

**For Sale or Lease -
Existing Industrial &
Office Building**

**LPT - Beltline Building
3517 West Beltline
Highway**

MADISON, WI 53713

**Price: \$3,249,000
\$9.35 p/sf Modified
Gross**

****Opportunity Zone**
Redevelopment
Opportunity**



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PROPERTY SUMMARY

3517 WEST BELTLINE HIGHWAY | MADISON, WI 53713



Property Summary

Access:	West Beltline Frontage Rd
Price:	\$3,249,000
Building SF:	55,614
Lease Rate:	\$9.35 p/sf MG
SF Available:	18,894 - 55,614 SF
	Warehouse - 36,720
	Office - 18,894
Air Conditioning:	100% - Air Conditioned
	Warehouse & Office
Lot Size:	3.30 Acres
Power:	1200 AMP & 800 Amp Service / Backup Generator
Dock Doors:	4 with pit levelers

Property Overview

55,614 SF warehouse/office building best suited for light industrial, lab, R&D, or potential multi-family housing redevelopment for sale or lease. Tenant separately responsible for utilities, in-suite janitorial, and phone/internet

Location Overview

The Central Beltline in Madison, Wisconsin is a major highway that runs east-west through the city, connecting the eastern and western suburbs. The highway starts at I-39/90 on the east side of Madison and ends at US Highway 12/18 on the west side.

The Central Beltline is a key transportation route for commuters and travelers, with heavy traffic during peak hours. It also provides access to several important destinations in the city, including the University of Wisconsin-Madison campus, the State Capitol, and several major shopping centers.

The property site is adjacent to the Southern Arboretum to the West and across the Beltline to the South of the UW Arboretum.

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PROPERTY PHOTOS

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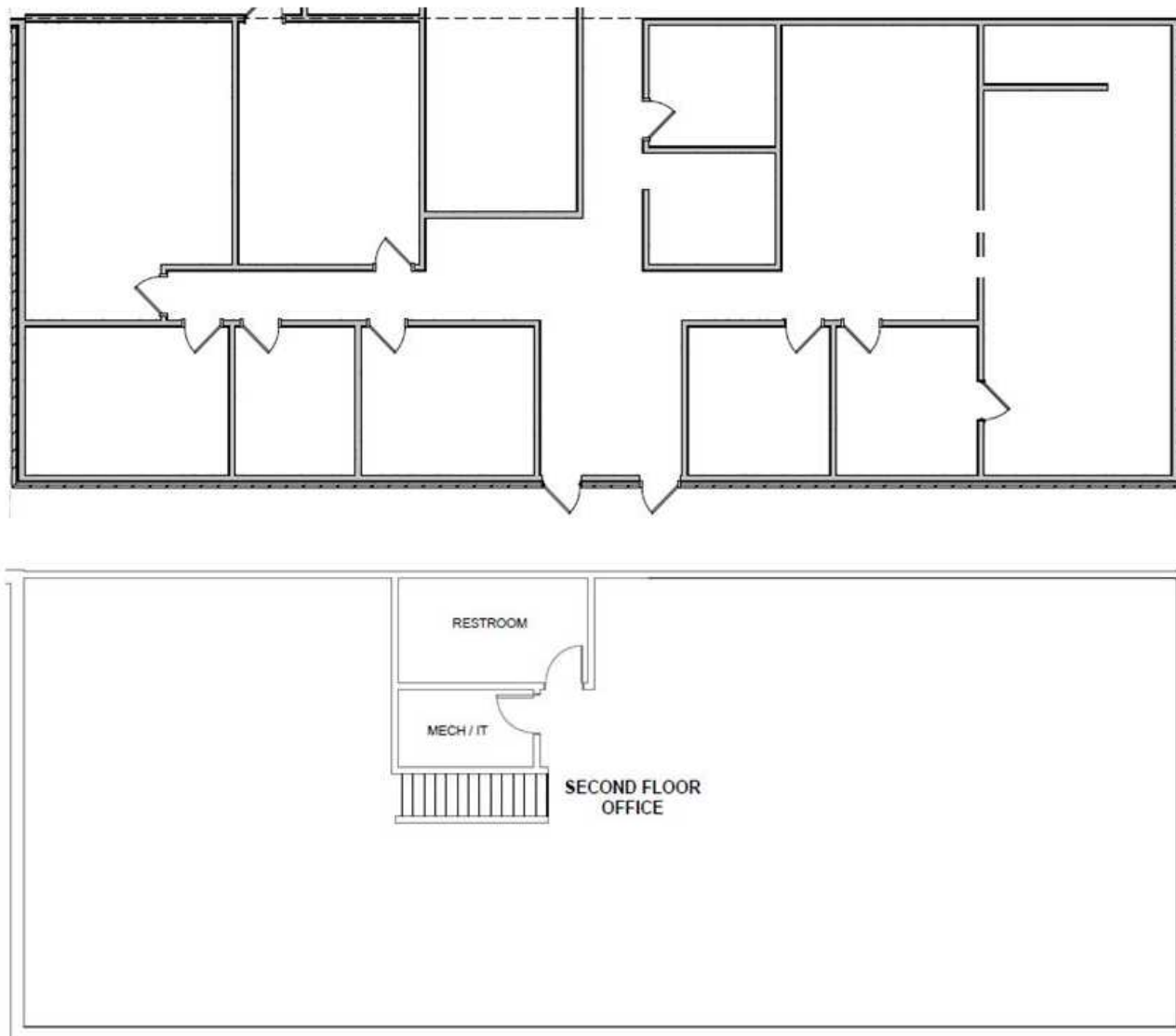
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TWO STORY FRONT OFFICE FLOORPLAN

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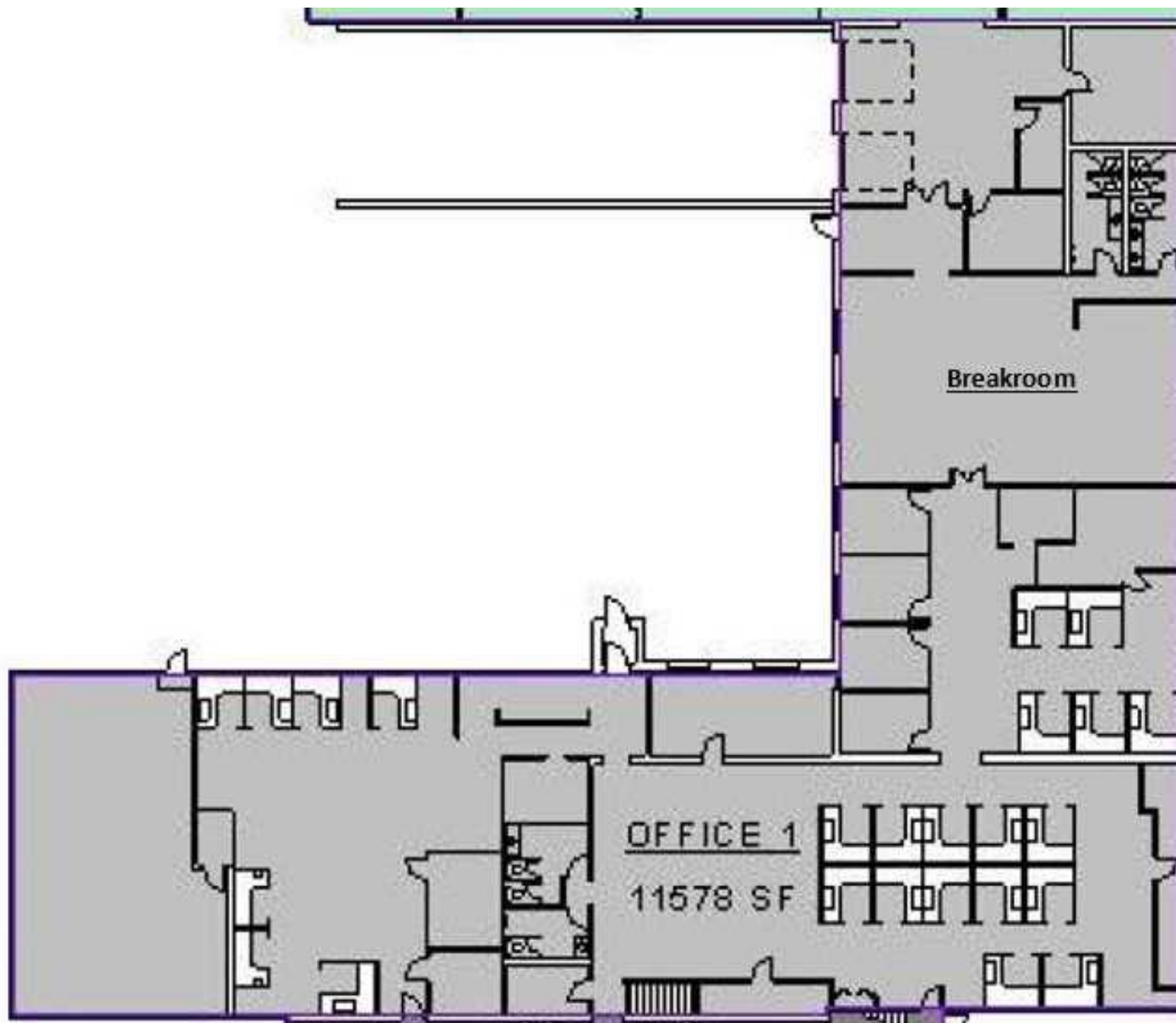
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OFFICE FLOORPLAN

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WAREHOUSE PLAN

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SITE PLAN

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AERIAL MAP

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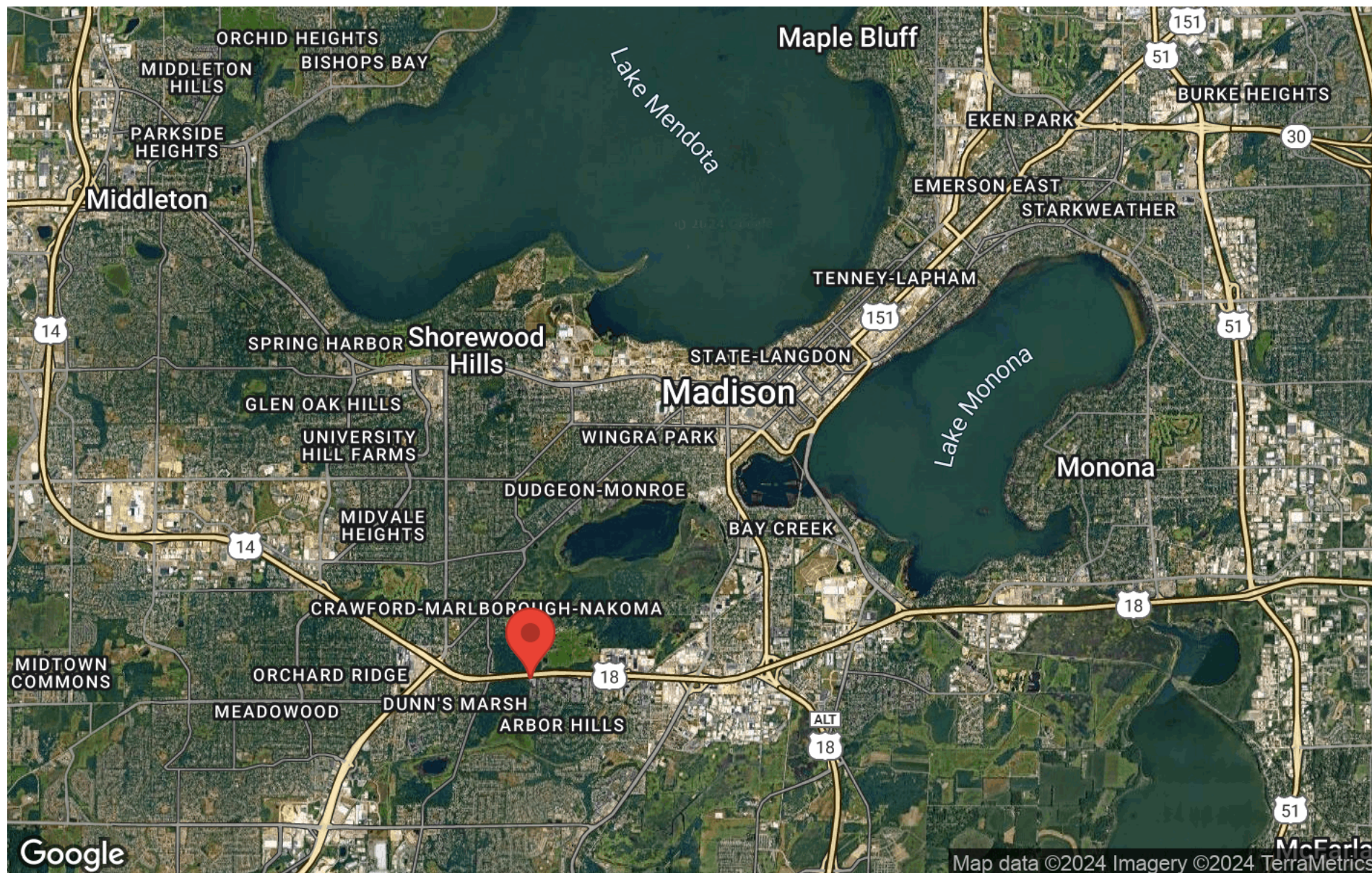
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REGIONAL MAP

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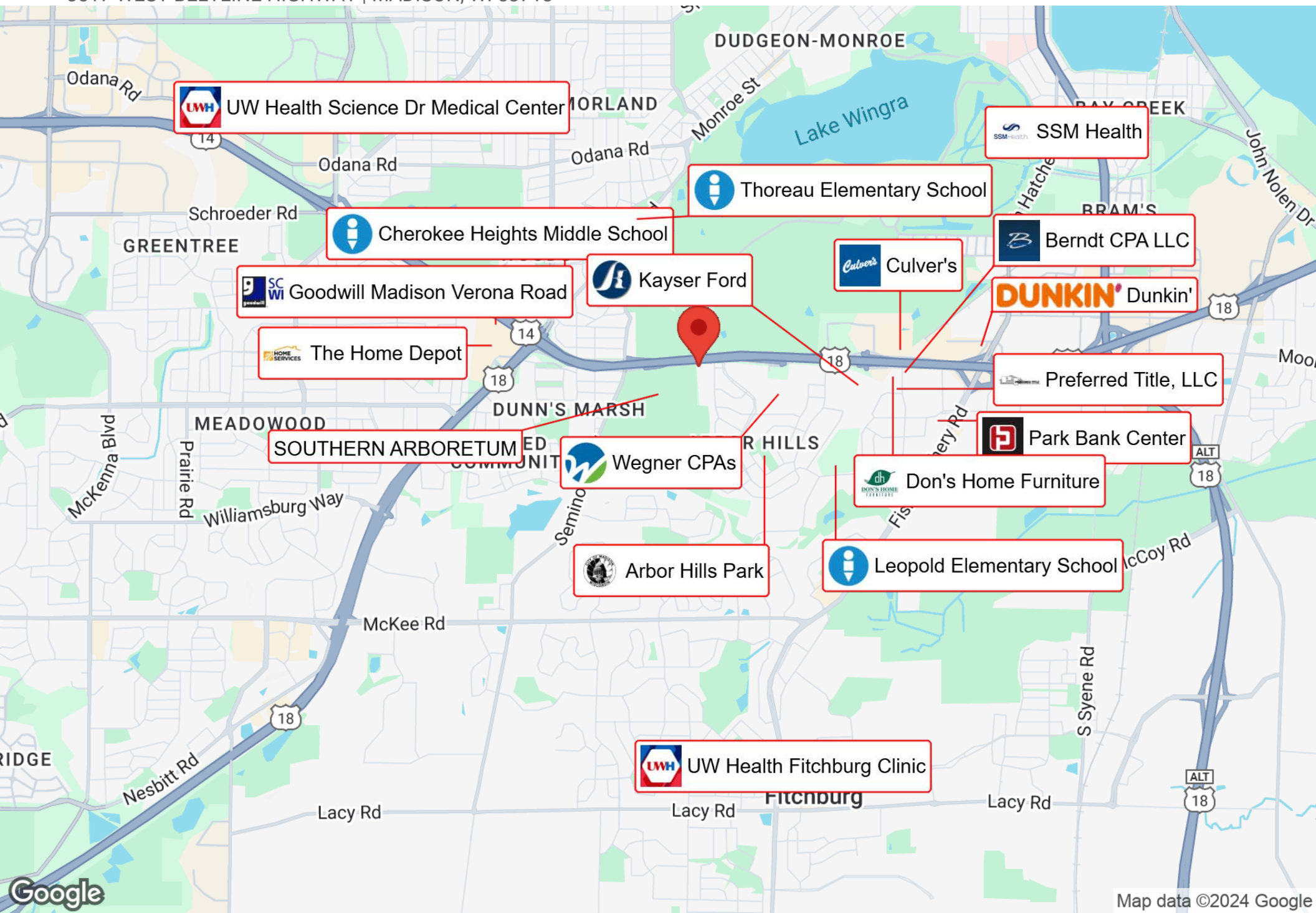
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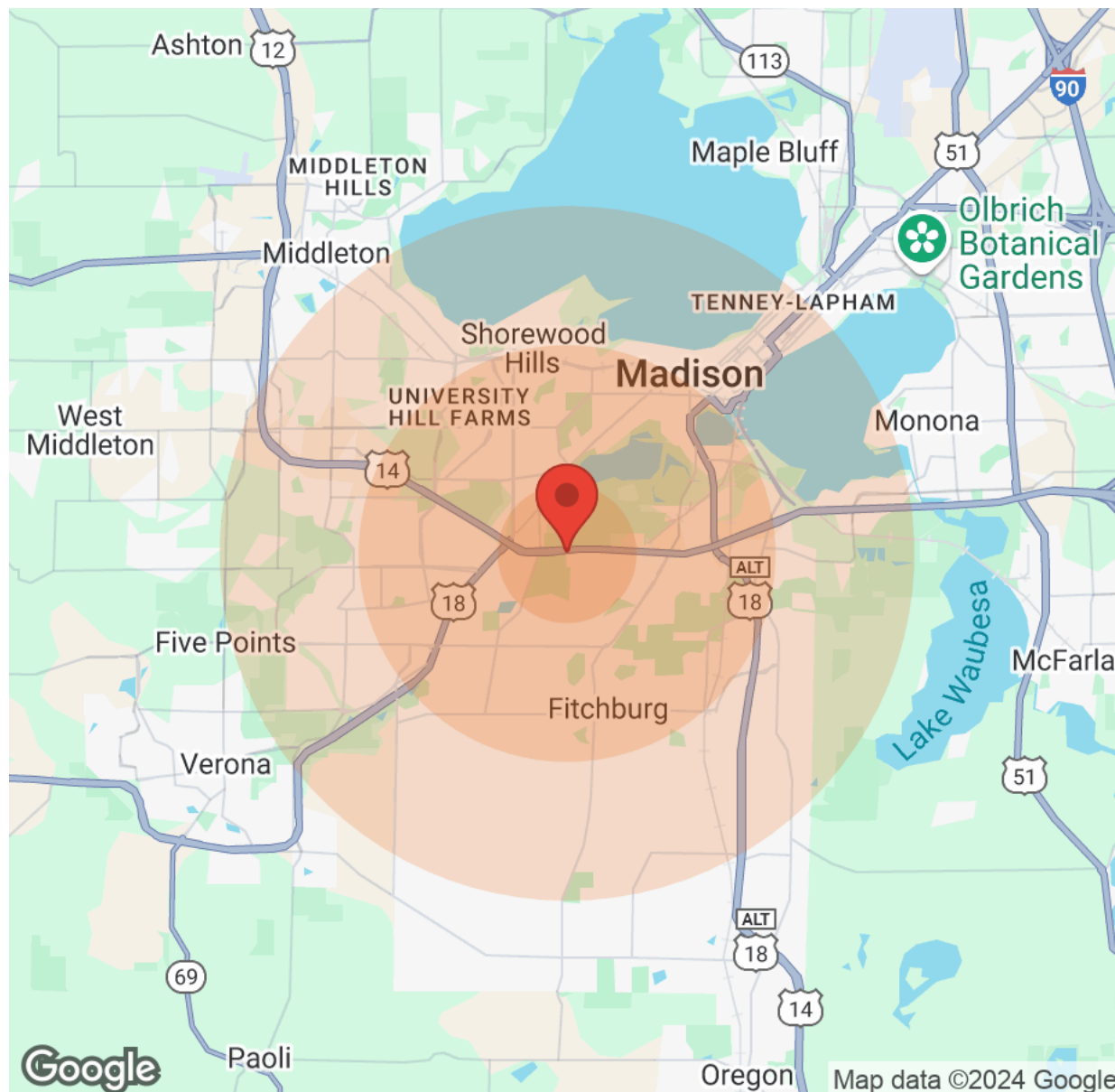
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,656	45,291	94,290
Female	5,850	47,105	95,562
Total Population	11,506	92,396	189,852

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,180	16,370	29,979
Ages 15-24	1,488	10,278	19,953
Ages 25-54	4,563	42,749	93,932
Ages 55-64	1,529	10,360	21,118
Ages 65+	1,746	12,639	24,870

Income	1 Mile	3 Miles	5 Miles
Median	\$74,836	\$59,146	\$52,999
< \$15,000	239	5,604	13,292
\$15,000-\$24,999	534	4,163	8,883
\$25,000-\$34,999	366	3,943	8,103
\$35,000-\$49,999	586	5,500	10,864
\$50,000-\$74,999	846	7,400	14,465
\$75,000-\$99,999	506	4,856	9,314
\$100,000-\$149,999	593	4,474	9,800
\$150,000-\$199,999	403	1,858	3,856
> \$200,000	661	1,856	3,610

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,041	42,224	87,530
Occupied	4,741	39,827	82,191
Owner Occupied	2,890	18,477	36,445
Renter Occupied	1,851	21,350	45,746
Vacant	300	2,397	5,339

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DISCLAIMER

3517 WEST BELTLINE HIGHWAY

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PRESENTED BY:

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