

INDUSTRIAL FOR LEASE

2ND GENERATION OFFICE/LAB & HEATED WAREHOUSE

310-312 LOCUST DR, VERONA, WI 53593



FOR LEASE: 5,000 - 30,000 SF

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



PRESENTED BY:

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PROPERTY SUMMARY

310 LOCUST DRIVE | VERONA, WI 53593



Property Summary

312 Locust Dr - Office/Lab & Warehouse	10,000 SF
310 Locust Dr - Clearspan Warehouse Available:	5,000 - 20,000 SF
Lease Rate:	\$12.50 - 13.50 p/sf Modified Gross
Column Spacing	Clearspan
Clear Height:	16'
OH Doors:	(6) 12' x 12'
Loading Dock:	(1) Shared Exterior Dock
Power:	3-Phase Electrical
Zoning:	SI - Suburban Industrial

Property Overview

312 Locust Drive – 10,000 SF
A versatile second-generation office, lab, and heated warehouse space ready for occupancy. Ideal for a range of business needs.

310 Locust Drive (Building Expansion) – Up to 20,000 SF
Clearspan Warehouse Space – Flexible configurations available, starting at 5,000 SF.

Modern Features – Fully sprinklered, energy-efficient LED lighting, 3-phase electrical service, and Modine heat.

Convenient Access – Four (4) 12' x 12' overhead doors and a shared exterior loading dock for seamless operations.

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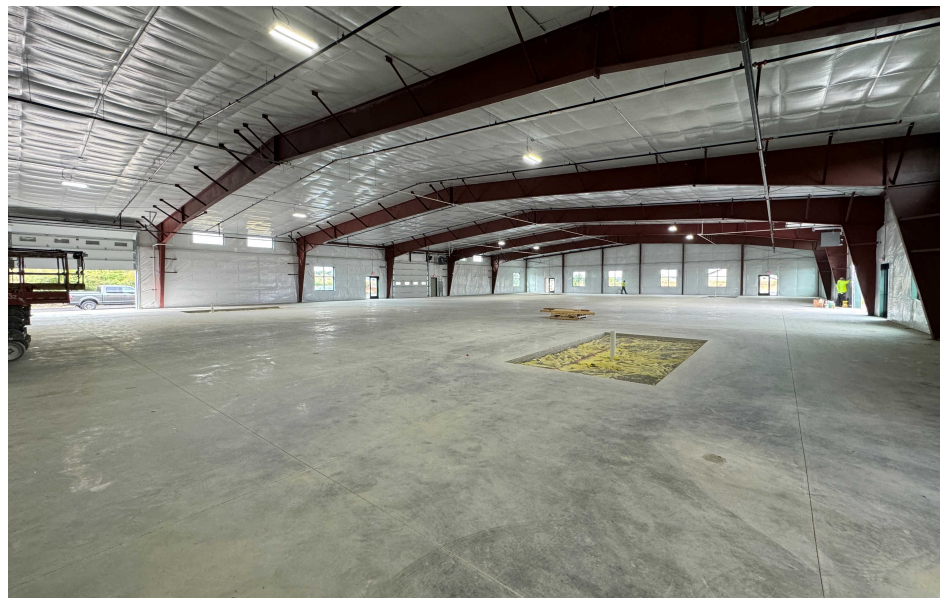


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PROPERTY PHOTOS - CLEARSPAN WAREHOUSE

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PROPERTY PHOTOS - 2ND GENERATION OFFICE/LAB/WAREHOUSE

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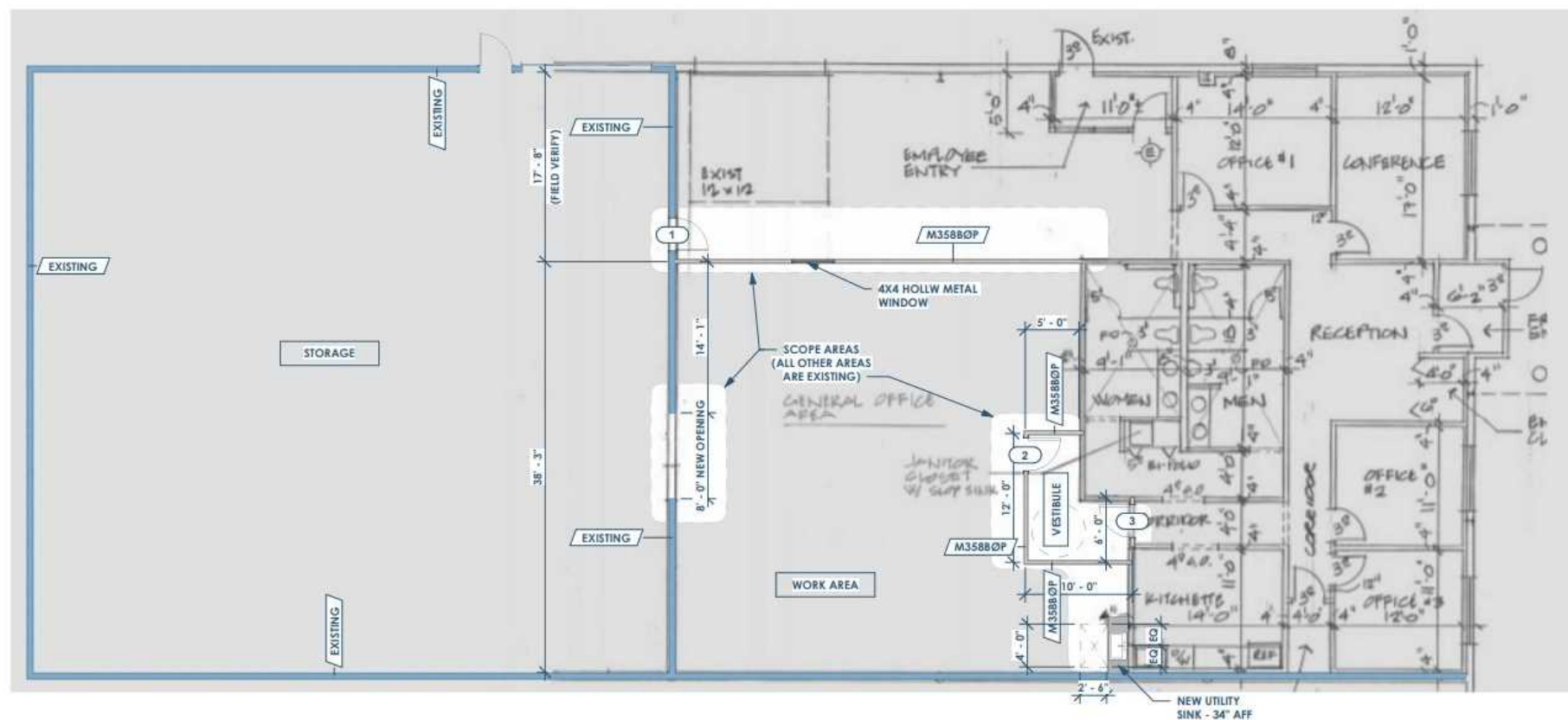


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FLOORPLAN 10,000SF

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58
A101 FLOOR PLAN - 1ST FLOOR
1/8" = 1'-0"



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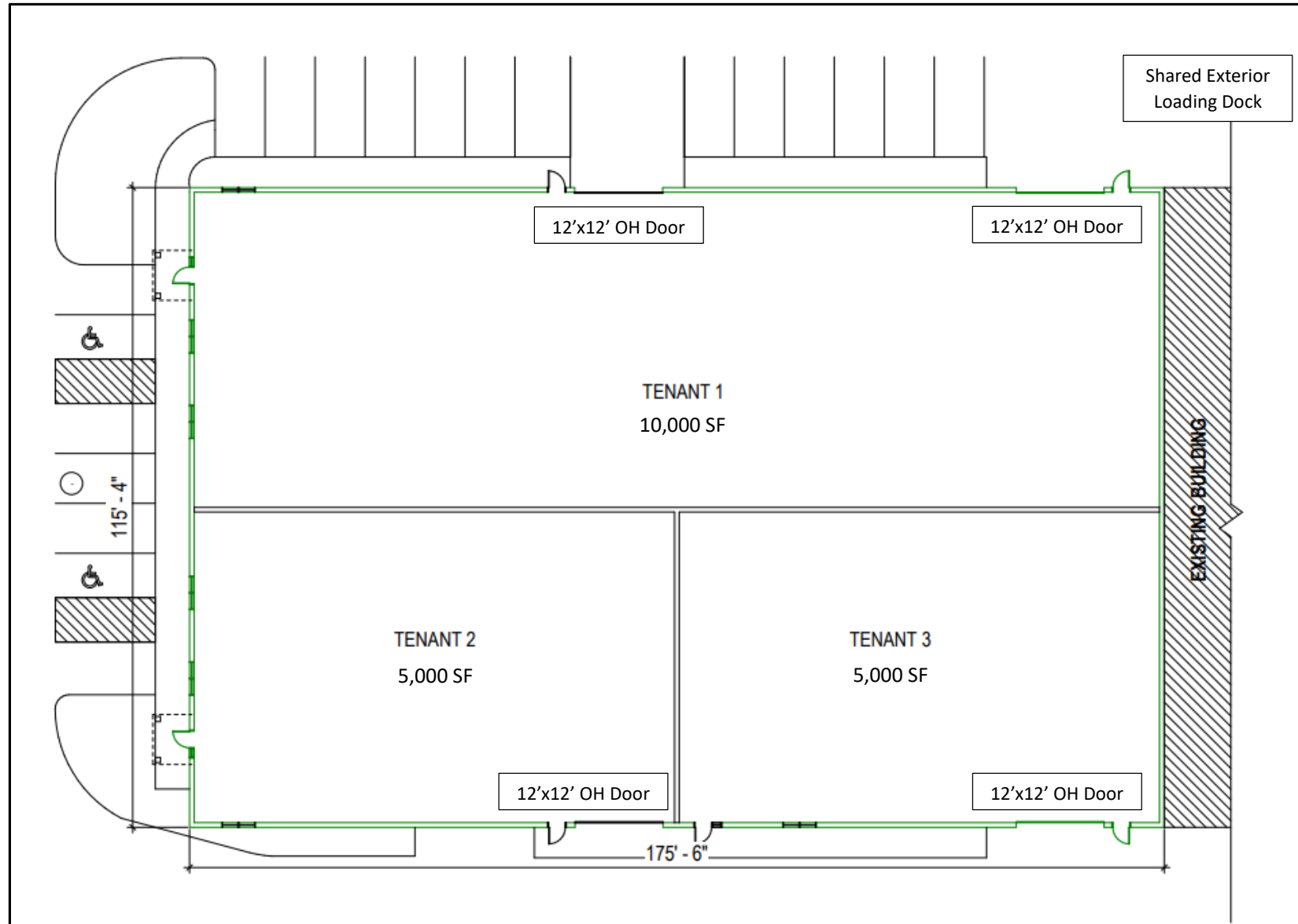
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CLEARSPAN WAREHOUSE FLOOR PLAN

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5,000 – 20,000 SF Available



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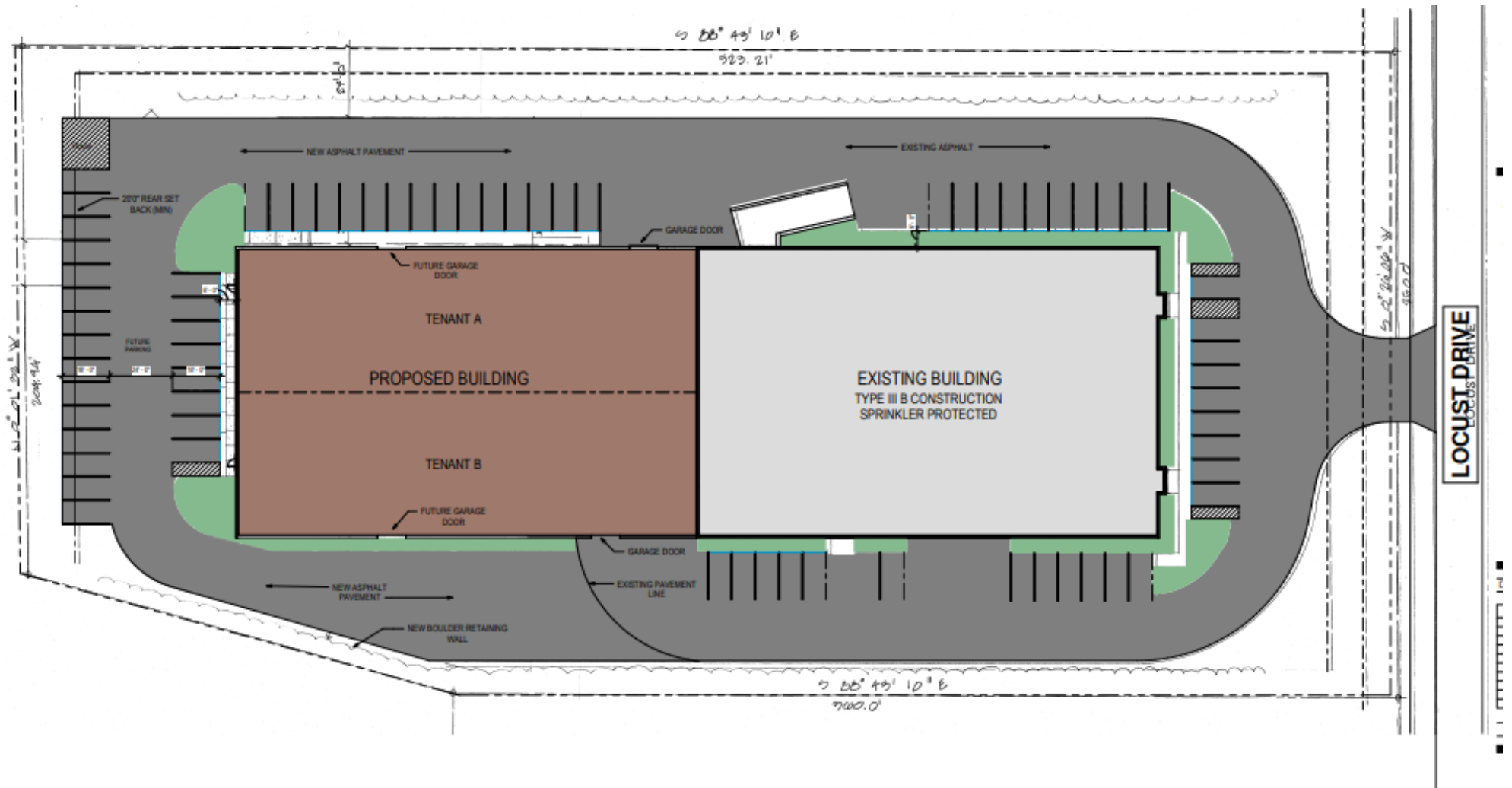


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SITE PLAN

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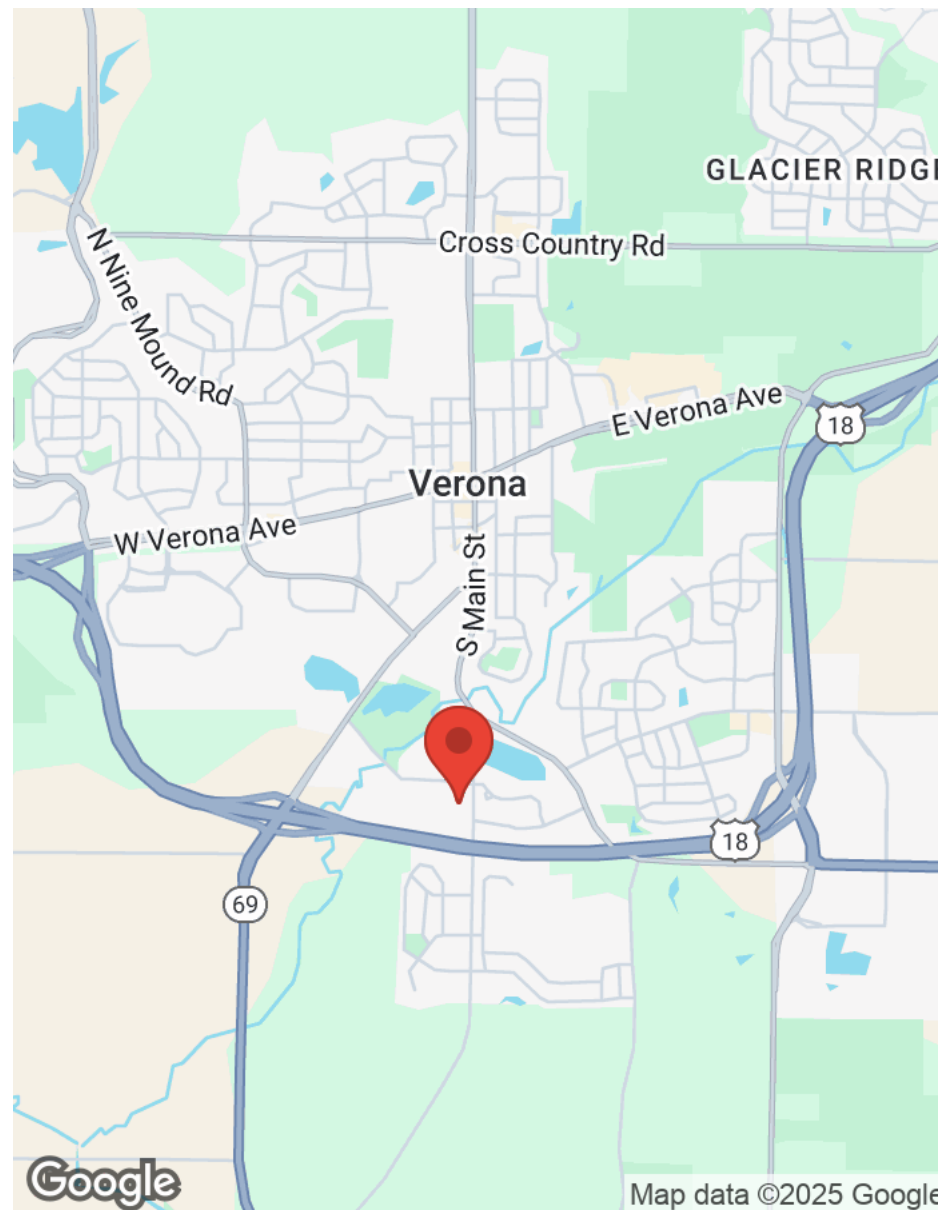
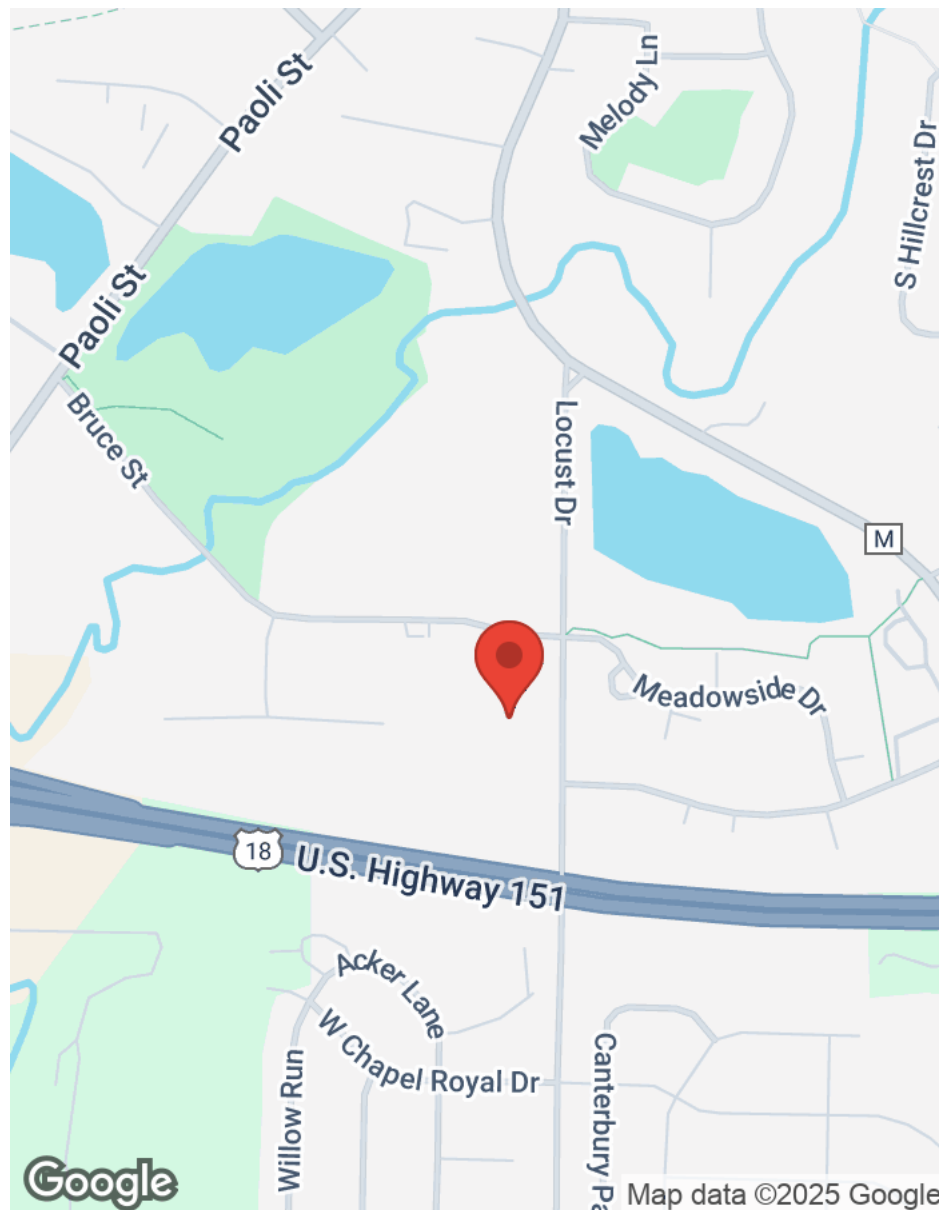


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LOCATION MAPS

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DISCLAIMER

310 LOCUST DRIVE

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