



# 1.25 Acre Paved Lot For Lease

4904 Tradewinds Parkway  
Madison, WI 53718

4904 TRADEWINDS PARKWAY

---

**CHRIS CAULUM, SIOR**

Vice President of Commercial Brokerage  
(608) 443-1040  
ccaalum@oakbrookcorp.com

**BRYANT MEYER, CCIM**

Broker Associate  
(608) 443-1004  
bmeyer@oakbrookcorp.com





# 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
Pavement Area:	1.25 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

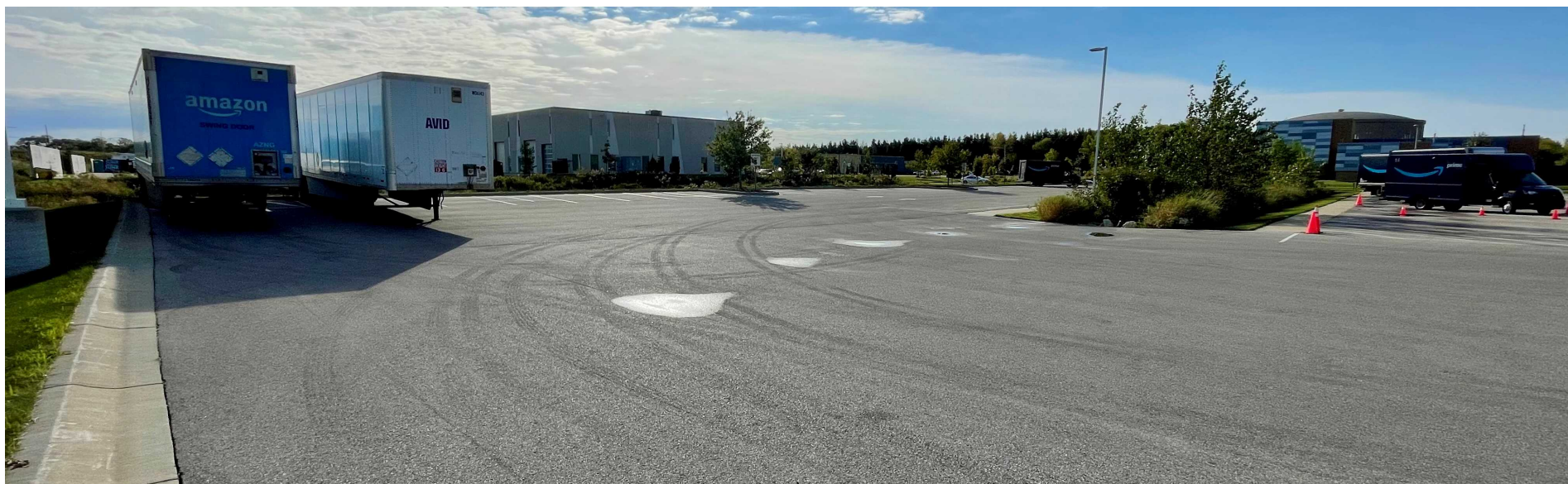
**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: (608) 444-1911  
ccaulum@oakbrookcorp.com

**BRYANT MEYER, CCIM**  
Broker Associate  
O: (608) 443-1004  
bmeyer@oakbrookcorp.com



# PROPERTY PHOTOS

4904 TRADEWINDS PARKWAY | MADISON, WI 53718



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

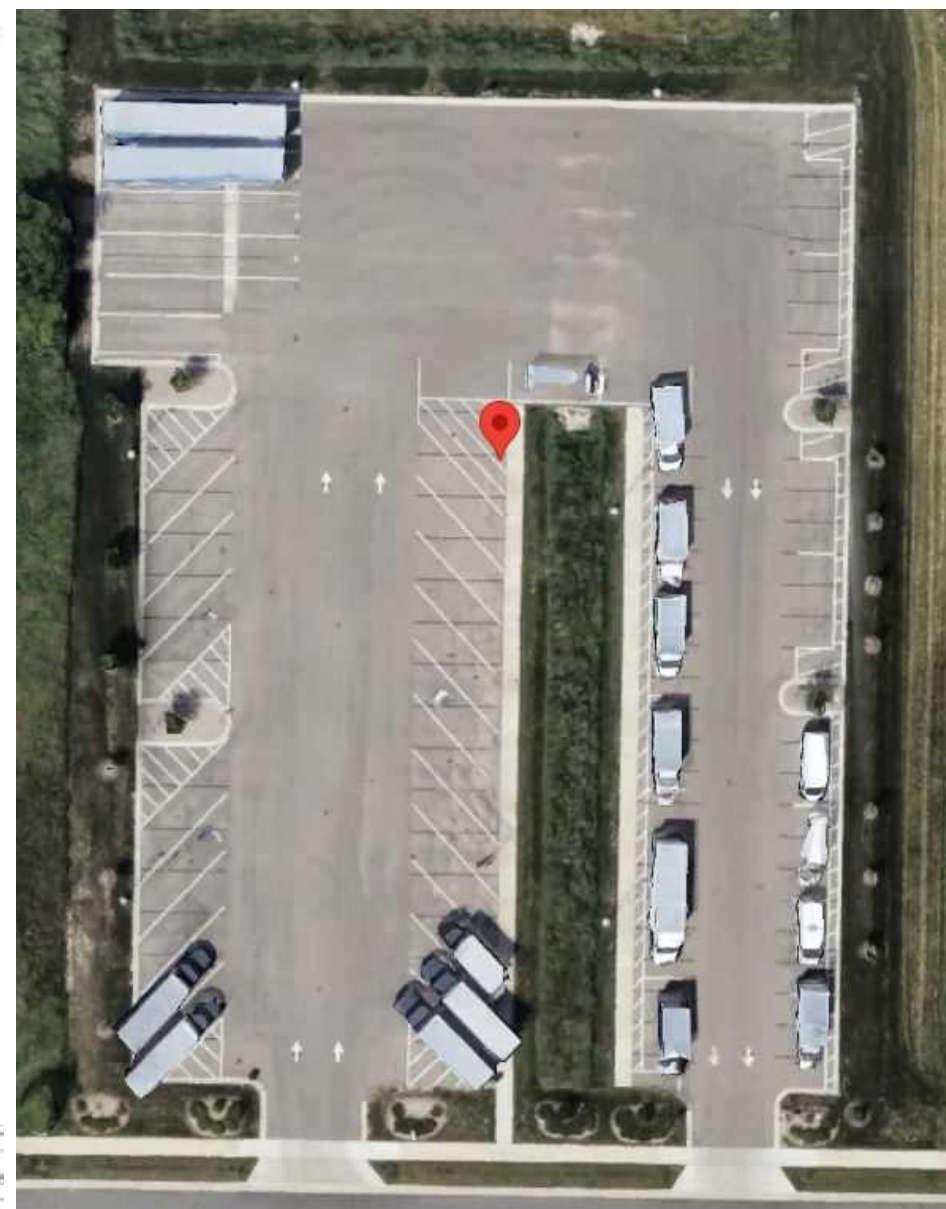
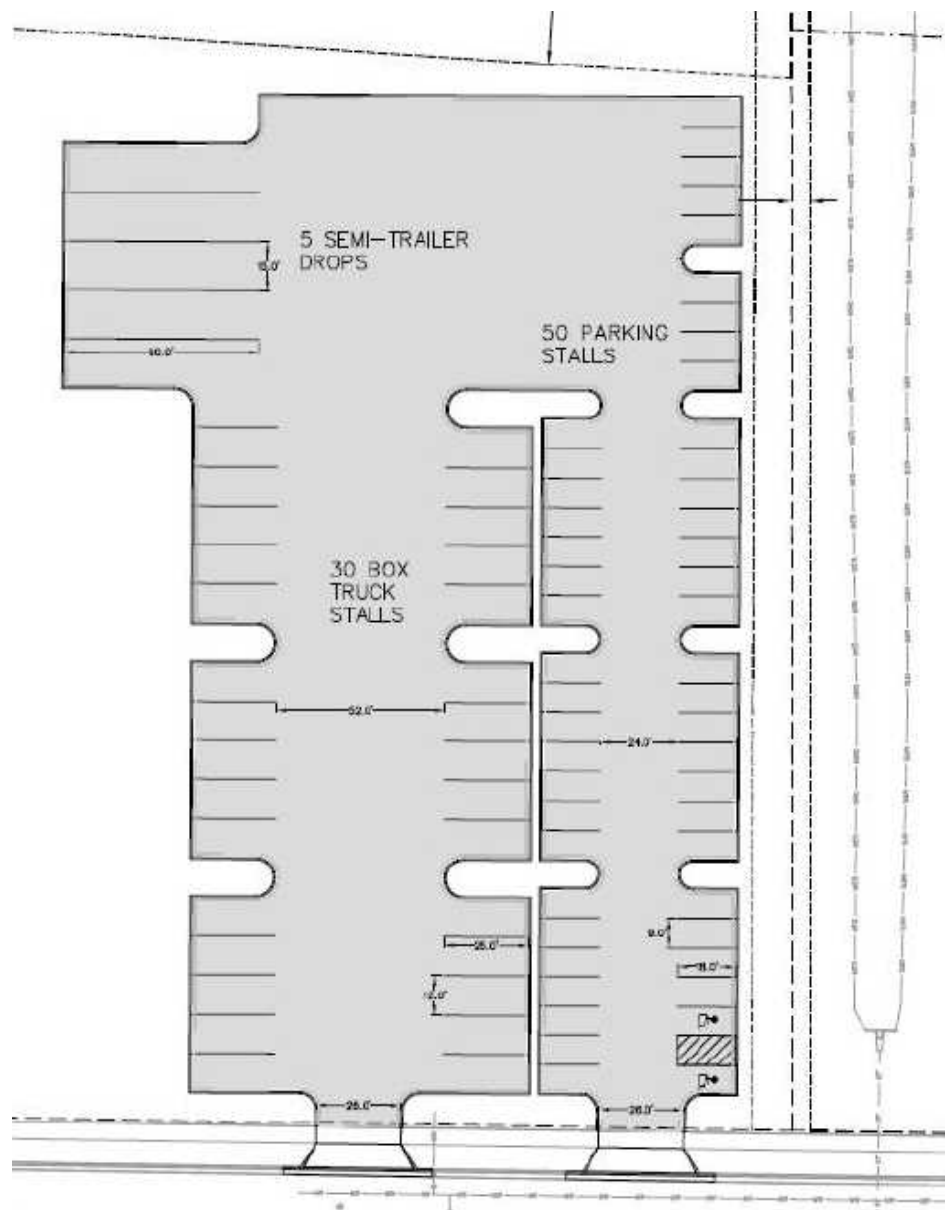
**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: (608) 444-1911  
[ccaalum@oakbrookcorp.com](mailto:ccaalum@oakbrookcorp.com)

**BRYANT MEYER, CCIM**  
Broker Associate  
O: (608) 443-1004  
[bmeyer@oakbrookcorp.com](mailto:bmeyer@oakbrookcorp.com)



# 1.25 ACRE PAVED PARKING LOT

4904 TRADEWINDS PARKWAY | MADISON, WI 53718



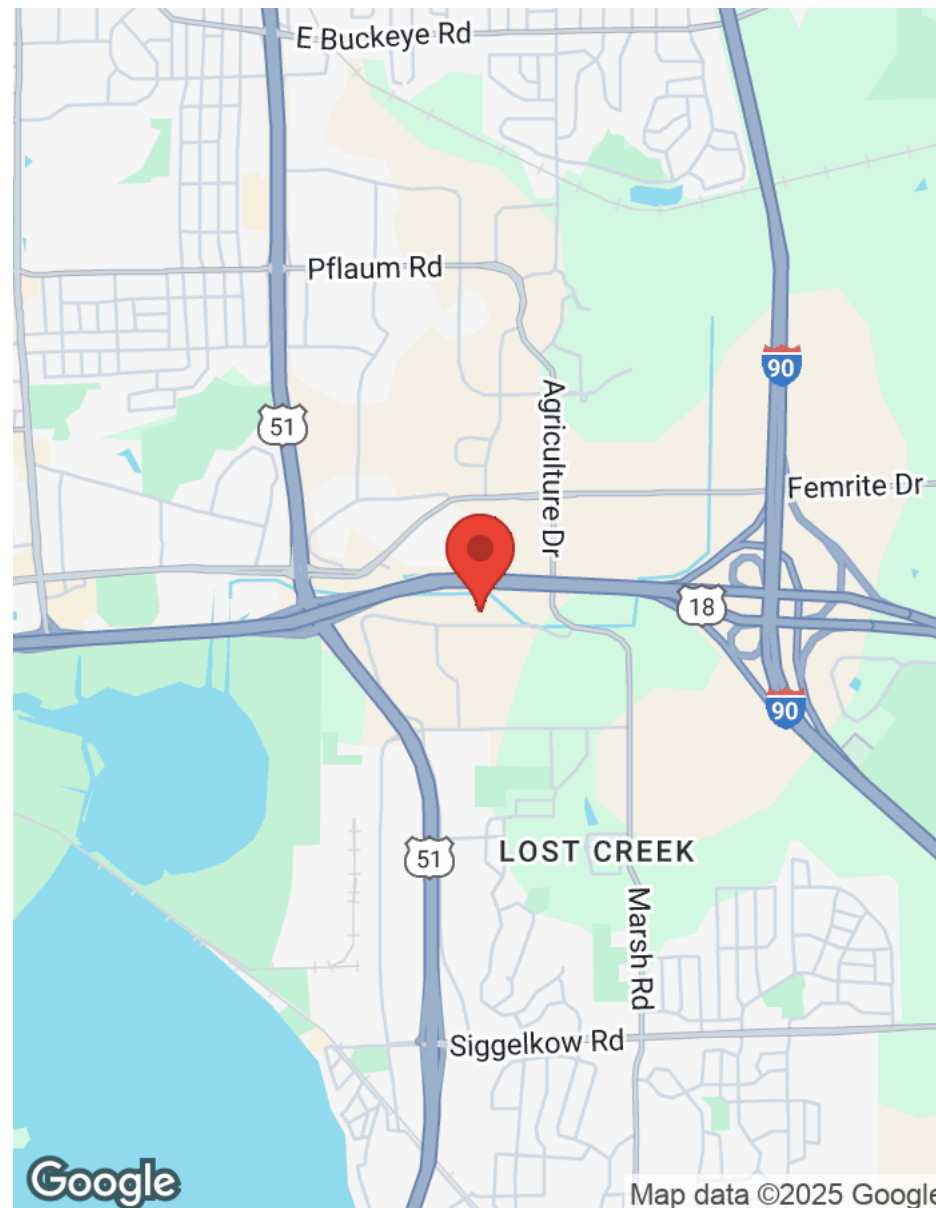
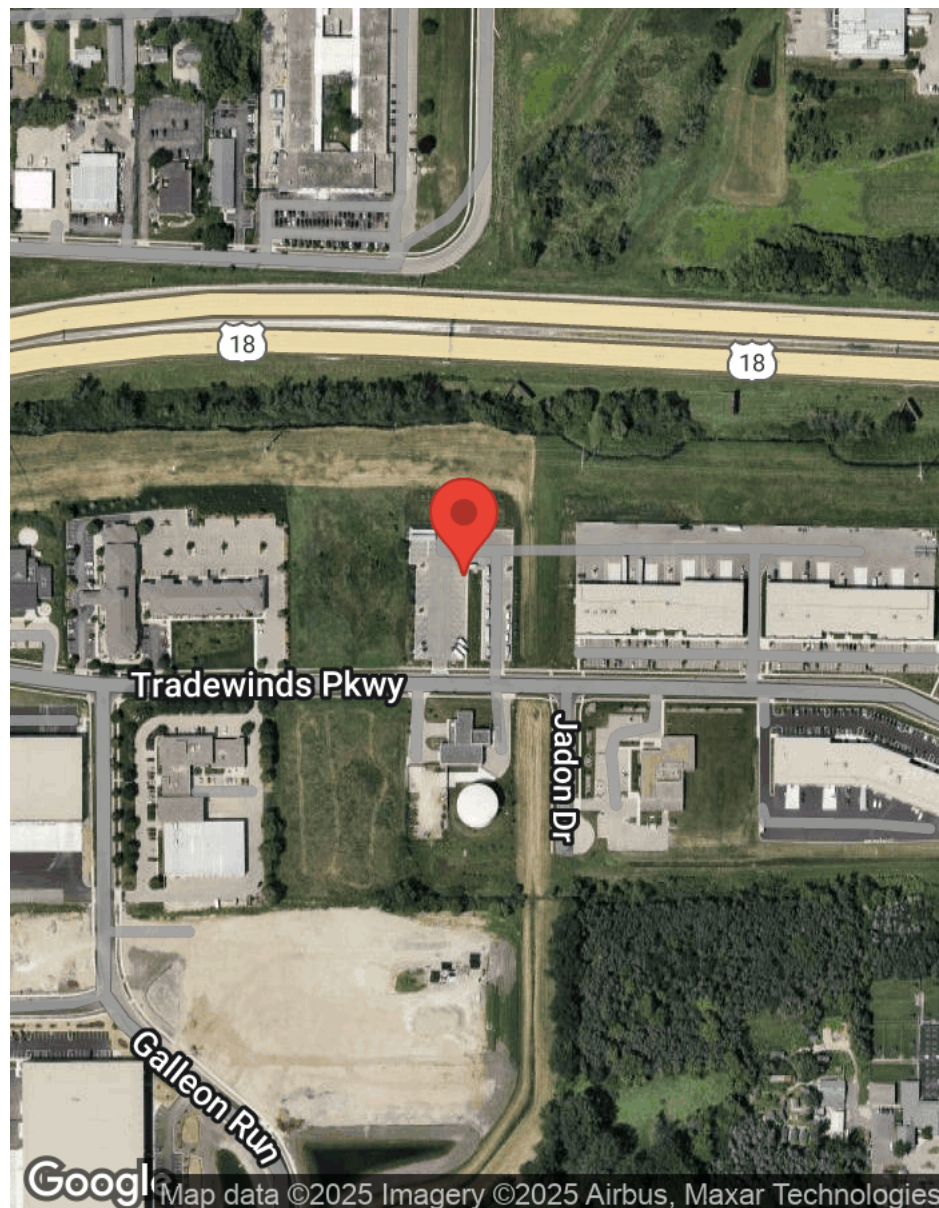
**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: (608) 444-1911  
ccaulum@oakbrookcorp.com

**BRYANT MEYER, CCIM**  
Broker Associate  
O: (608) 443-1004  
bmeyer@oakbrookcorp.com

# LOCATION MAPS

4904 TRADEWINDS PARKWAY | MADISON, WI 53718



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

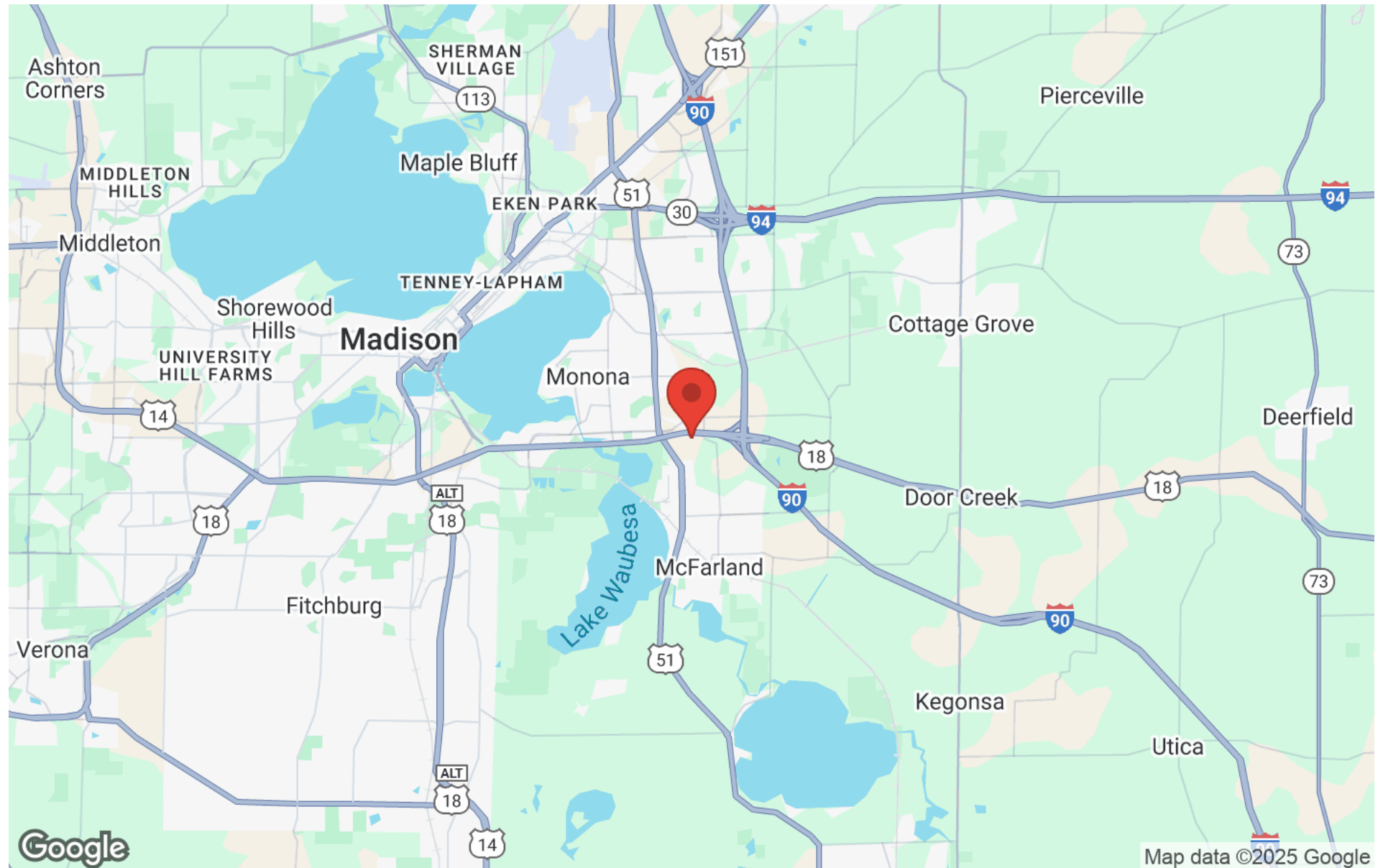
**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: (608) 444-1911  
ccaulum@oakbrookcorp.com

**BRYANT MEYER, CCIM**  
Broker Associate  
O: (608) 443-1004  
bmeyer@oakbrookcorp.com



# REGIONAL MAP

4904 TRADEWINDS PARKWAY | MADISON, WI 53718



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

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: (608) 444-1911  
ccaulum@oakbrookcorp.com

**BRYANT MEYER, CCIM**  
Broker Associate  
O: (608) 443-1004  
bmeyer@oakbrookcorp.com

# DISCLAIMER

4904 TRADEWINDS PARKWAY

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

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

*PRESENTED BY:*

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
O: (608) 443-1040  
C: (608) 444-1911  
ccaulum@oakbrookcorp.com

**BRYANT MEYER, CCIM**  
Broker Associate  
O: (608) 443-1004  
bmeyer@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.