



COMMERCE BUILDINGS FOR LEASE

2128-2136 City View Drive, Madison, WI 53718

PROPERTY HIGHLIGHTS

- Construction Type: Tilt-up concrete with brick and glass accents
- Floor Thickness: 5.5" unreinforced concrete
- Roof Type: Ballasted roof with expanded polystyrene insulation
- Year Built: Completed Q4 2022
- Clear Height: 20'6"
- Zoning: SE (Suburban Employment District)
- Column Spacing: 40' x 40'
- Loading Docks: 12' x 14' with no levelers – one per bay, six per building
- Drive-In Doors: 8' x 9' – one per bay, six per building
- Fire Protection: Designed to protect class I - IV commodities up to 20' and 12' Group A plastics in racks
- HVAC: Gas-fired unit heaters
- Electric Service: 1000 amp, 208/120 volt service, multi-metered for future tenants
- Lighting: High Bay LED fixtures
- Parking: 78 regular stalls in front of the buildings, 8 handicap stalls in front of the buildings, 18 stalls in the back of the north building



2128 City View Drive:

7,000 Square Feet

Available

- 4,400 SF Bays
- One loading dock per bay
- One drive-up per bay
- Divisible to 4,400 SF
- Estimated OPEX: \$3.00/SF



PROFESSIONALLY MANAGED BY:

Investors Associated, LLP
2310 Crossroads Drive, Suite 1200
Madison, WI 53718

FOR LEASING INFORMATION:

Ben Hurd
608.828.8888
bhurd@iallp.com

Travis Bouzek
608.390.3654
tbouzek@iallp.com