



New Tech Painting

645 Sandpiper Trail Trl, Cottage Grove, WI 53527



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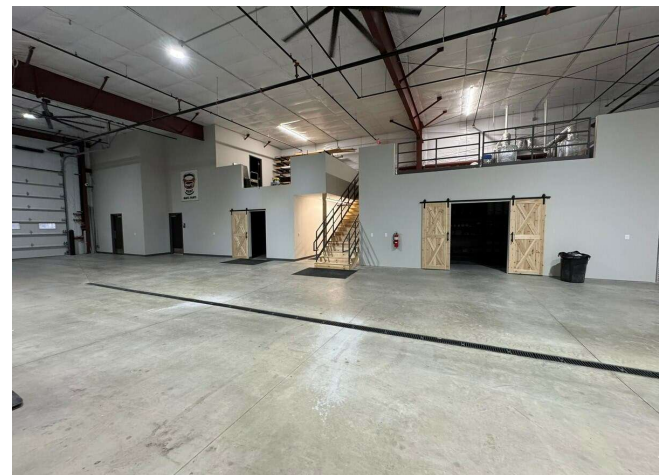


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\$5,900,000

Exceptional opportunity to own a brand-new 19,623 sq. ft. flex building complex in the heart of Cottage Grove, a thriving, high-growth market. The modern, state-of-the-art construction offers unparalleled flexibility for retail, office, and/or warehouse, designed to meet the demands of today's dynamic businesses. Strategically positioned in the expanding economic hub of Madison, WI, this property promises strong visibility, accessibility, and long-term value appreciation. Perfect for investors or owner-occupants seeking a premium asset in a booming location. Don't miss your chance to secure a cornerstone in this rapidly developing market!...

- Overhead doors, Truck dr(s) 15ft or lower
- Private Offices and Restrooms
- Lots of natural light



Price: \$5,900,000

Property Type: Industrial

Property Subtype: Warehouse

Building Class: B

Sale Type: Owner User

Lot Size: 2.27 AC

Gross Building Area: 2,380 SF

Rentable Building Area: 19,623 SF

No. Stories: 2

Year Built: 2024

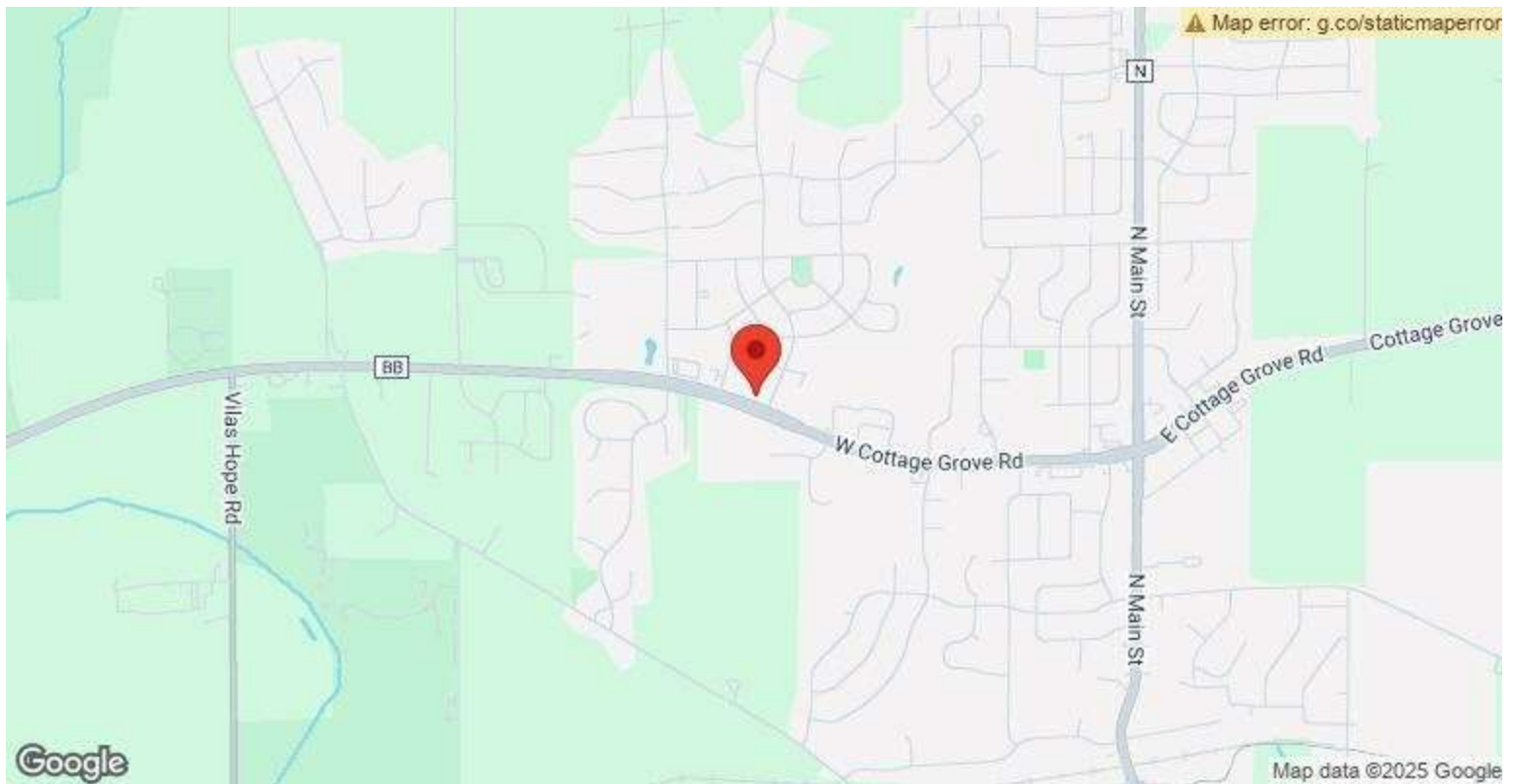
Tenancy: Single

Parking Ratio: 0/1,000 SF

Clear Ceiling Height: 21 FT

No. Drive In / Grade-Level Doors: 5

Zoning Description: PB



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