

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:**

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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

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# HALF-ACRE PAVED YARD

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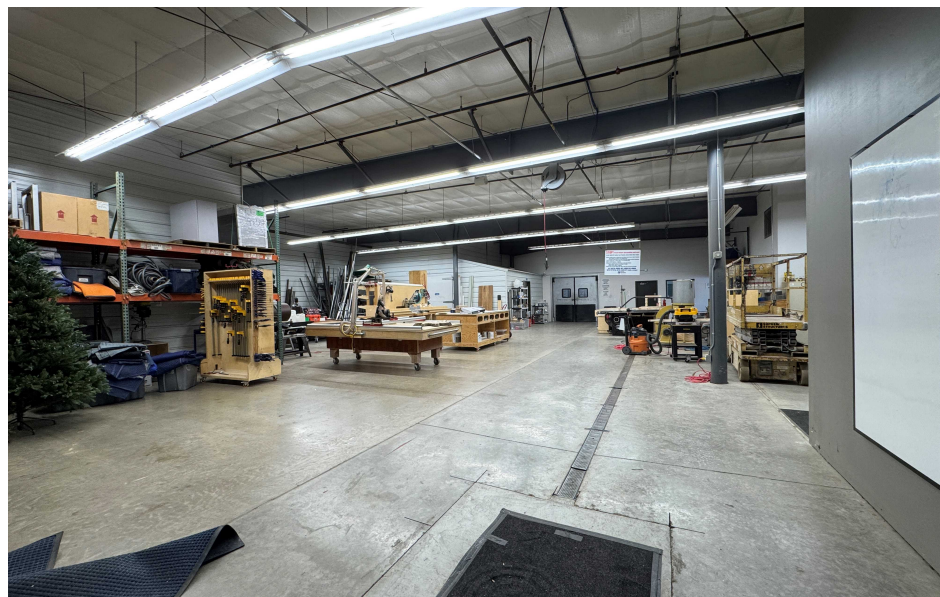
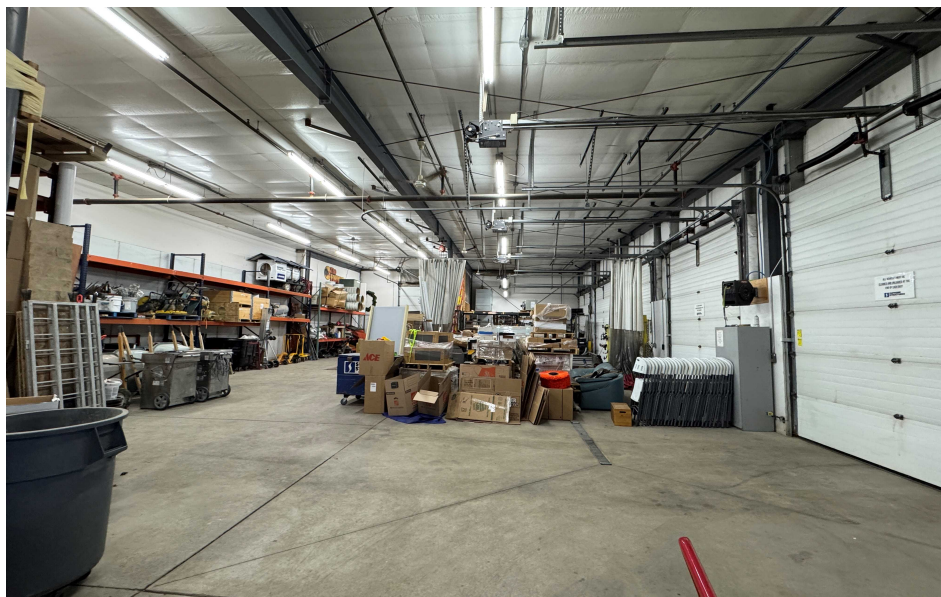
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# PROPERTY PHOTOS

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2906 MARKETPLACE DRIVE

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