

FLEX INDUSTRIAL SPACE FOR LEASE

FLEX INDUSTRIAL - 10,738 SF (2 DOCKS | 4 DRIVE-INS | HALF-ACRE PAVED YARD)

2906 MARKETPLACE DR, FITCHBURG, WI 53719



FOR LEASE - \$8.50/SF NNN

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



PRESENTED BY:

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
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.

LEASE SUMMARY

2906 MARKETPLACE DRIVE | FITCHBURG, WI 53719

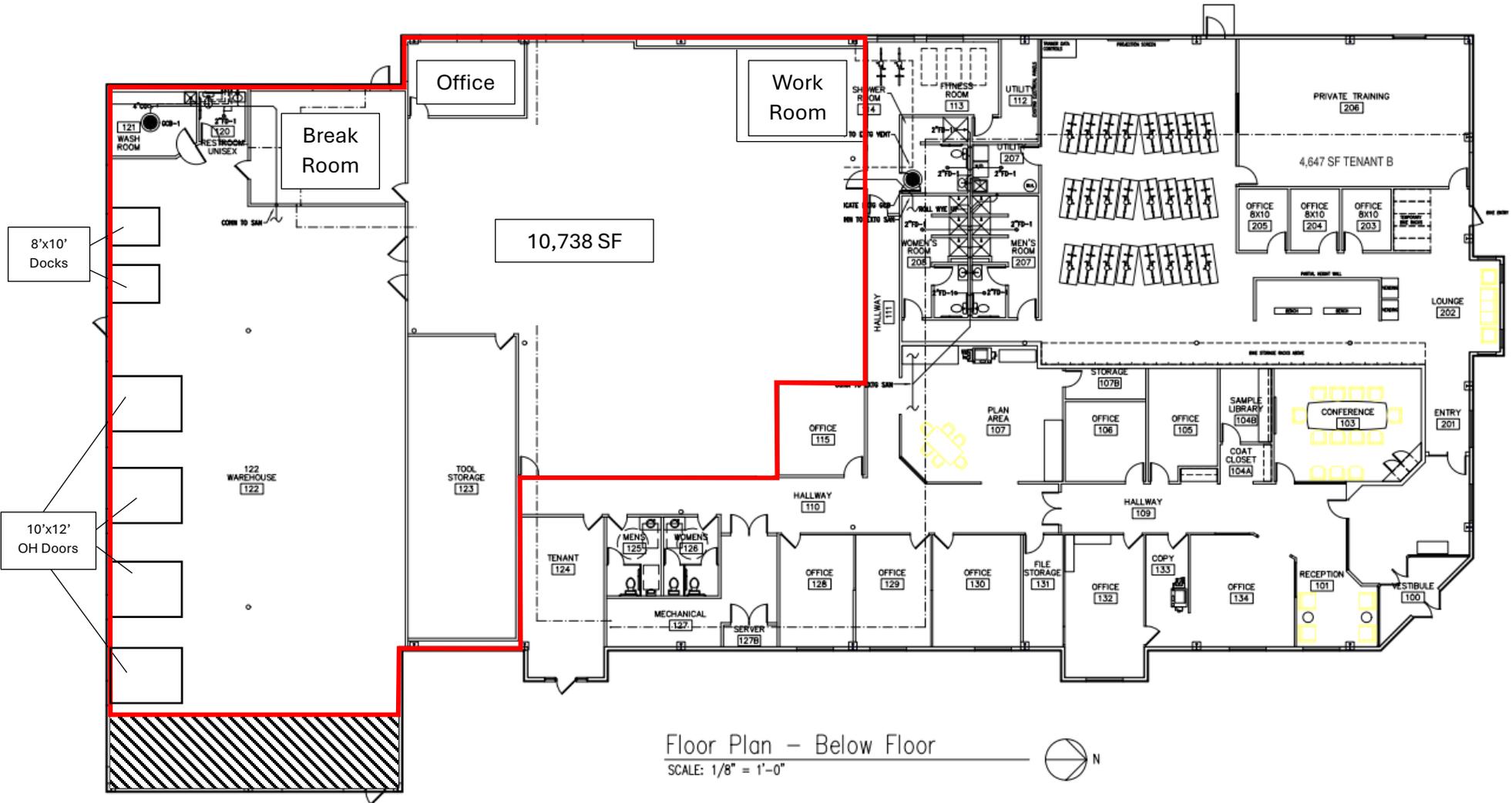


Lease Summary

Available SF:	10,738 SF
Lease Rate:	\$8.50/SF NNN
OpEx Estimate:	\$3.00/SF
Warehouse/Office Percentage:	90/10
Office Space:	1 Office 1 Large Work Room Break Room 1 Restroom
Dock Doors:	(2) 8'x10' Docks (1 with Manual Plate Leveler) - (1) In-Floor Hydraulic Dock
Drive-In Doors:	(4) 10'x12' Doors
Drains:	Trench Drains Pit Drains with Catch Basins
Ceiling Height:	Avg 16' (Lowest Point - 14' Highest Point - 18')
Power:	800 Amp 208 V 3-Phase
Yard Area:	Half-Acre Yard
Warehouse Heat:	Modine Heat
Lighting:	LED Lighting
Sprinklered:	Fully Sprinklered
Zoning:	General Industrial (I-G)
Date Available:	June 1, 2025

FLOOR PLAN

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Floor Plan – Below Floor
 SCALE: 1/8" = 1'-0"

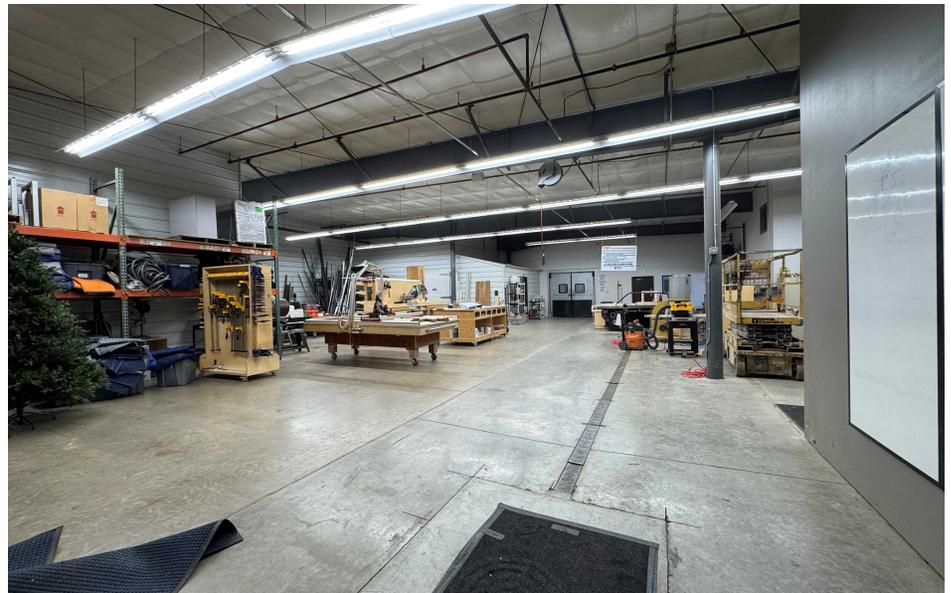
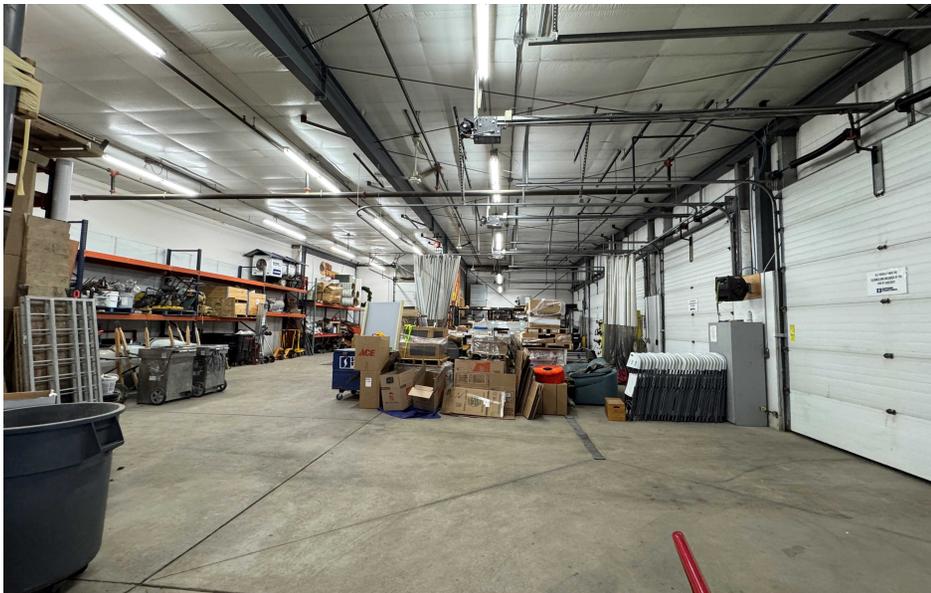
HALF-ACRE PAVED YARD

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PROPERTY PHOTOS

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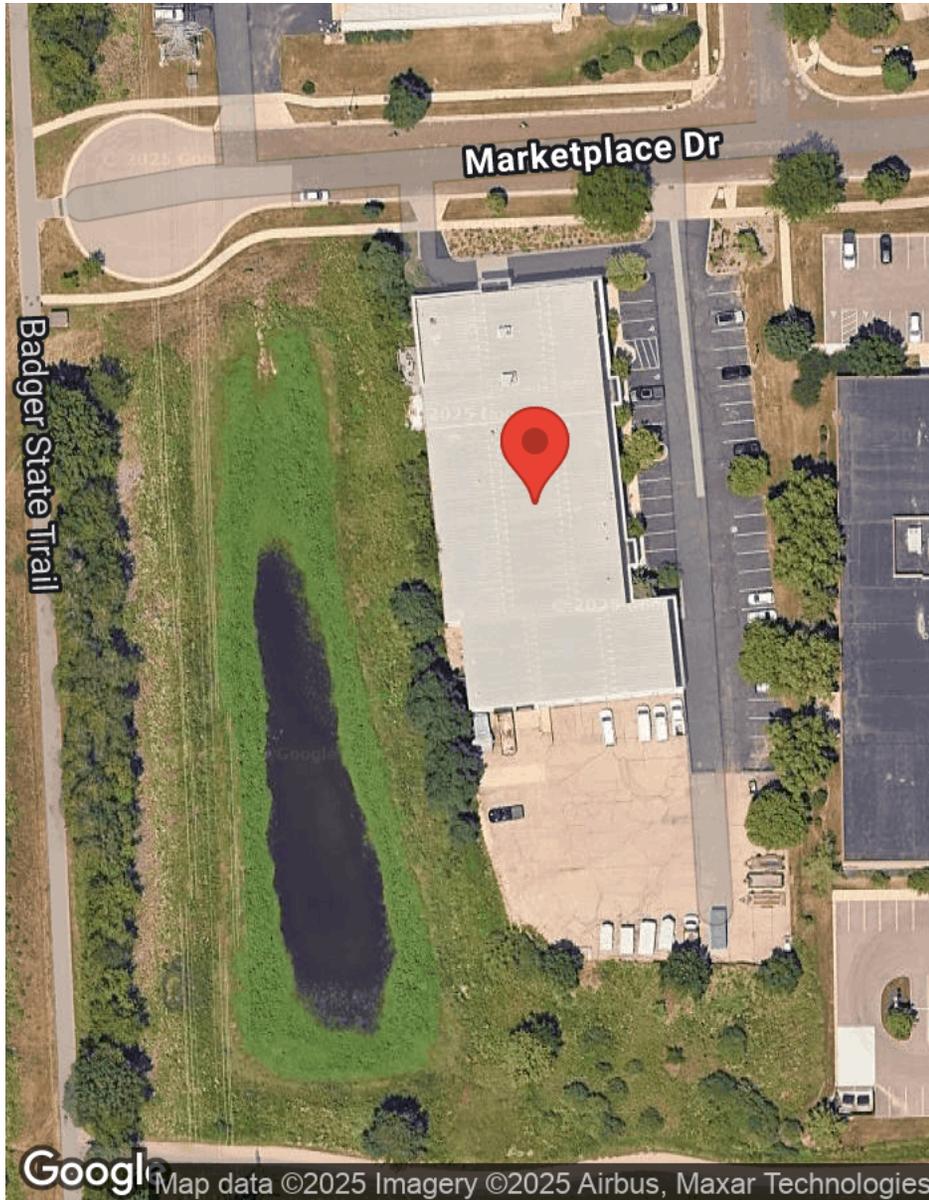


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LOCATION MAPS

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DISCLAIMER

2906 MARKETPLACE DRIVE

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