

For Sublease

Logistics Facility



Greywolf Industrial II

6305 Ronald Reagan Avenue
Madison, WI 53704

122,038 SF

cresa 



Tim Rikkers

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EFFICIENT, FLEXIBLE AND ACCESSIBLE



122,038 SF



**20 Loading Docks
(13 with Locks/Traffic Lights)**



**4 Drive-In Doors
(12'x14')**



1 Mile from I-39



**800 Amp 480/277 Volt
Electrical Service**



**EV Charging Station in
Main Parking Area**



50'X50' Column Spacing



**Full Camera & Security
Systems**



ESFR Sprinkler System



**5,200 Racked Pallet
Positions**



**Wire Guided
Narrow Aisles**



**2 Fiber Services
AT&T & Spectrum**

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Space Profile



SF	122,038 SF (not divisible)
Sublease Rate	\$8.00/SF NNN
Available for Occupancy	9/1/2025
Sublease Termination	7/31/2033
Column Spacing	50' x 50'
Clear Height	32'
Power	800 amp 480/277 volt electrical service
Fire Protection	ESFR Sprinkler System rated to meet Group A Plastics
Lighting	Automated Motion-Controlled LED Lights, Interior & Exterior
Flooring	7" Concrete Flooring
Docks	20 docks (13 with Locks/Traffic Lights)
Drive-In Doors	4 Drive-In Doors (12'x14')
Parking	~180 Car Stalls w/ EV Charging Station in Main Parking Area
Security Systems	Full Camera & Security Systems - Interior/Exterior installed by Best Defense
Internet	2 Fiber Services: AT&T & Spectrum
Layout	Break Area/Kitchen, Bathrooms, 2 Furnished Modular Offices, & Trucker Trap

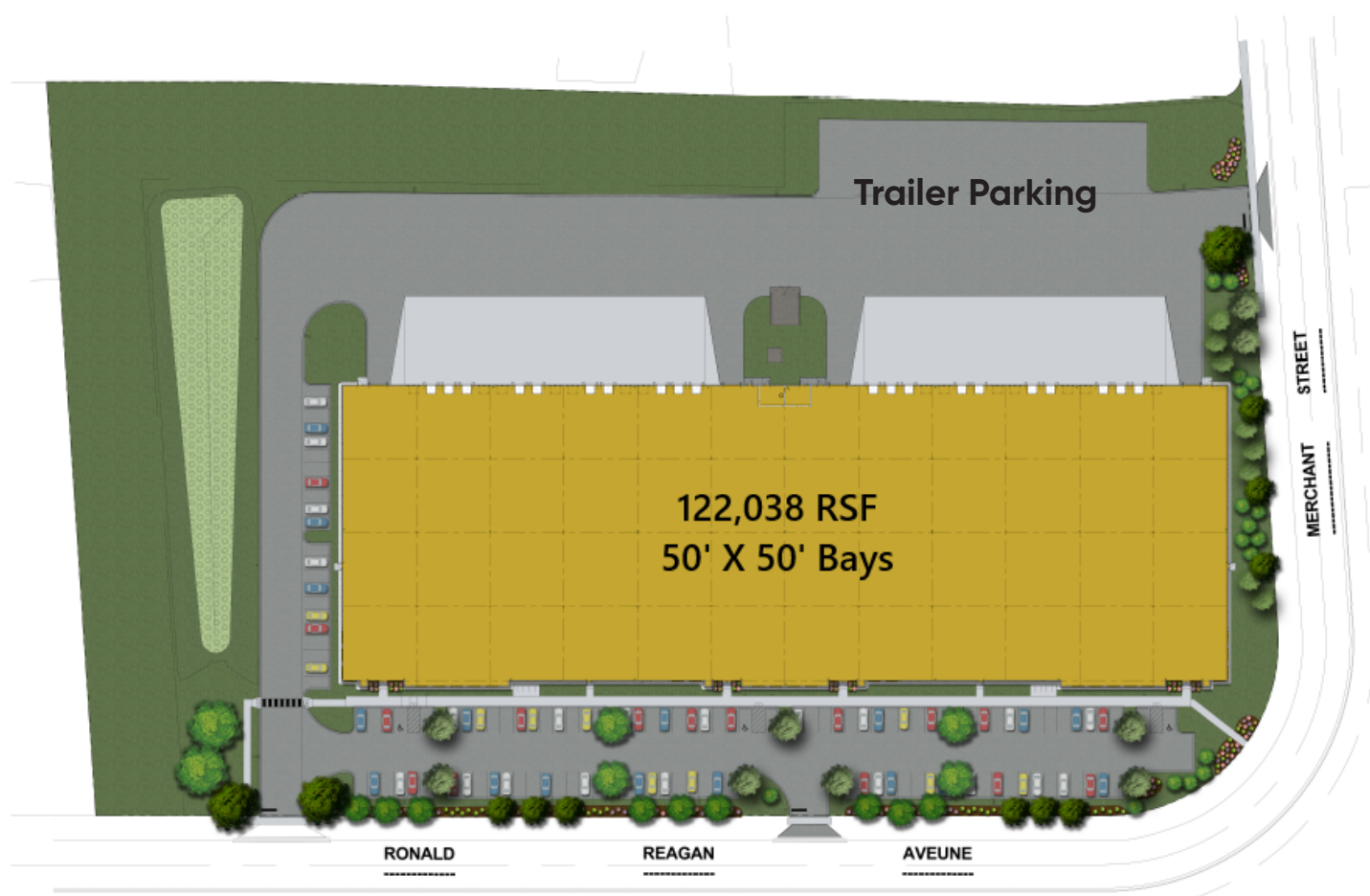
Specialized Warehouse Equipment Available

- Warehouse Configuration
 - 5,200 Racked Pallet Positions - Mecalux
 - Layout and Project Installation Completed by Crown Industrial
 - ~ 30,000 SF of Open Layout
- Embedded Wire Guidance for Turret Vehicles
 - (3) Crown TSP "Wire Guided" Narrow Aisle Turret Vehicles
- (1) Crown Reach Truck for Wide Aisle Operations
- Forklifts / Riders if Desired

Siteplan

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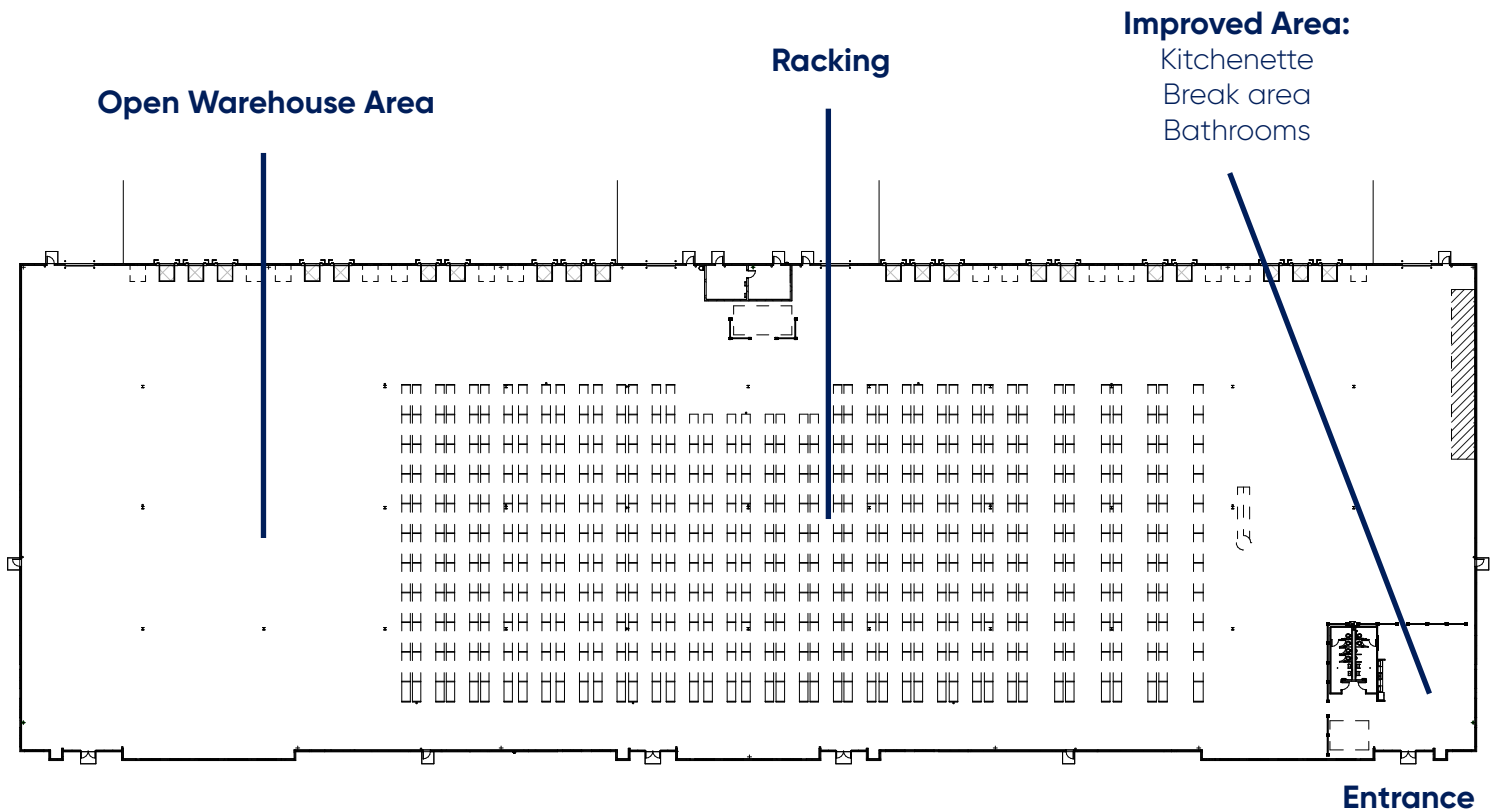
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Floorplan

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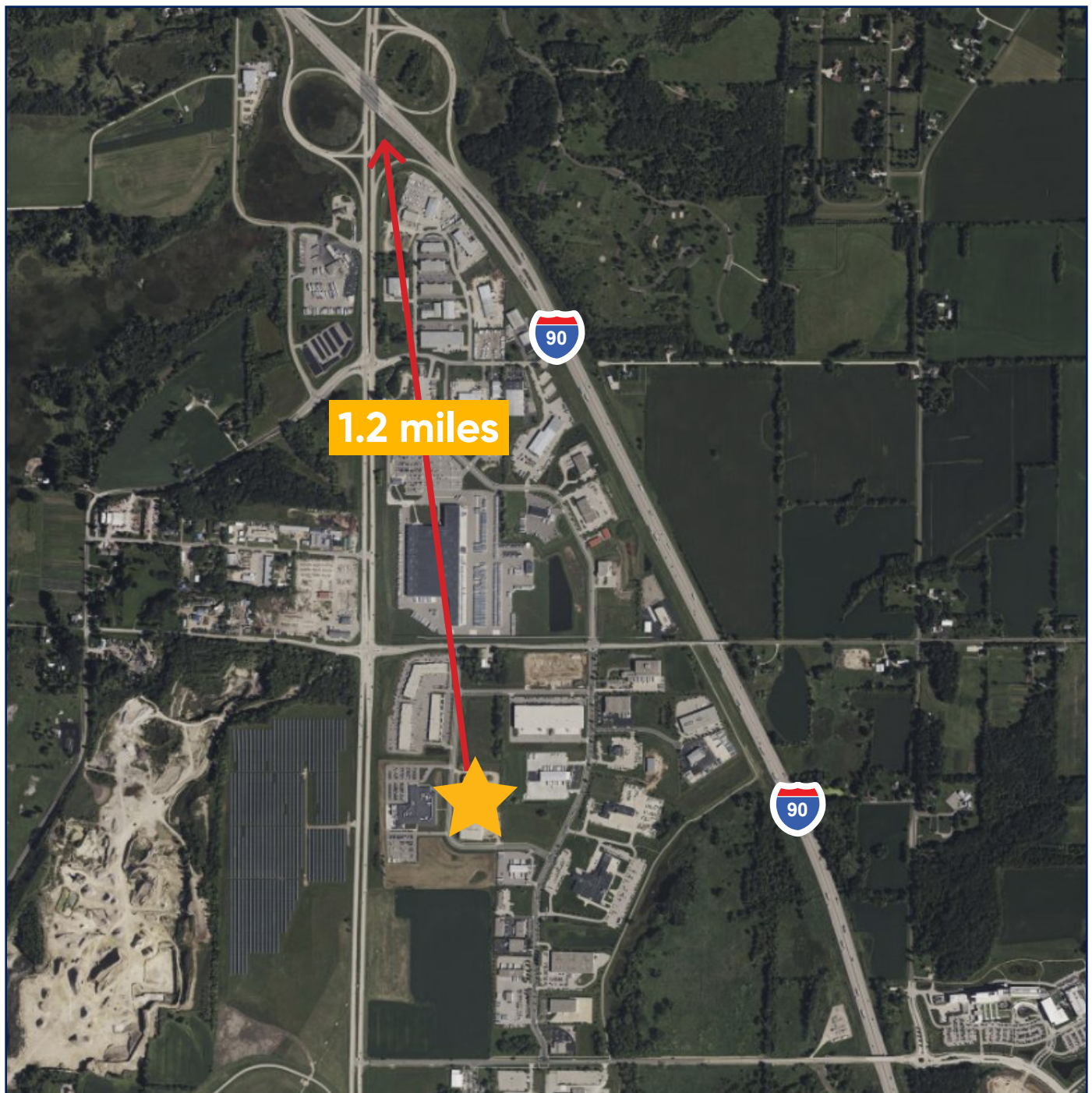
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Proximity to Interstate

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