

FLEX SPACE FOR LEASE

## FLEX INDUSTRIAL - 4,848 SF PARTIALLY CONDITIONED WAREHOUSE SPACE

6064 MCKEE RD, FITCHBURG, WI 53719



# FOR LEASE - \$10.00 P/SF NNN

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



**PRESENTED BY:**

**TONY KEUNTJES**  
CRE Associate  
office: (608) 443-1039  
cell: (715) 451-3252  
akeuntjes@oakbrookcorp.com

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

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# PROPERTY SUMMARY

6064 MCKEE ROAD | FITCHBURG, WI 53719



## Property Summary

Total Available SF:	4,848 SF
Office SF:	1,185 SF
Warehouse SF:	3,663 SF
Lease Rate:	\$10.00 P/SF NNN
OpEx Estimate:	\$5.00 P/SF
Lighting:	LED
Fully Sprinklered:	Wet Sprinkler System
Clear Height:	Avg. 13'
Drive-In Doors:	(2) 12'x10'
Power:	600 Amp - 3 Phase
Floor Drains:	Yes
Specialties:	CO Monitoring System
Available:	Now

## Property Overview

Well positioned flex industrial space on McKee Road offering 4,848 SF of flex space. The space consists of a reception, offices, break room, storage space, and partially conditioned warehouse space.

Tenant is additionally responsible for separately metered utilities, phone/data, and janitorial.

## Location Overview

6064 McKee Road in Fitchburg, WI, is conveniently located about 6 miles southwest of downtown Madison, accessible via the Beltline Highway (U.S. Route 12/18). The area offers easy access to shopping, dining, and recreational amenities, including McKee Farms Park and the Greenway Trail. Public transportation is available through Madison Metro Transit, and major roads connect the location to broader regional destinations.

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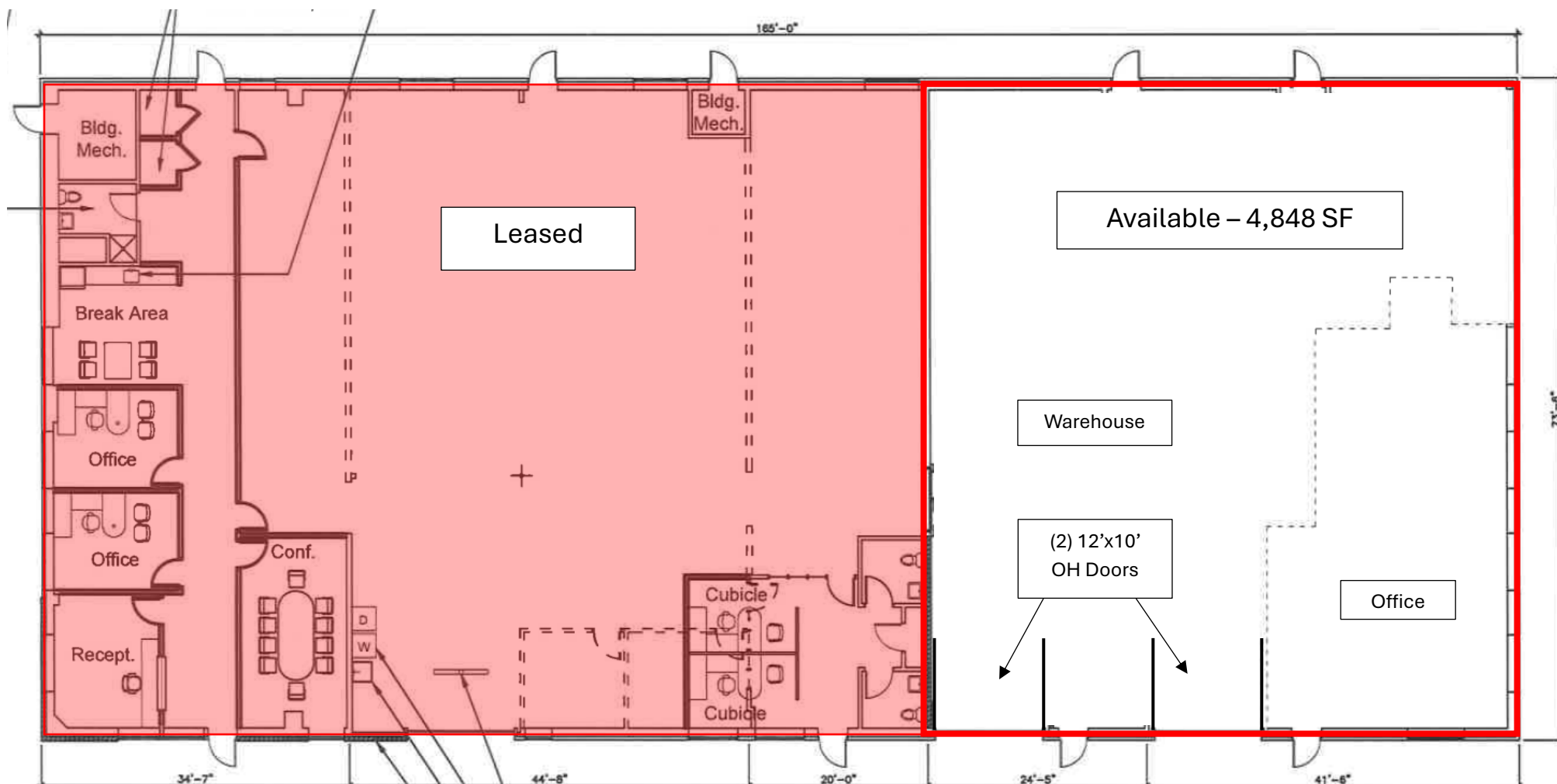


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# FLOOR PLAN

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# PROPERTY PHOTOS

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# LOCATION MAPS

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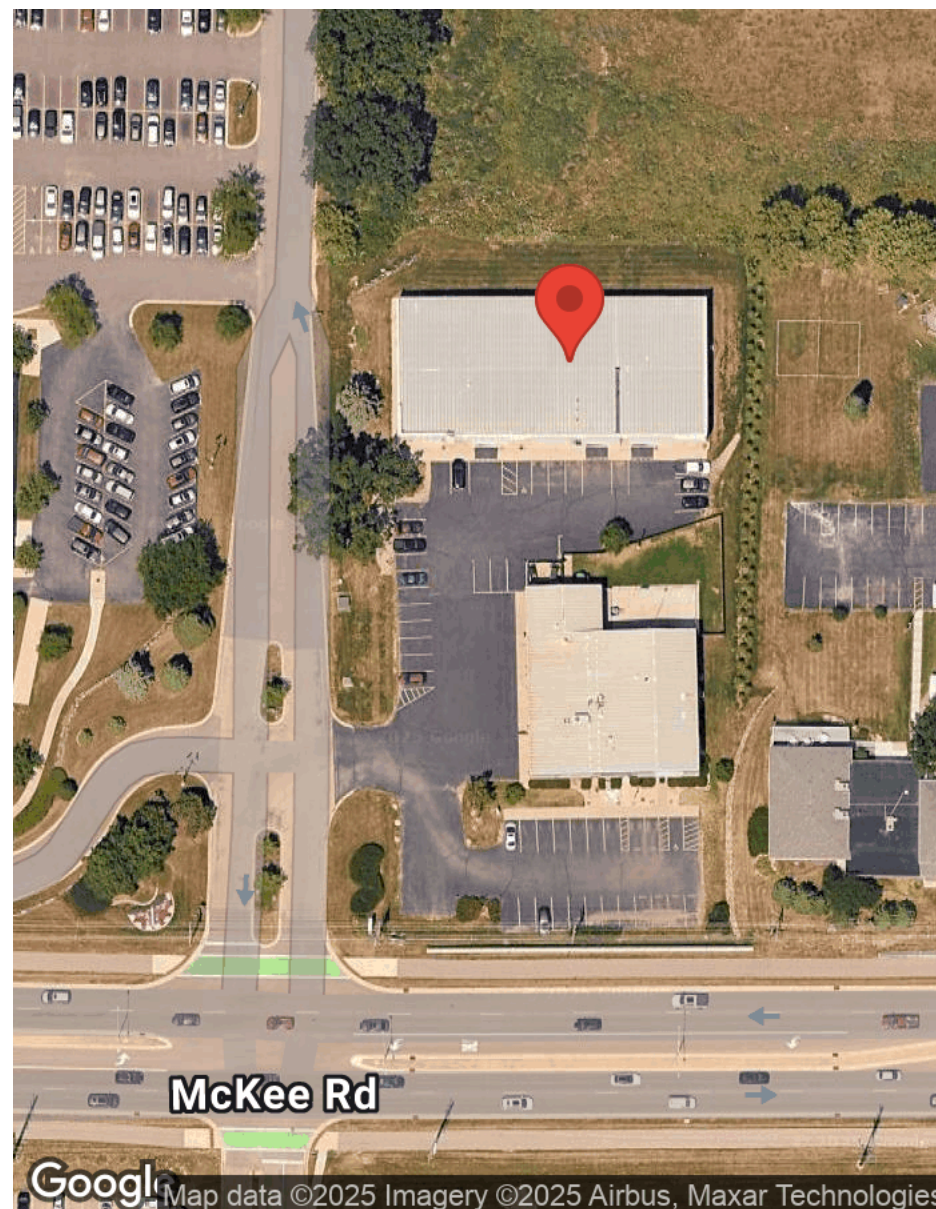


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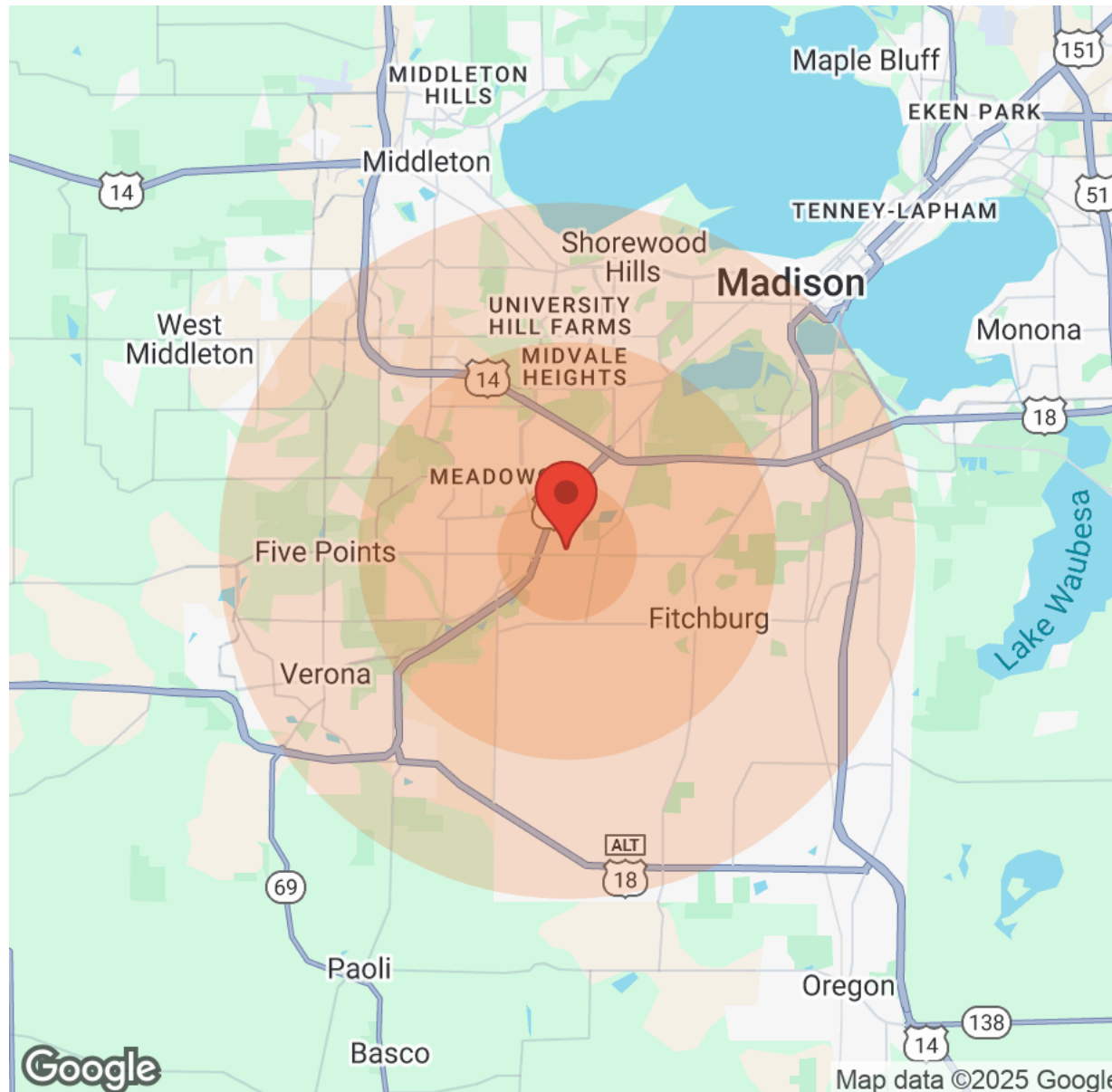
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,266	34,098	81,377
Female	5,663	36,069	85,161
Total Population	10,929	70,167	166,538

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,568	14,062	28,993
Ages 15-24	1,628	9,153	19,699
Ages 25-54	4,439	28,643	73,113
Ages 55-64	1,190	8,508	20,121
Ages 65+	1,104	9,801	24,612

Income	1 Mile	3 Miles	5 Miles
Median	\$53,876	\$70,138	\$66,995
< \$15,000	397	1,946	7,389
\$15,000-\$24,999	459	2,451	6,196
\$25,000-\$34,999	430	2,678	6,256
\$35,000-\$49,999	579	4,011	9,933
\$50,000-\$74,999	858	5,932	13,393
\$75,000-\$99,999	548	4,349	9,531
\$100,000-\$149,999	477	4,588	10,311
\$150,000-\$199,999	174	1,569	4,066
> \$200,000	256	1,533	3,765

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,488	31,067	75,193
Occupied	4,161	29,223	70,912
Owner Occupied	1,939	16,878	37,677
Renter Occupied	2,222	12,345	33,235
Vacant	327	1,844	4,281

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6064 MCKEE ROAD

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