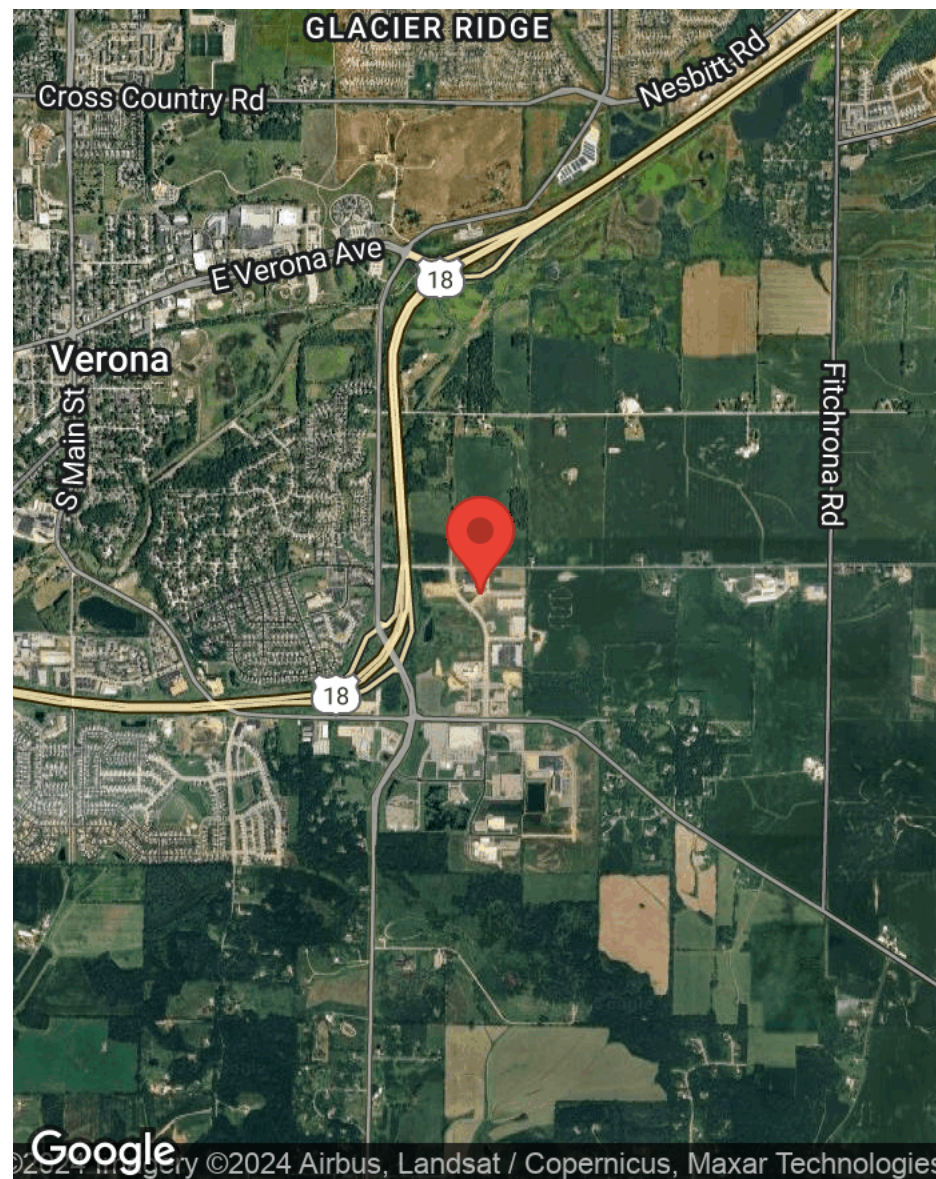
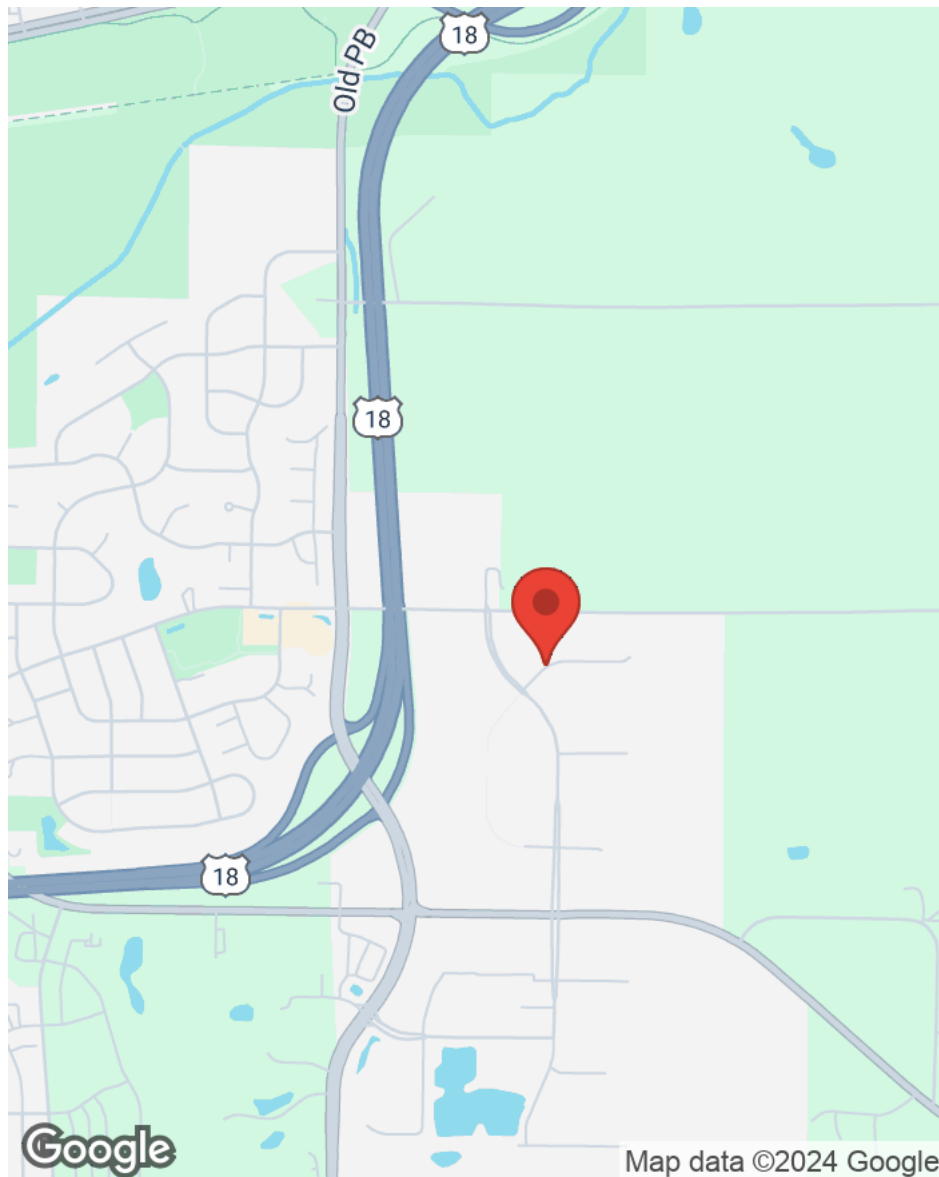
AMENITY MAP

1155 AMBITION STREET



LOCATION MAPS

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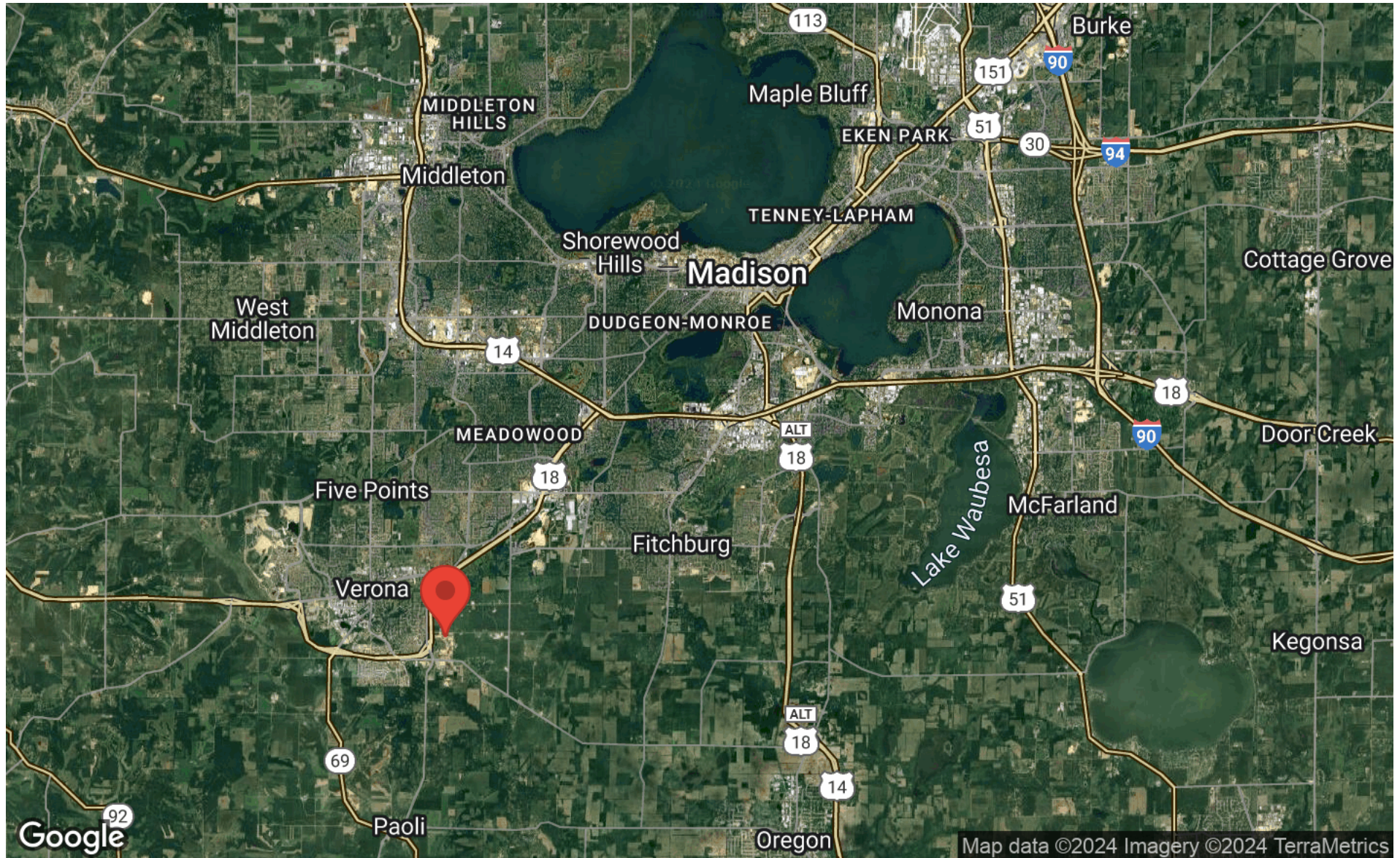
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REGIONAL MAP

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