



# 1.25 Acre Paved Lot For Lease

4904 Tradewinds Parkway  
Madison, WI 53718

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# PROPERTY SUMMARY

4904 TRADEWINDS PARKWAY | MADISON, WI 53718



## Property Summary

Lease Rate:	\$5,625 P/Month
Lease Term:	1-5 Years
Lot Size:	2.25 Acres
Access:	UW Hwy 51
APN:	251/0710-271-0401-8

As Currently Configured:	Parking spaces as follows
Semi - Trailer Stalls:	6
Box Truck Stalls:	18
Straight Truck Stalls:	20

## Property Overview

### Prime Industrial Outdoor Storage Opportunity!

This 1.25-acre industrial outdoor storage lot offers excellent accessibility making it an ideal solution for equipment, vehicle, or material storage. Available for lease at \$5,625 per month, with flexible 1-5 year lease terms, this property provides a well-located space for industrial or commercial operations.

### Location Overview

Located at 4904 Tradewinds Parkway, Madison, WI, this industrial commercial property offers prime access to major transportation routes, including U.S HWY 51, US HWY 12/18, and Interstate 90, ensuring excellent connectivity to regional markets. Its proximity to Dane County Regional Airport and Milwaukee enhances logistics options, while being just minutes from downtown Madison provides easy access to local amenities. Situated in Madison's thriving industrial sector, this property benefits from the city's robust economy and access to a skilled workforce from nearby educational institutions.

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

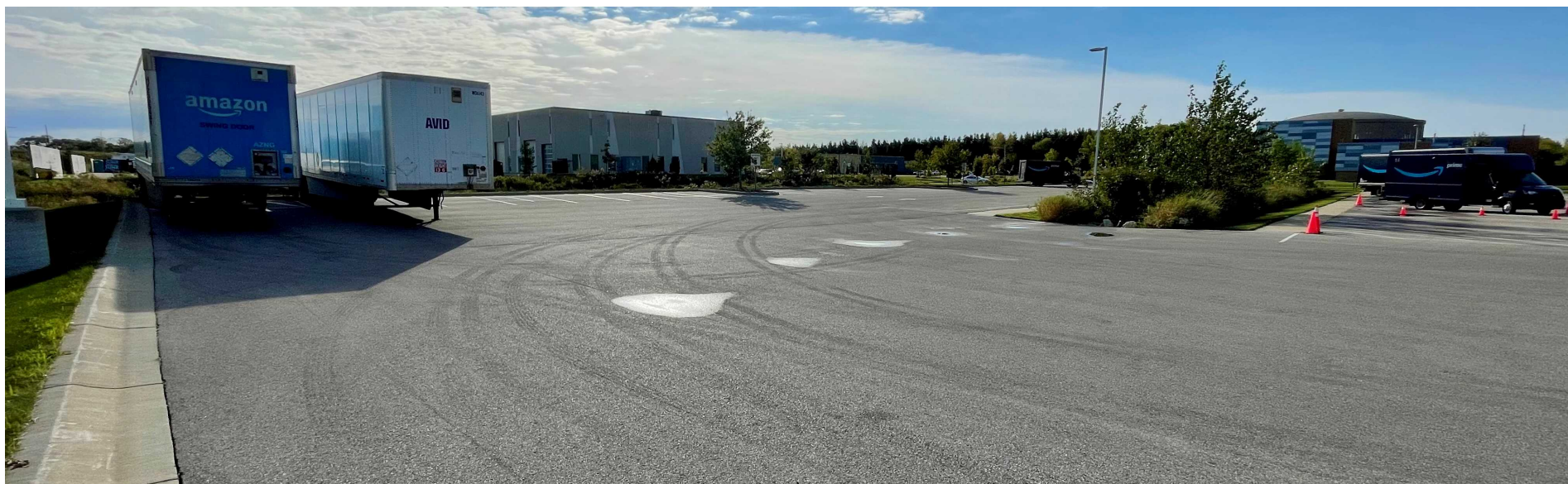
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# PROPERTY PHOTOS

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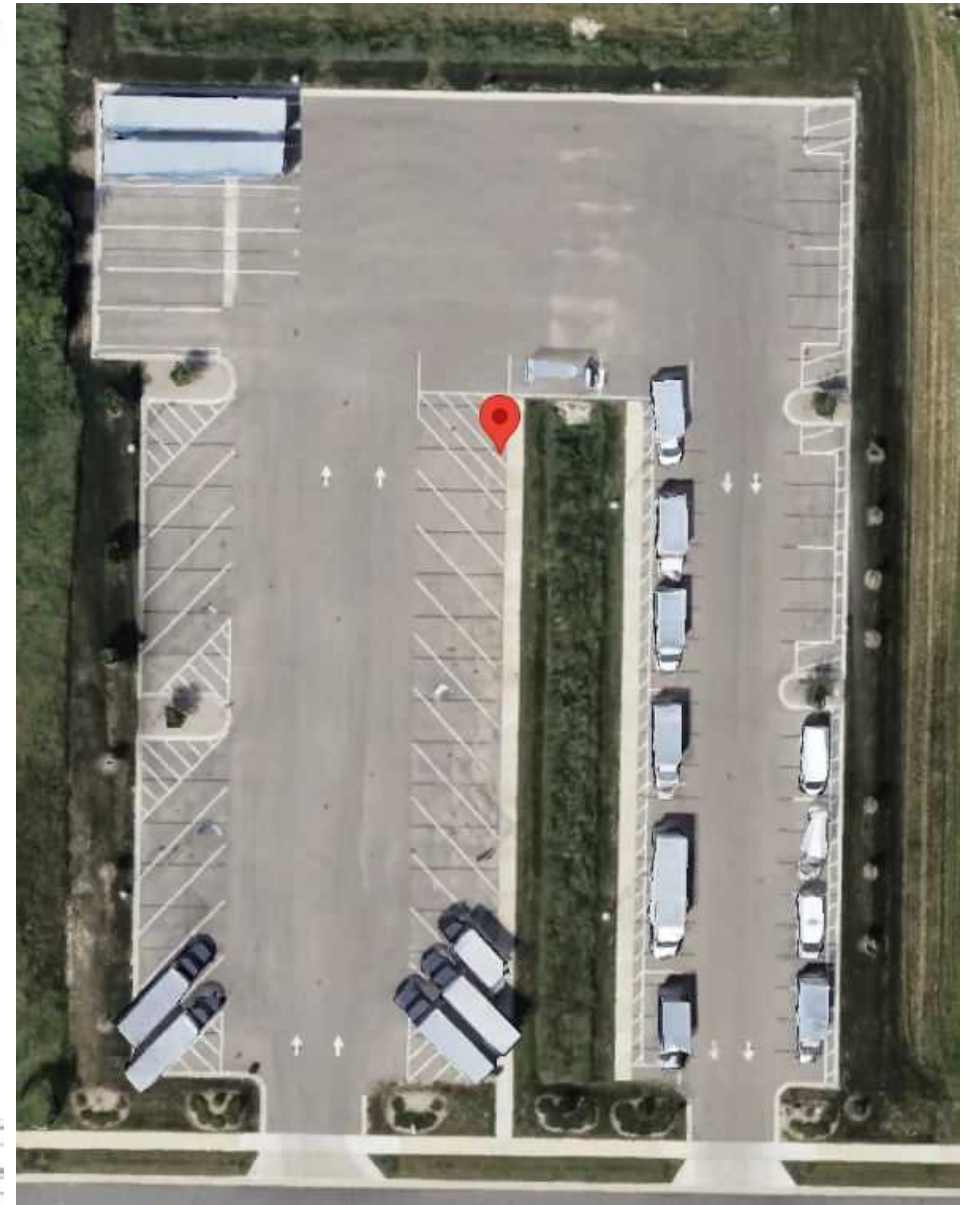
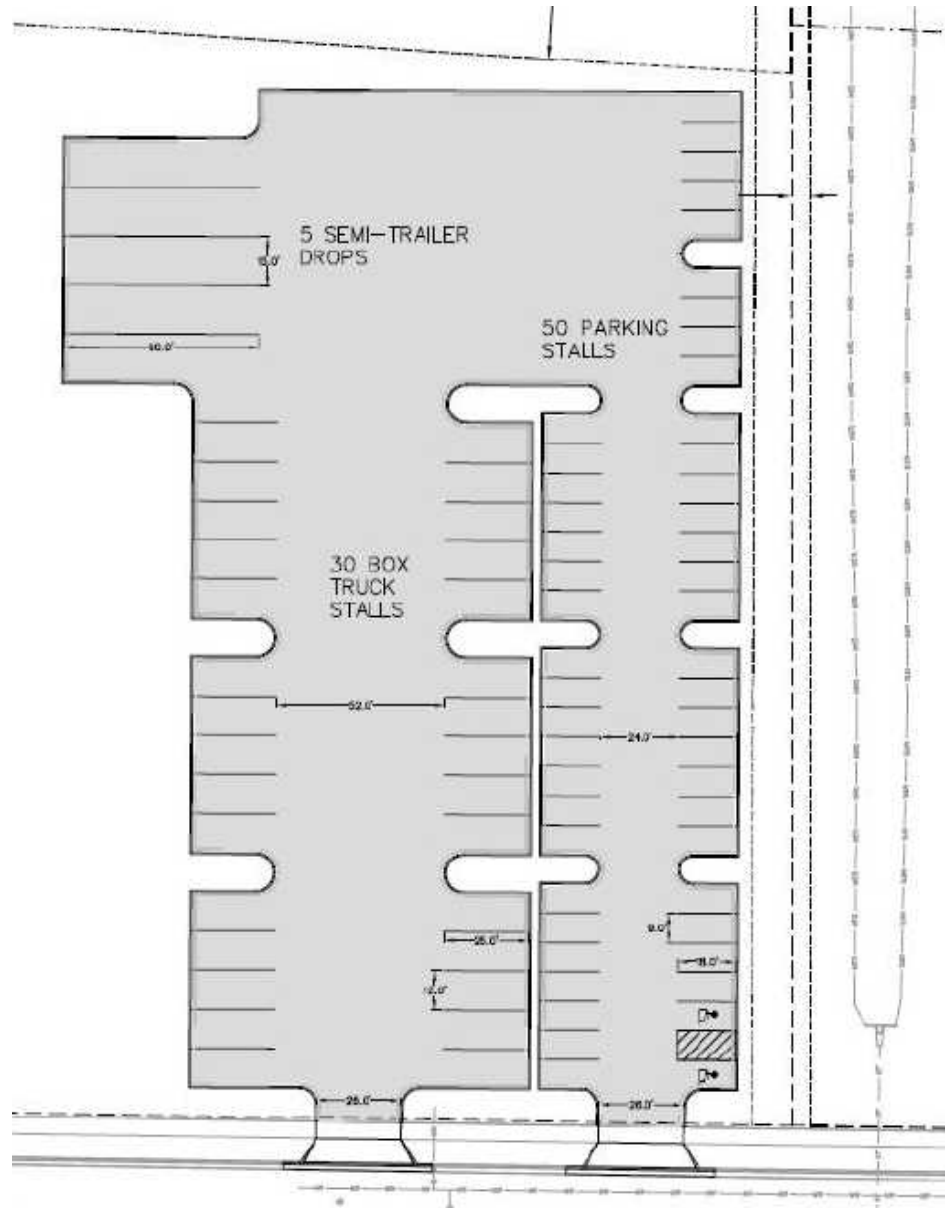
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# 1.25 ACRE PAVED PARKING LOT

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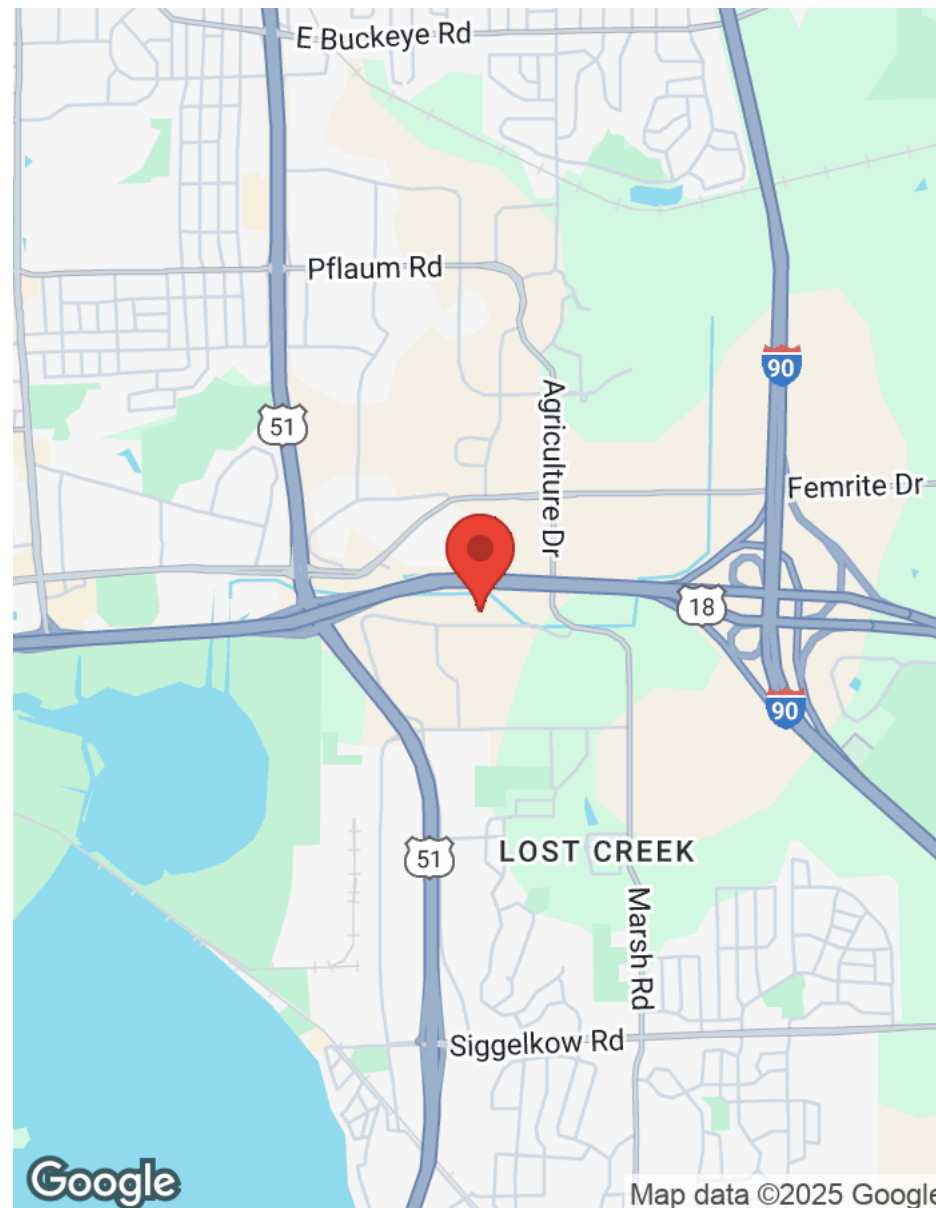
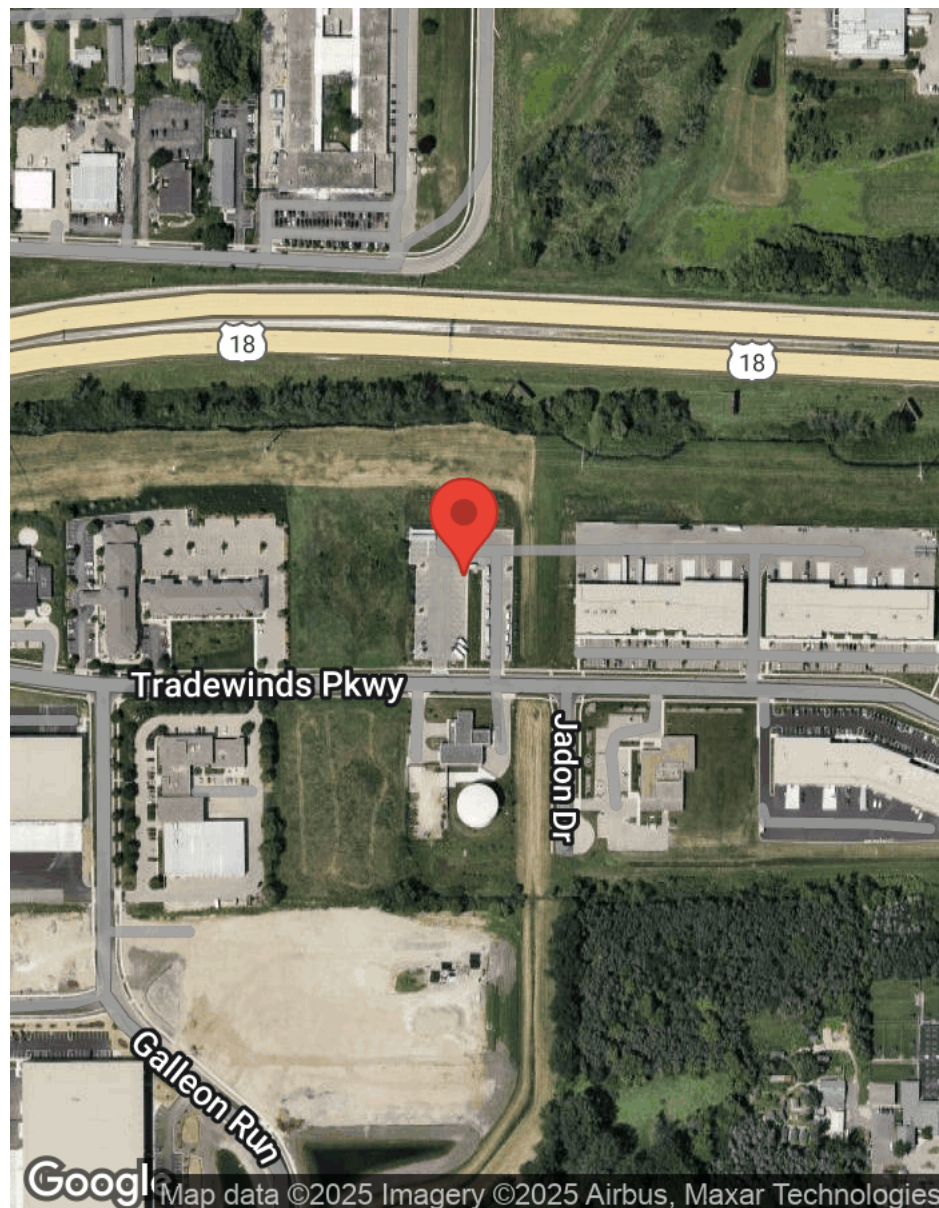
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# LOCATION MAPS

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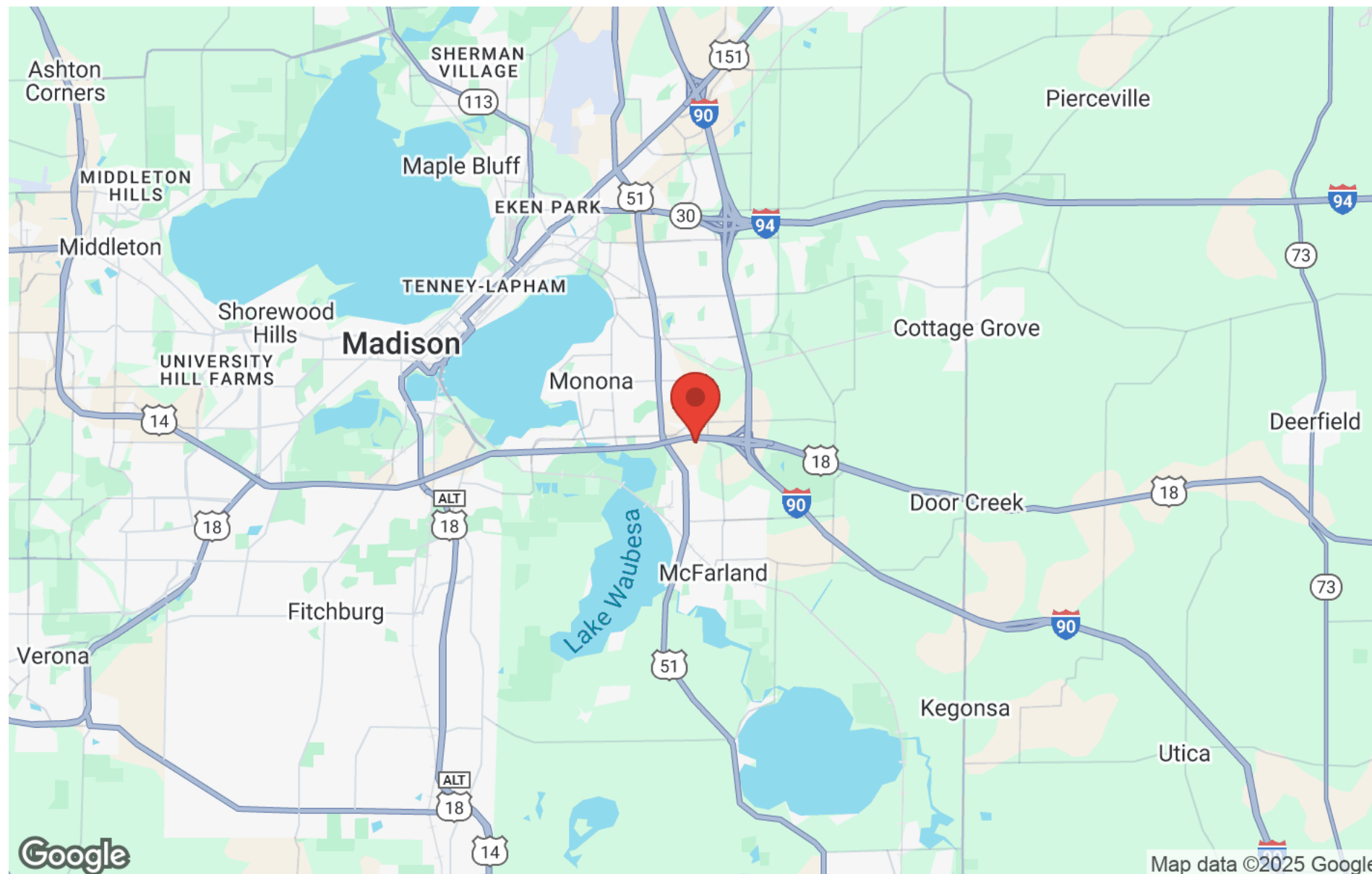
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# REGIONAL MAP

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4904 TRADEWINDS PARKWAY

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*PRESENTED BY:*

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