



4300 Duraform Lane Windsor, WI 53598

For Sublease

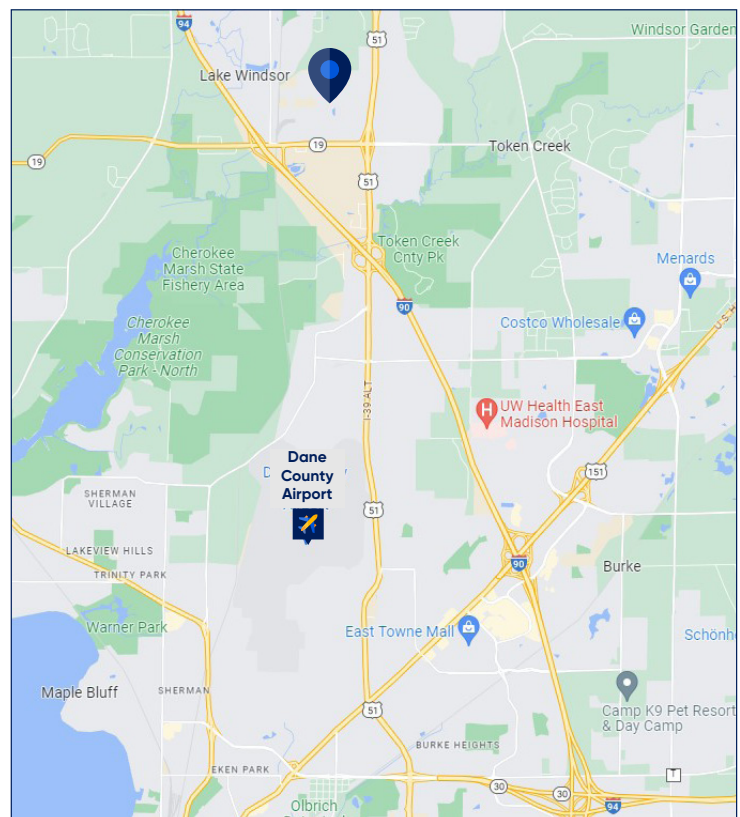
Property Overview

Class A flex building available for sublease. The building was built in two phases. Phase one: the East building, consists of office space, a warehouse, and a sport court + weight room/gym. Phase 2: the West building, consists of class A office space. The buildings are contiguous and connected via a glass breezeway. The office suites in the West & East wings of the building are fully leased. The warehouse area and sport court/gym areas remain available for lease.

Space Profile

- Available Suites:**
- 3,800 SF of warehouse
 - 2,270 SF of warehouse/sport facility
 - 6,070 SF total contiguous available space
- Rental Rate:** \$10/NNN
- 2023 Est. OpEx:** \$5.75/SF + Utilities & Janitorial
- Availability:** Immediate
- Building Class:** A
- Parking:** 3:1,000
- Notes:**
- Excellent access off Interstate 39/90/94 and US Highway 51
 - Solid/new construction on concrete pad
 - Total site consists of over 2 acres
 - Shared outdoor patio with grill area
 - Internet providers include: TDS and Century Link
 - Warehouse clear height exceeds 24'
 - Showers

Map



For More Information



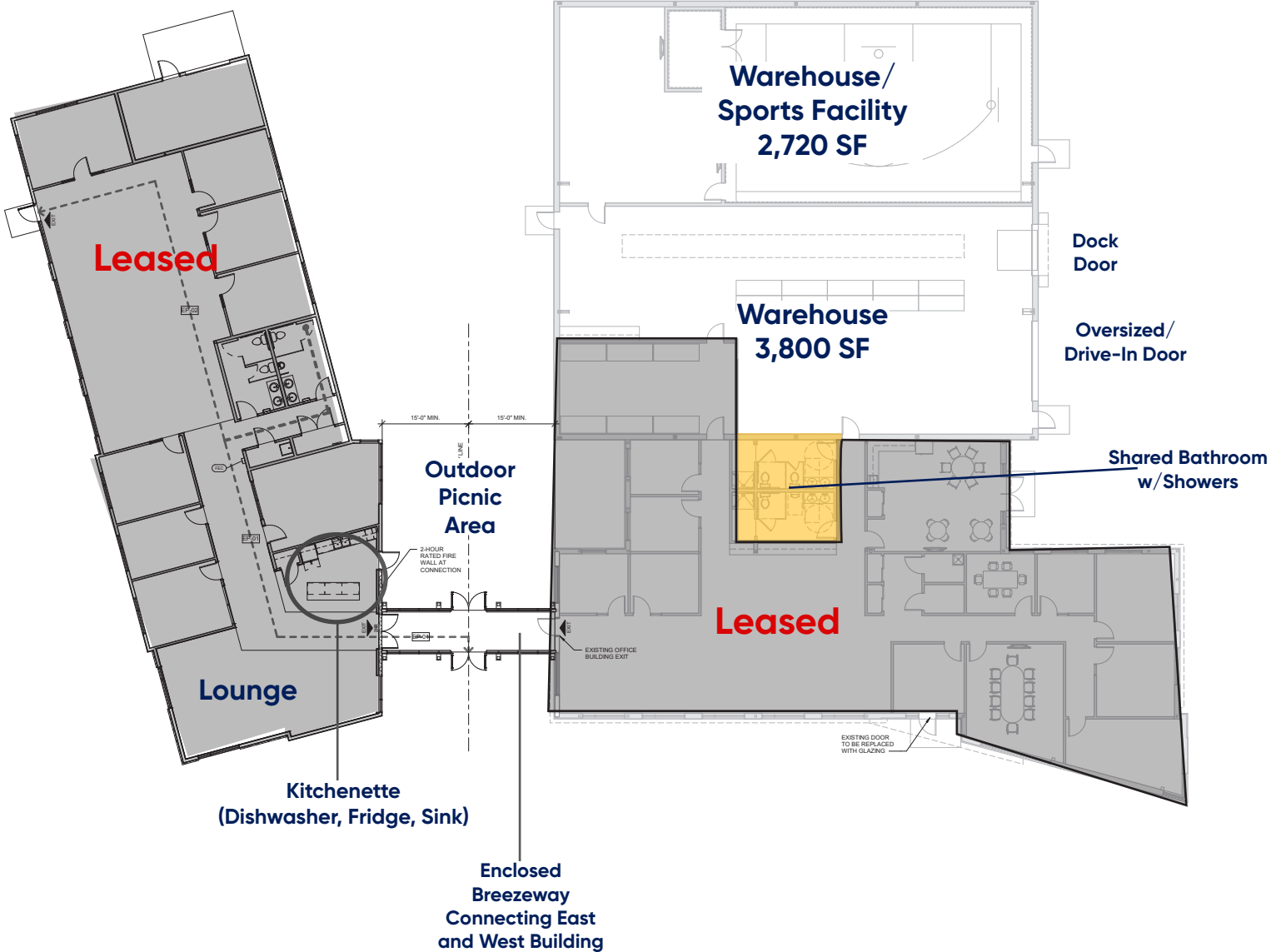
Ross Ridders
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Cresa
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Full Building Floor plan

West Building

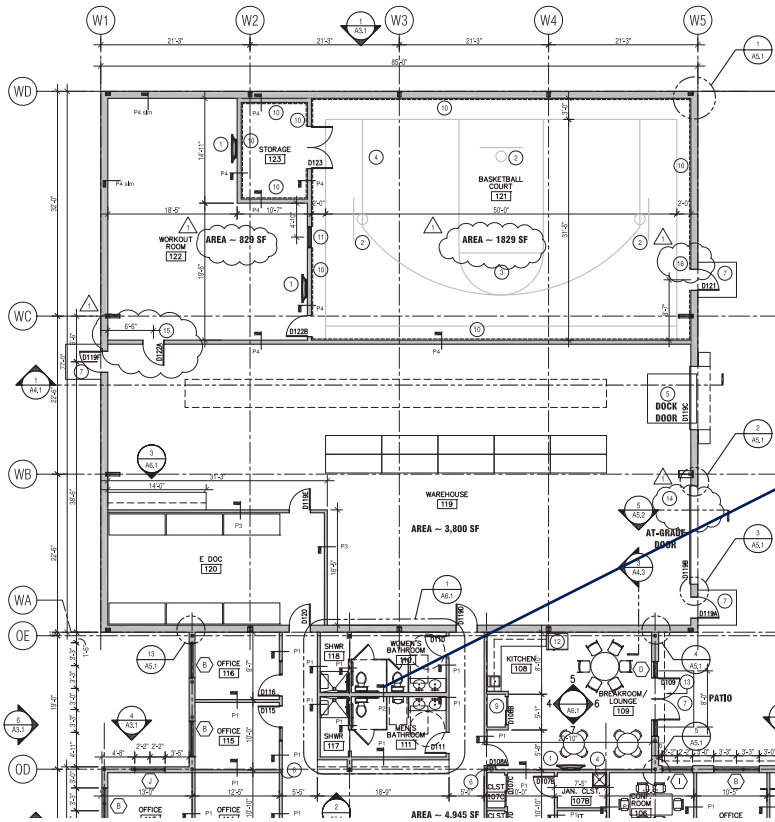
East Building



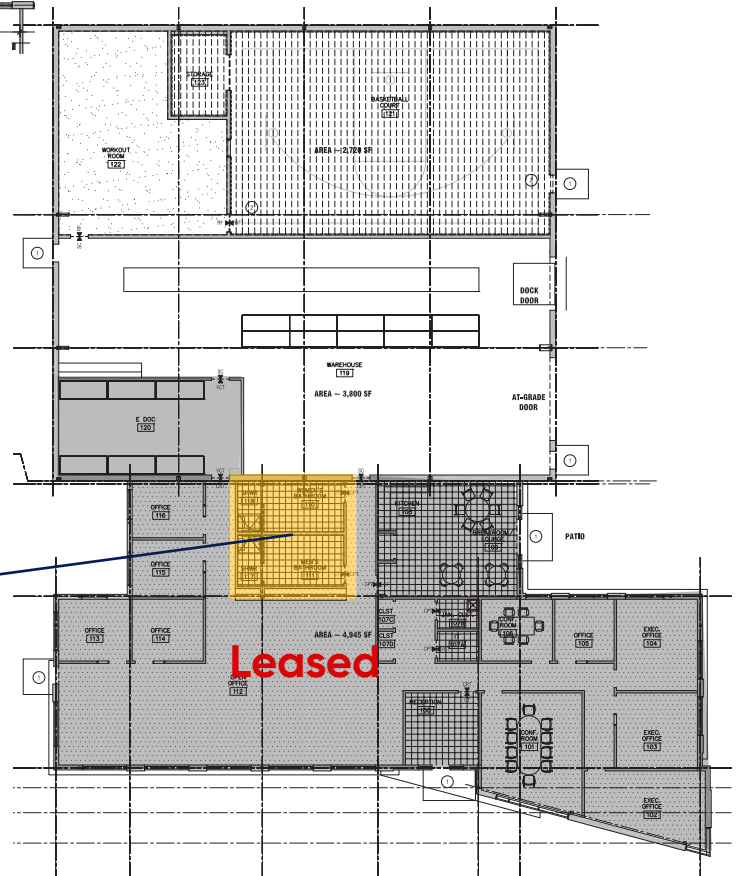


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Phase One: East Building



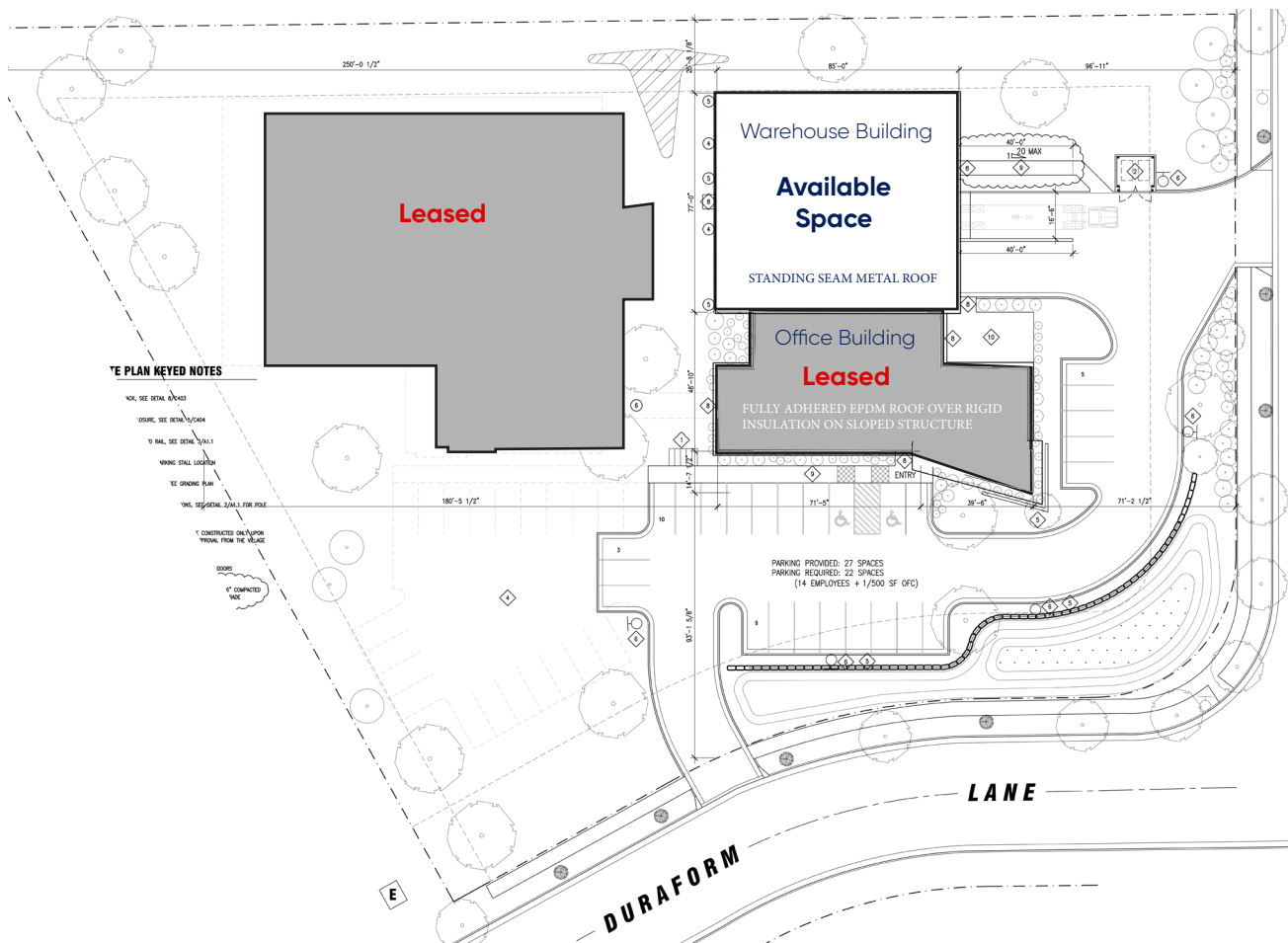
Shared Bathroom
w/ Showers



Shared Bathroom
w/ Showers

Leased

Site Plan



Pictures

