

FLEX SPACE FOR SUB-LEASE

# FLEX INDUSTRIAL - 5,394 SF (CLEAR SPAN)

4920 TRIANGLE STREET, MCFARLAND, WI 53558



## FOR SUB-LEASE - \$7.75/SF NNN

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



**PRESENTED BY:**

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# PROPERTY SUMMARY

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## Property Summary

Available SF:	5,394 SF
Sub-Lease Rate:	\$7.75/SF NNN
Sub-Lease Term:	2 Years
Clear Height:	16' Clear Height
Dock Doors:	1
OH Doors:	1
Power:	400 Amp - 3 Phase
Warehouse Heat:	Modine Heat
Warehouse Lighting:	LED
Sprinkler:	Yes
Expiration Date:	March 31, 2027

## Property Overview

Clear span flex industrial space positioned along Hwy 51 for sub-lease. Existing lease term runs through March 31, 2027.

The office and warehouse space features a shared entrance, shared restrooms, and shared warehouse along with a private office, conference room, break room, and open showroom space. The warehouse space is 2,958 SF and the office space is 2,436 SF.

This is a full service gross sub-lease offering. All sub-tenant expenses, including utility costs, are included in the sub-lease rate.

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# PROPERTY PHOTOS

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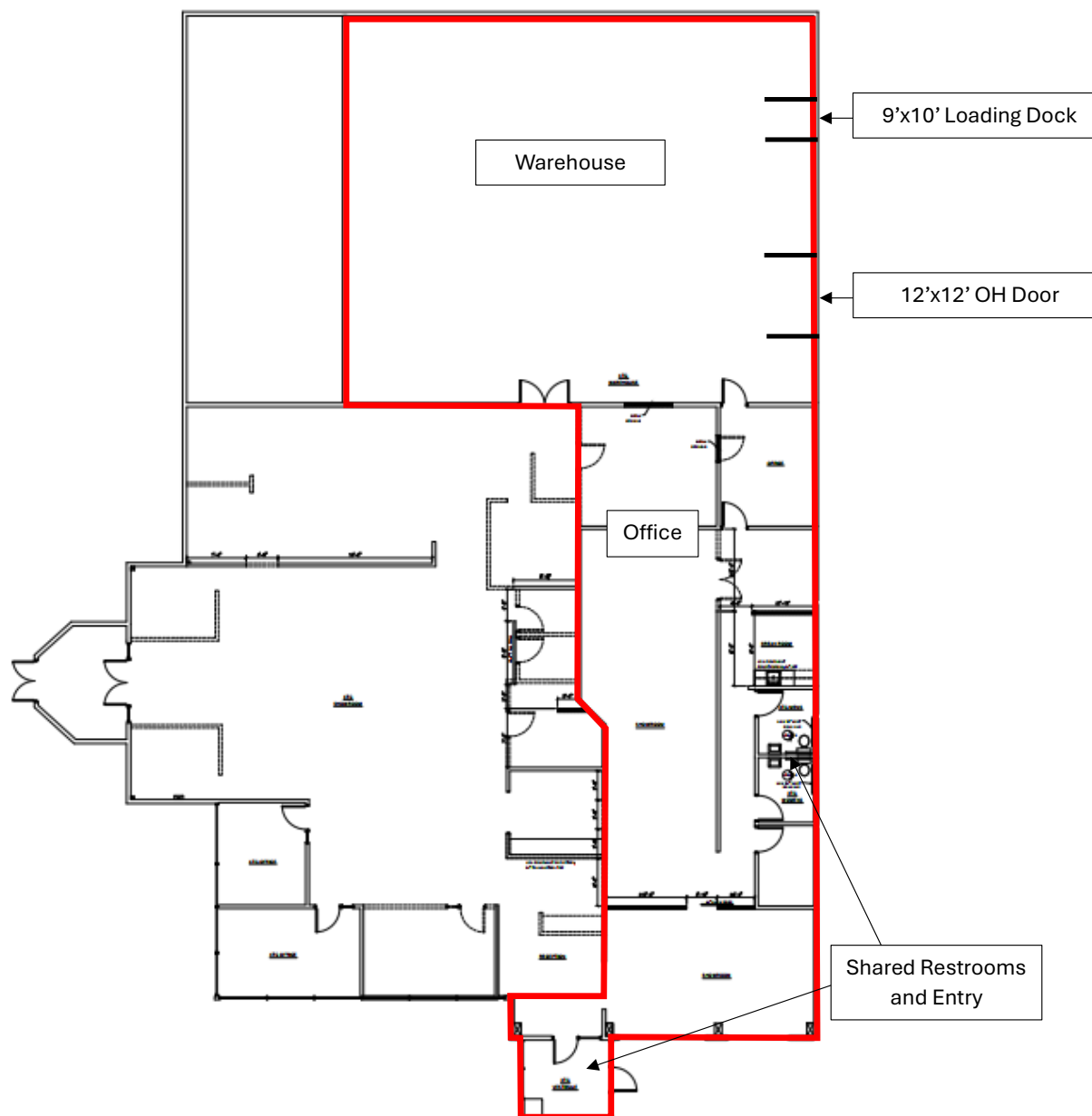


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# FLOOR PLAN

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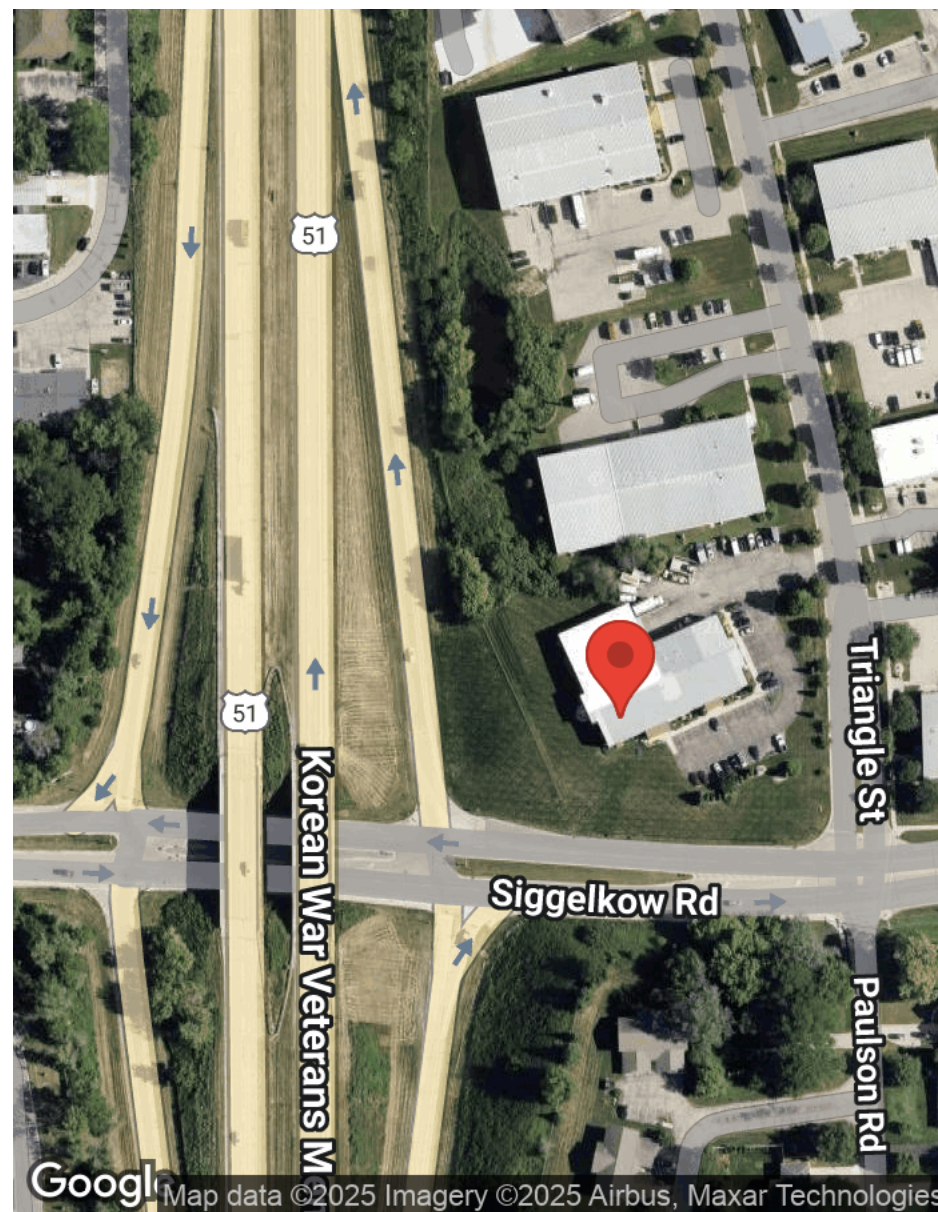


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# LOCATION MAPS

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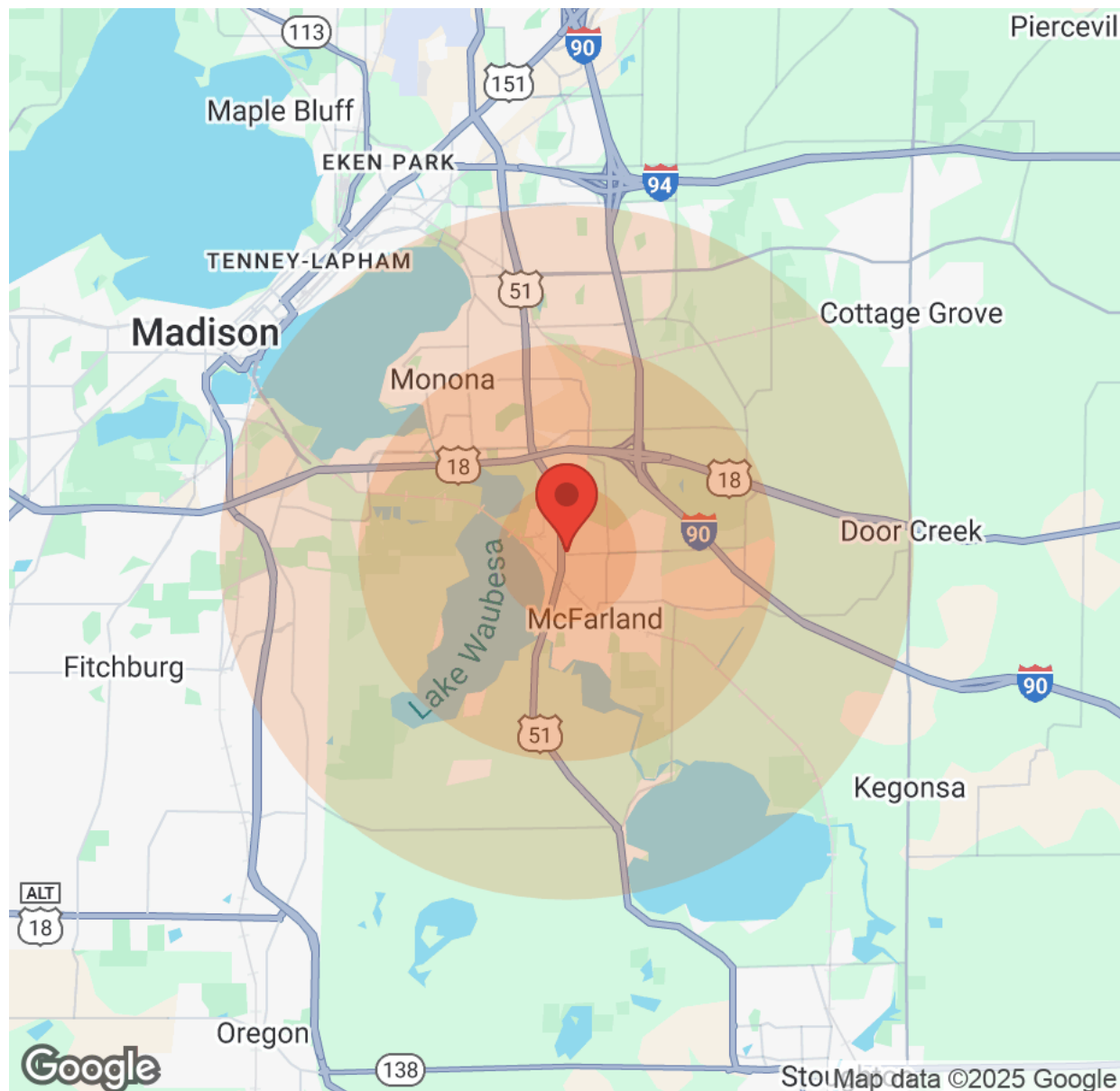


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,735	12,071	29,893
Female	2,843	12,457	30,770
Total Population	5,578	24,528	60,663

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,142	4,335	10,201
Ages 15-24	773	3,234	7,541
Ages 25-54	1,751	9,230	22,759
Ages 55-64	652	3,345	8,541
Ages 65+	1,260	4,384	11,621

Income	1 Mile	3 Miles	5 Miles
Median	\$71,833	\$47,455	\$61,924
< \$15,000	101	1,021	2,294
\$15,000-\$24,999	126	719	2,240
\$25,000-\$34,999	112	848	2,370
\$35,000-\$49,999	408	1,371	3,269
\$50,000-\$74,999	633	2,469	5,922
\$75,000-\$99,999	364	1,877	4,530
\$100,000-\$149,999	327	1,394	3,641
\$150,000-\$199,999	45	291	946
> \$200,000	116	321	673

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,384	10,883	27,517
Occupied	2,253	10,242	25,885
Owner Occupied	1,403	6,711	17,724
Renter Occupied	850	3,531	8,161
Vacant	131	641	1,632

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4920 TRIANGLE STREET

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