

INDUSTRIAL FOR LEASE - TRAILER PARKING + OUTDOOR STORAGE

2241 EAGLE DR

2241 EAGLE DRIVE, MIDDLETON, WI 53562



## OUTSIDE STORAGE/TRAILER PARKING LOT FOR LEASE

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



**PRESENTED BY:**

**BRYANT MEYER, CCIM**  
Broker, Associate  
office: (608) 443-1004  
cell: (608) 633-2242  
bmeyer@oakbrookcorp.com

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
office: (608) 443-1040  
cell: 608-443-1040  
ccaalum@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.

## PROPERTY SUMMARY

2241 Eagle Dr  
2241 Eagle Drive | Middleton, WI 53562



### Property Summary

|                          |                                            |
|--------------------------|--------------------------------------------|
| Address:                 | 2241 Eagle Drive<br>Middleton, WI 53562    |
| Price / Trailer Parking: | \$190 Per Month Per Stall                  |
| Lot Size:                | 2.20 Acres (Building + Trailer<br>Parking) |
| Yard:                    | Additional 1 Acre Outdoor<br>Storage       |
| Outside Storage:         | Permitted                                  |
| Zoning:                  | PUD-S                                      |

### Property Overview

This property boasts availability for 68 trailer parking stalls available for lease, offering ample space for logistics and transportation needs.

Additionally, the property boasts an expansive one-acre outdoor storage area, perfect for accommodating large equipment, materials, or vehicles.

This property is ideally positioned to support a wide range of industrial and commercial operations seeking a versatile and well-equipped facility.

### Location Overview

Middleton's Industrial Park is a strategic location for businesses looking to leverage modern infrastructure, a skilled workforce, and a supportive business environment. Its proximity to major transport routes and the city of Madison enhances its attractiveness for a variety of industries.



## PROPERTY PHOTOS

2241 Eagle Dr  
2241 Eagle Drive | Middleton, WI 53562



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

**CHRIS CAULUM, SIOR**  
(608) 443-1040  
ccaulum@oakbrookcorp.com

 **Oakbrook**  
Integrated Real Estate Services

## SITE PLAN

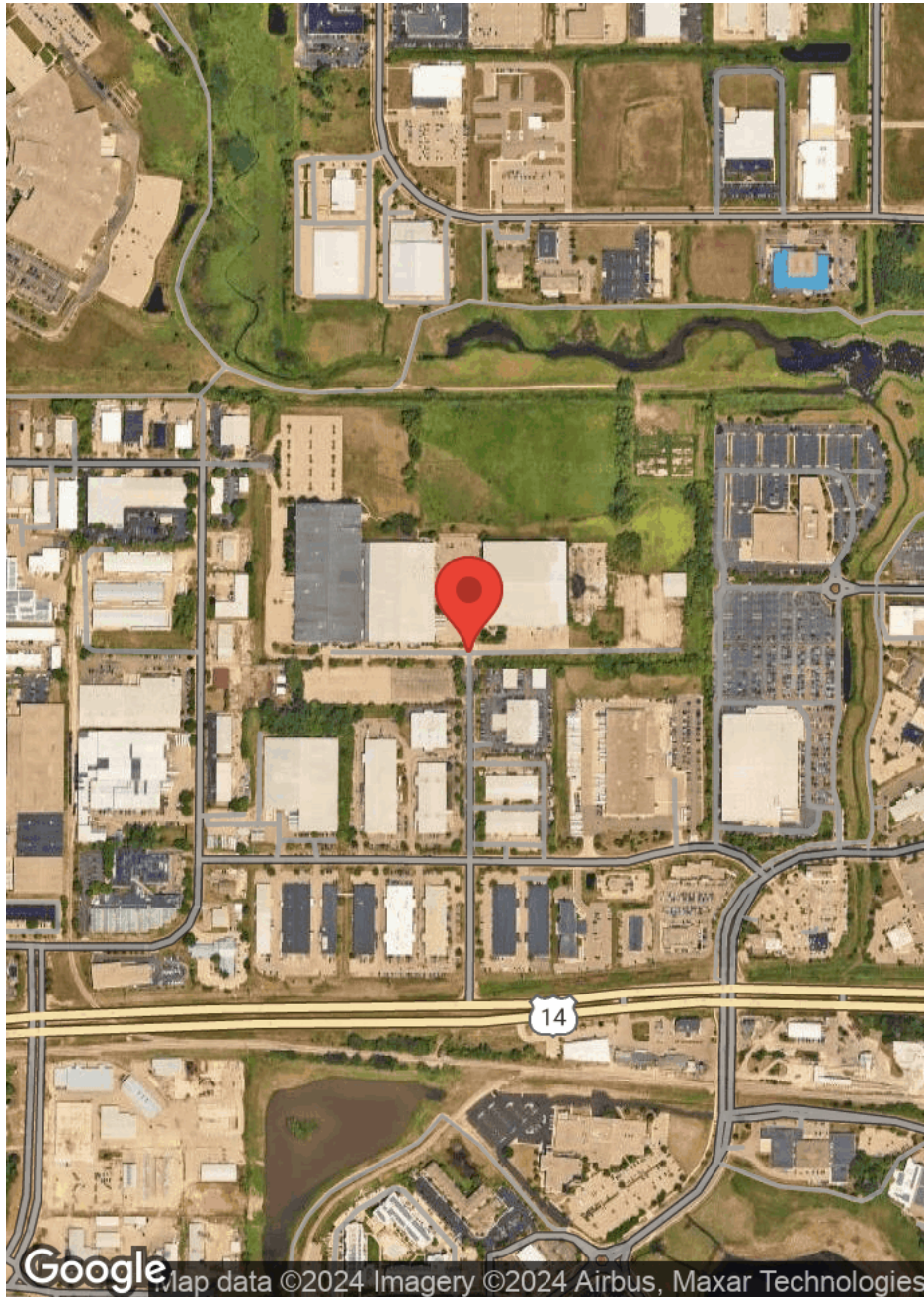
2241 Eagle Dr  
2241 Eagle Drive | Middleton, WI 53562





## LOCATION MAPS

2241 Eagle Dr  
2241 Eagle Drive | Middleton, WI 53562



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

**CHRIS CAULUM, SIOR**  
(608) 443-1040  
ccaalum@oakbrookcorp.com

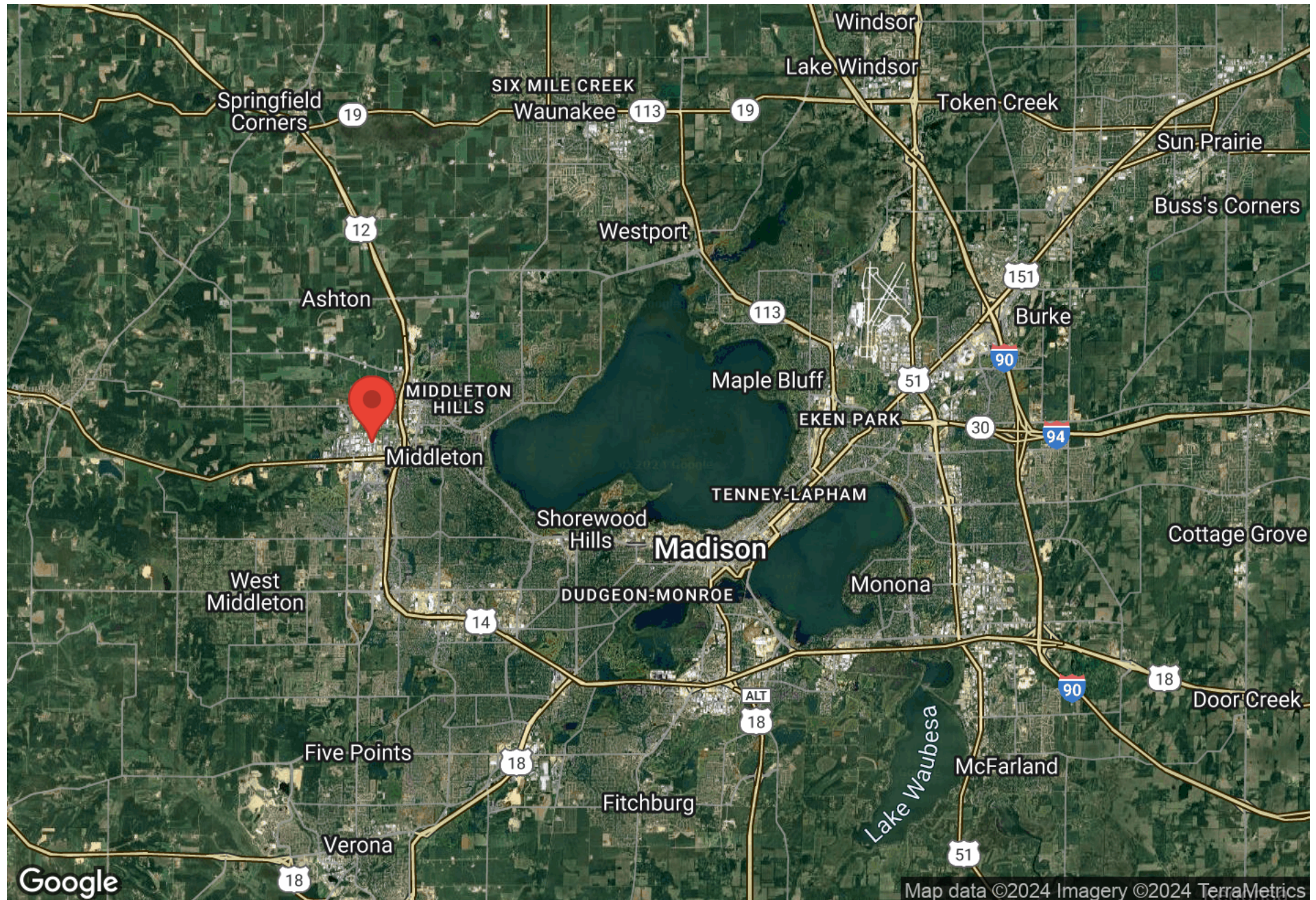


 **Oakbrook**  
Integrated Real Estate Services



## REGIONAL MAP

2241 Eagle Dr  
2241 Eagle Drive | Middleton, WI 53562



BRYANT MEYER, CCIM  
(608) 443-1004  
bmeyer@oakbrookcorp.com

CHRIS CAULUM, SIOR  
(608) 443-1040  
ccaulum@oakbrookcorp.com



# AERIAL MAP

2241 Eagle Dr  
2241 Eagle Drive | Middleton, WI 53562



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

**CHRIS CAULUM, SIOR**  
(608) 443-1040  
ccaulum@oakbrookcorp.com

 **Oakbrook**  
Integrated Real Estate Services



## DISCLAIMER

2241 Eagle Dr  
2241 Eagle Drive | Middleton, WI 53562

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.