

For Sublease

cresa

3202 Latham Drive Madison, WI 53713

Building and Sublease Information

Premises Size	135,617 SF (see space profile)
Year Built	1993
Lease Expiration	12/31/2028
Availability	Immediate
Lease Type	NNN
Parking Ratio	1.5/1,000 (200 stalls)
Power	Heavy Power w/Back-Up Generator

For More Information



Tim Ridders
608.669.4153
tridders@cresa.com

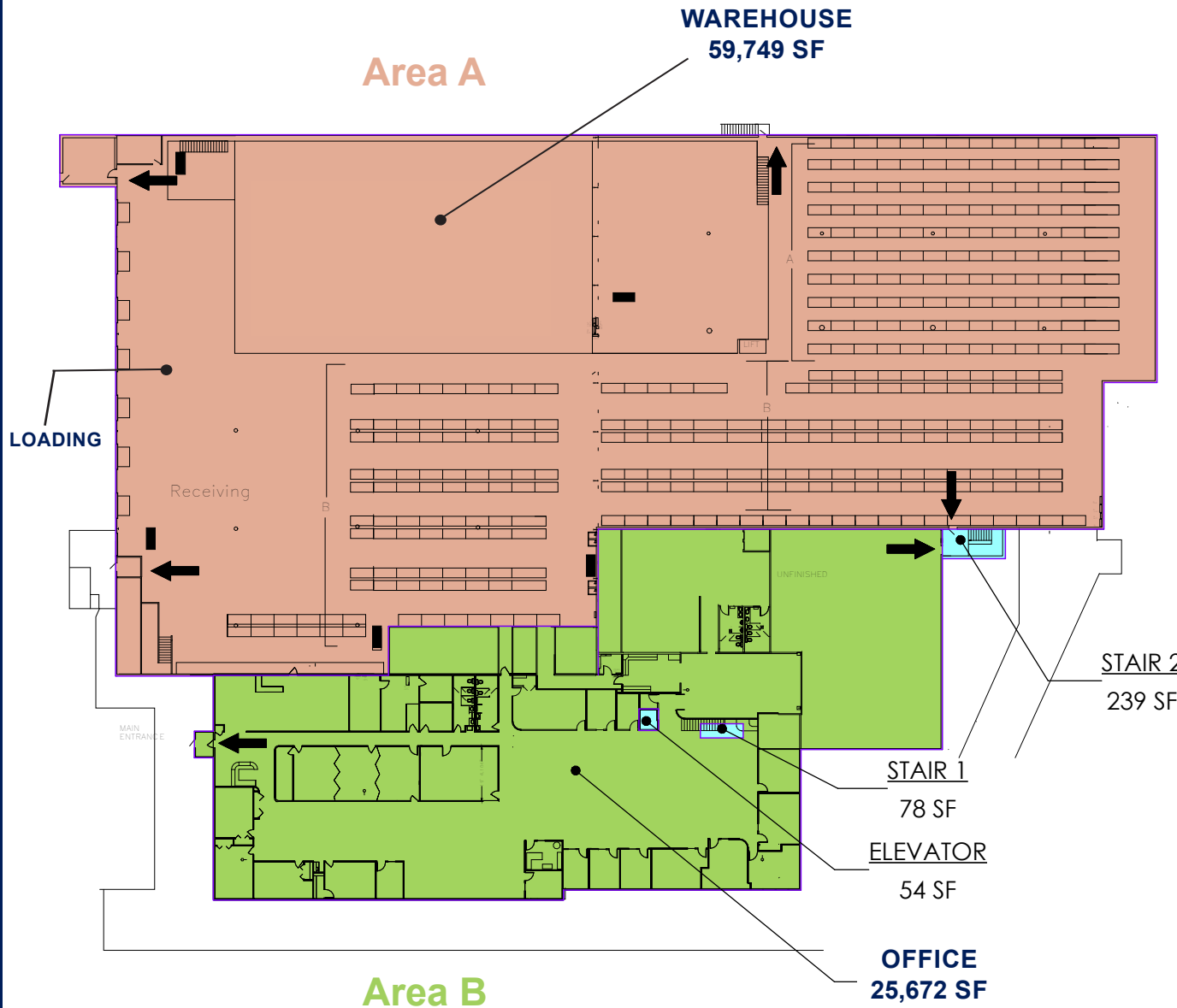


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Space Profile

Area A	59,749 SF	High Bay Warehouse
Area B	25,672 SF	Office & Showroom Space (divisible)
Area C	24,088 SF	15' Clear Height Warehouse
Area D	11,538 SF	Office Space (divisible)

**Each space can be
subleased separately.**



Area A

Warehouse

59,749 SF

\$7.00/SF NNN

- 7 Dock Doors
- Clear Height: ~25 ft
- Back-Up Power: 100kW Unit
- Fully Heated & Air Conditioned
- ~900 SF Storage Shed/Garage

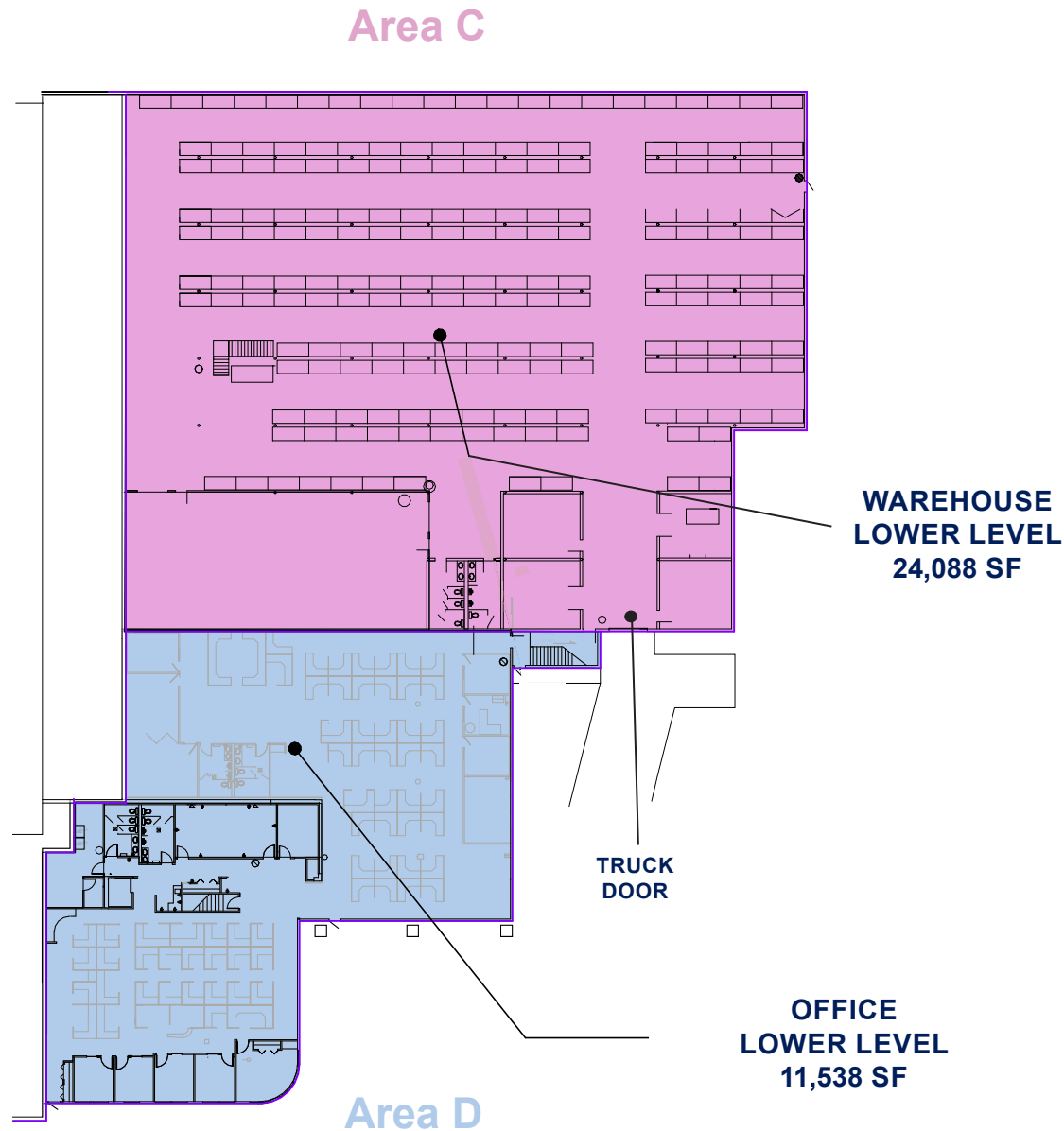
Area B

Office

25,672 SF

\$5.00/SF NNN

- 15+ Private Offices
- Open Workspace
- Several Conference Rooms
- Large Training Rooms
- Showroom
- Mailroom
- Kitchen/Lunchroom
- Workout Facility
- Mens/Womens Locker Rooms
- Mens/Womens Restrooms



Area C

Lower Level Warehouse

24,088 SF

\$5.00/SF Gross

- 1 Drive-In Door
- Office/Storage Rooms
- Clear Height: 15ft
- Racking
- Mens/Womens Restrooms

Area D

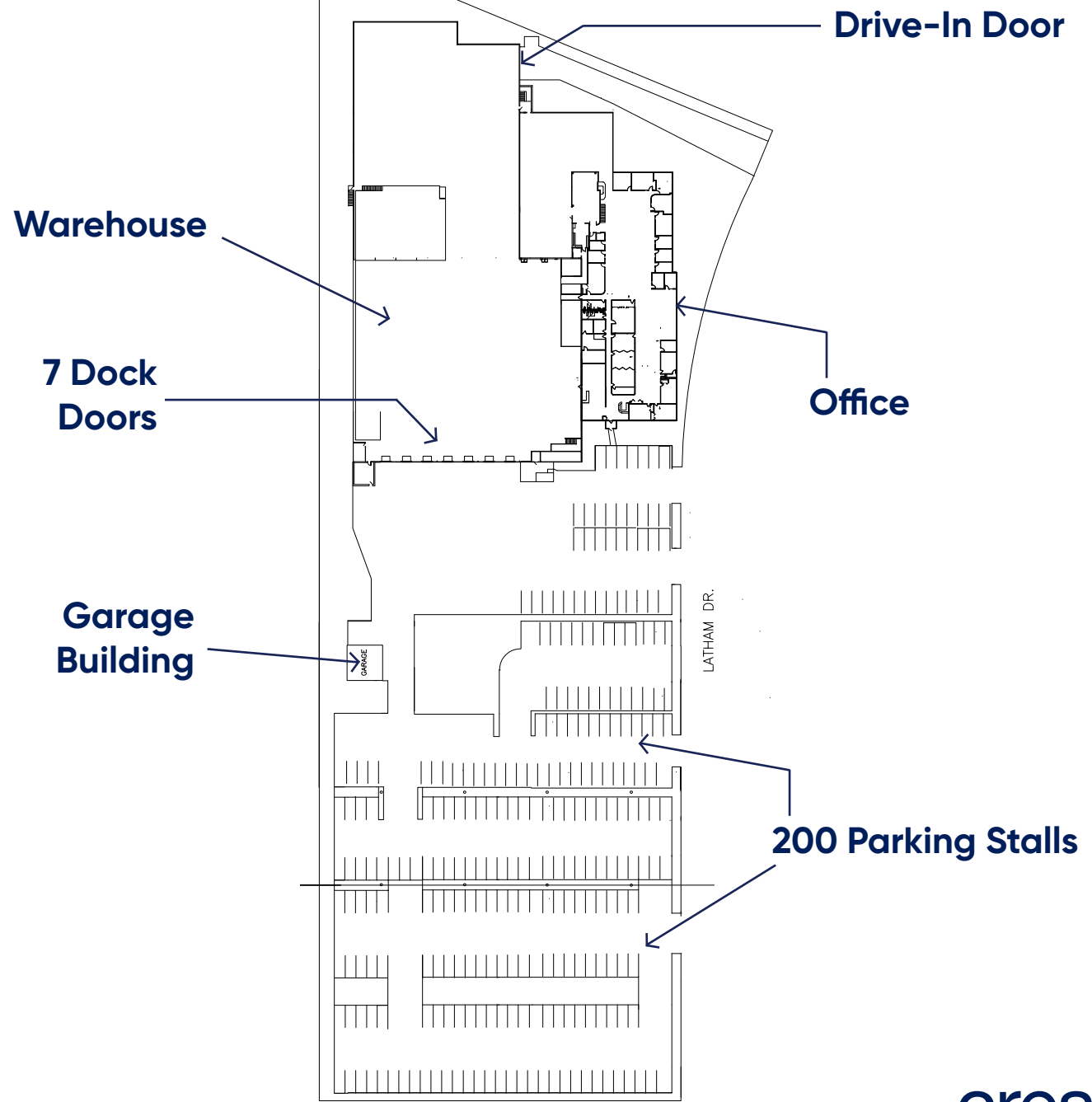
Lower Level Office Space

11,538 SF

\$5.00/SF NNN

- Open Workspace
- 10+ Private Offices
- Conference Rooms
- Mens/Womens Restrooms

Site Plan







3202 Latham Drive
Madison, WI 53703

