

INDUSTRIAL FOR LEASE
4021 OWL CREEK



For Lease

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



PRESENTED BY:

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PROPERTY SUMMARY

4021 Owl Creek
4021 Owl Creek Drive | Madison, WI 53718



Property Summary

Lease Rate:	\$7.75
Lease Term:	Negotiable
Operating Expenses	\$3.25 per SF
Available SF:	Up to 13,200 SF
Availability Date:	June 1, 2025
Space 1:	5,736 SF with 2,600 SF office
Space 2:	7,464 SF with 1,400 SF office
Clear Height:	18'
Dock Doors:	1
Grade Doors:	4
Sprinkler	No
Floor Drains:	Yes
Parking:	16+ stalls

Property Overview

Great tilt-up concrete flex building on the southeast side of Madison with two spaces available (can be combined for 13,200 SF).

4017 Owl Creek Drive totals 5,736 SF with a mix of office and shop space. The 2,600 SF of office features several private offices, two conference rooms, an open area for workstations, and a kitchen area. The shop space offers two drive-in doors and a large truck court in the rear.

4021 Owl Creek Drive totals 7,464 SF with a mix of office and warehouse space. The 1,400 SF of office features two private offices, an open area for workstations, an IT/Storage room, and a coffee/break area. The warehouse space offers a floor drain, one dock with leveler and two drive-in doors.

Location Overview

South of the Beltline and east of US Hwy 51 on the southeast side of Madison. Access is via Voges Road, near Marsh Road.

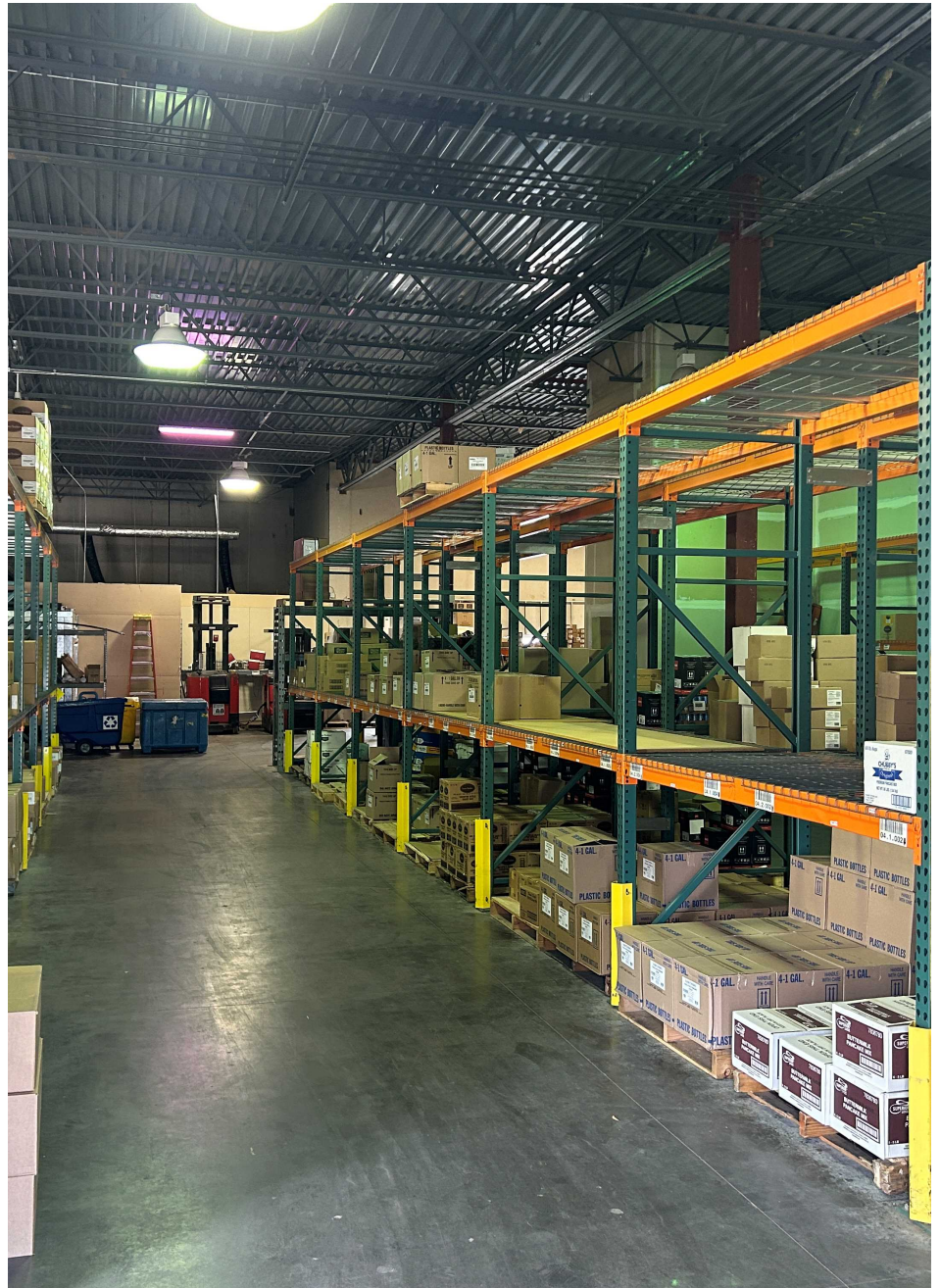
PROPERTY PHOTOS

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PROPERTY PHOTOS

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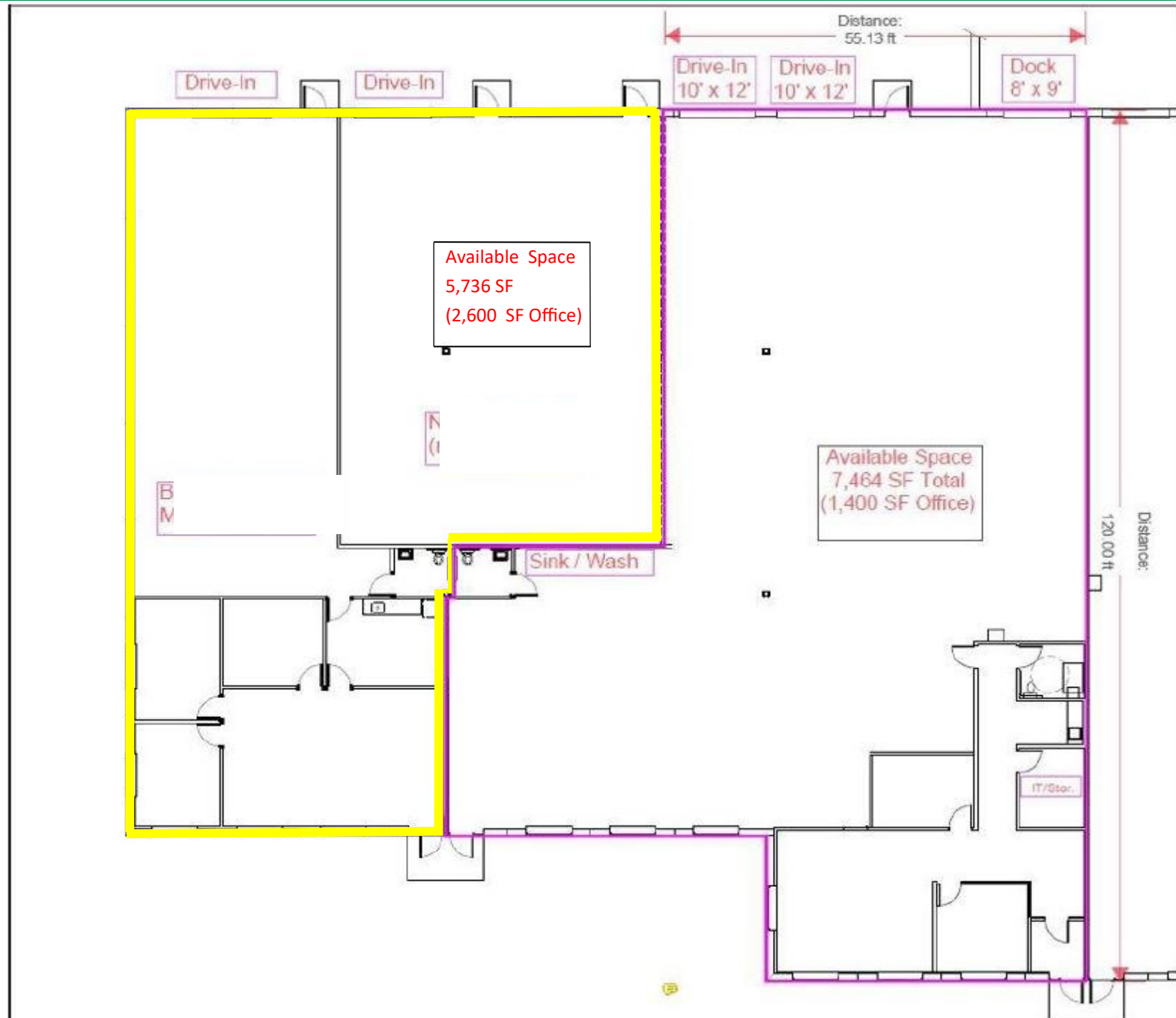
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FLOOR PLAN

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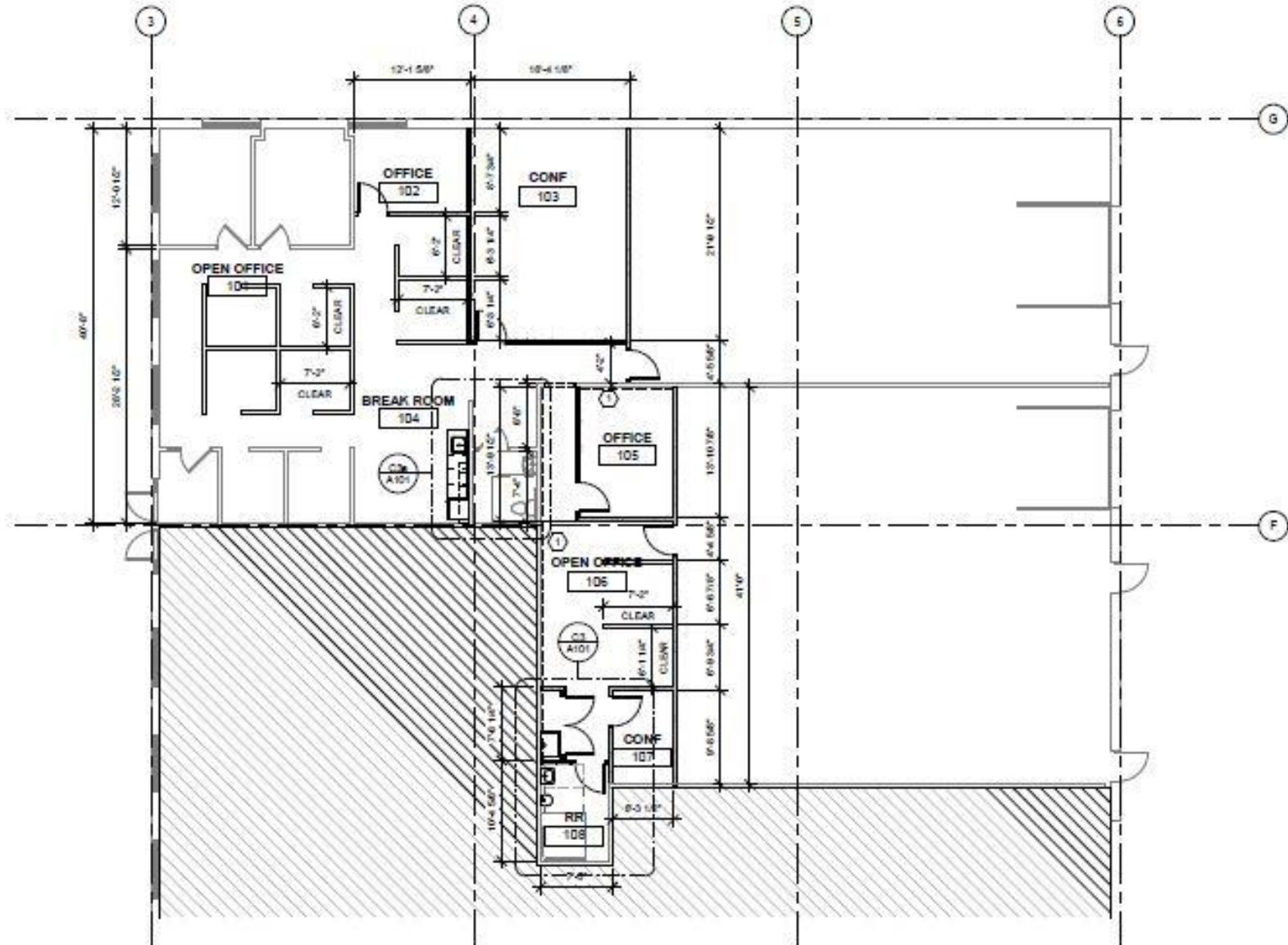
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4017 OWL CREEK FLOOR PLAN

4021 Owl Creek

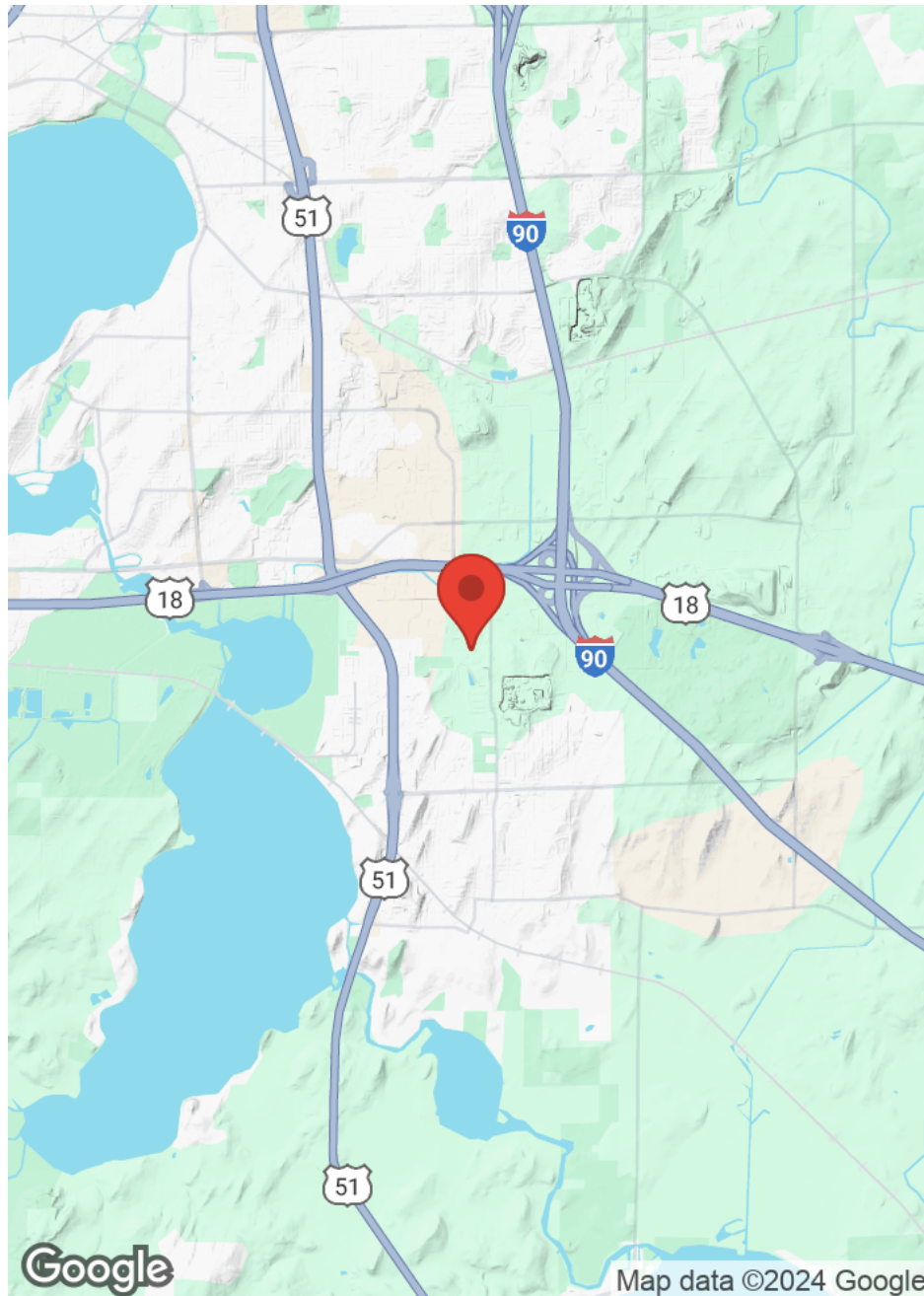
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LOCATION MAPS

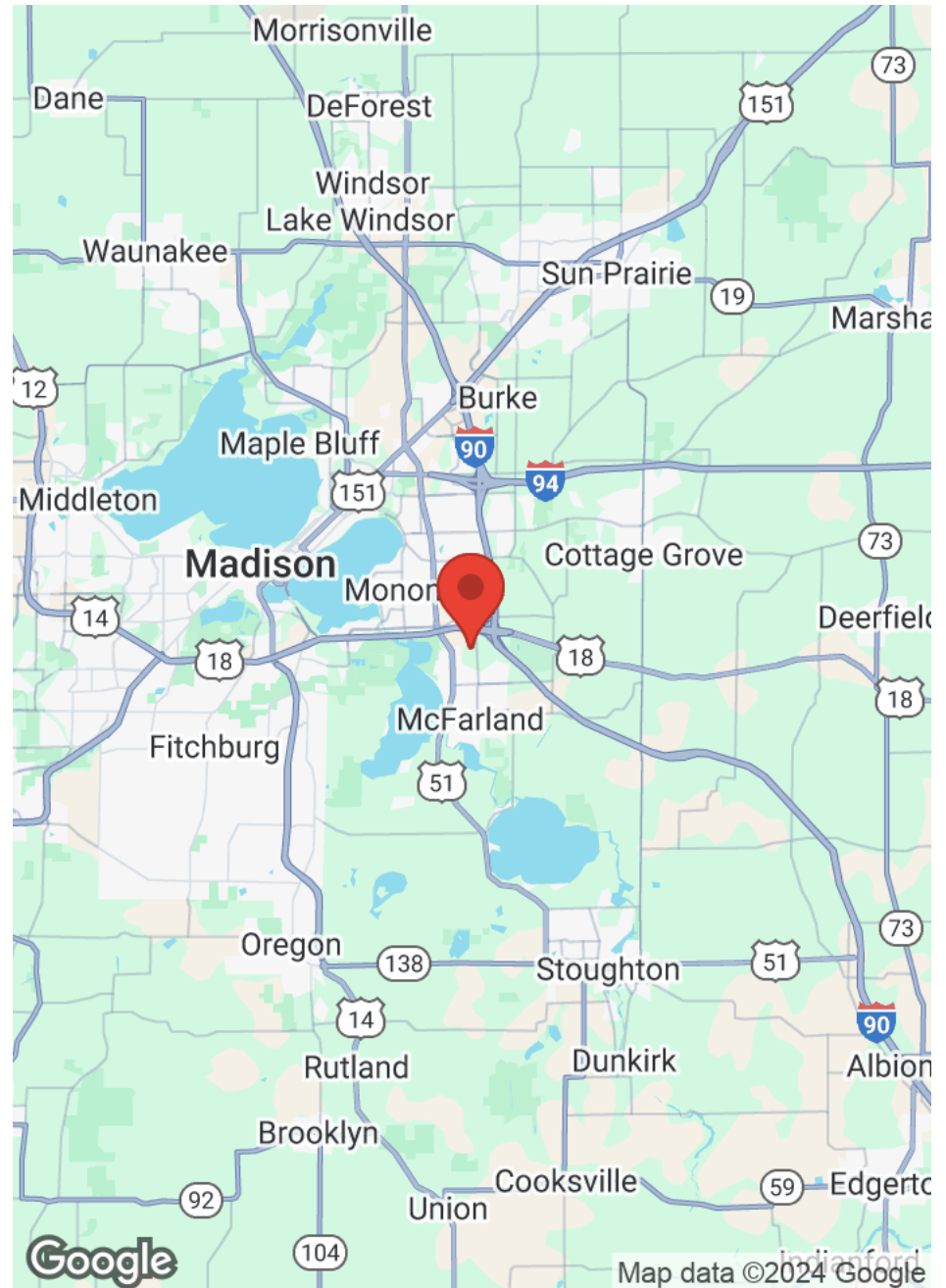
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AERIAL MAP

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