

FLEX SPACE FOR LEASE

FLEX INDUSTRIAL - 4,347 SF (FULLY HEATED AND COOLED)

6060 MCKEE RD, FITCHBURG, WI 53719



FOR LEASE - \$7.75 P/SF NNN

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



PRESENTED BY:

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PROPERTY SUMMARY

6060 MCKEE ROAD | FITCHBURG, WI 53719



Property Summary

Available SF:	4,347 SF
Lease Rate:	\$7.75 P/SF NNN
OpEx Estimate:	\$7.20 P/SF (includes utilities)
Lighting:	LED
Fully Sprinkled:	Wet Sprinkler System
Clear Height:	15'-16'
Drive-in Doors:	(2) 20'x14'
Heating/AC:	Full HVAC
Zoning:	Business Highway (BH)
Parking:	Non-exclusive Parking
Signage:	Monument & Building Signage
Available:	Available in 30 days

Property Overview

Well positioned flex industrial space on McKee Road offering 4,347 SF of heated and cooled space. The space consists of a reception, 1,911 clear span gym, 3 restrooms with 3 showers, janitorial closet, 1,250 SF of concrete floor mezzanine and an office.

Gas, Electric, and Trash/Recycling are shared with the neighboring tenant and billed back in CAM from the Landlord.

Location Overview

6060 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. The area is a mix of residential, commercial, and industrial spaces, characterized by its family-friendly environment and suburban charm.

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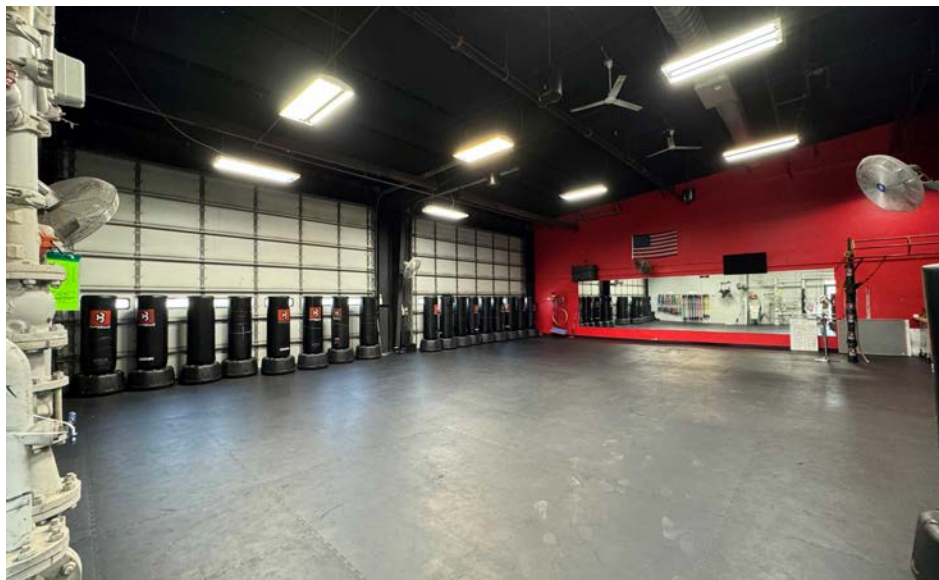


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PROPERTY PHOTOS

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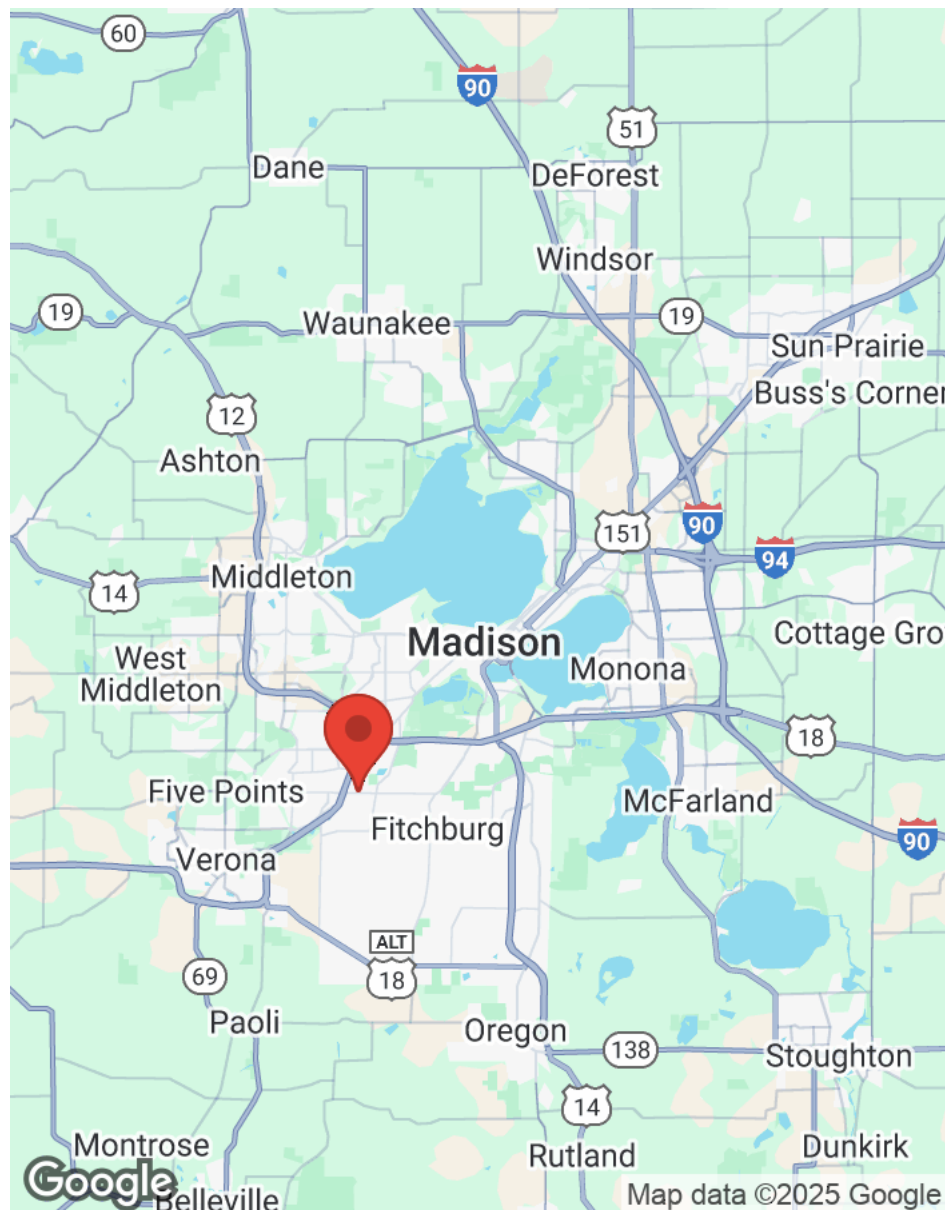


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LOCATION MAPS

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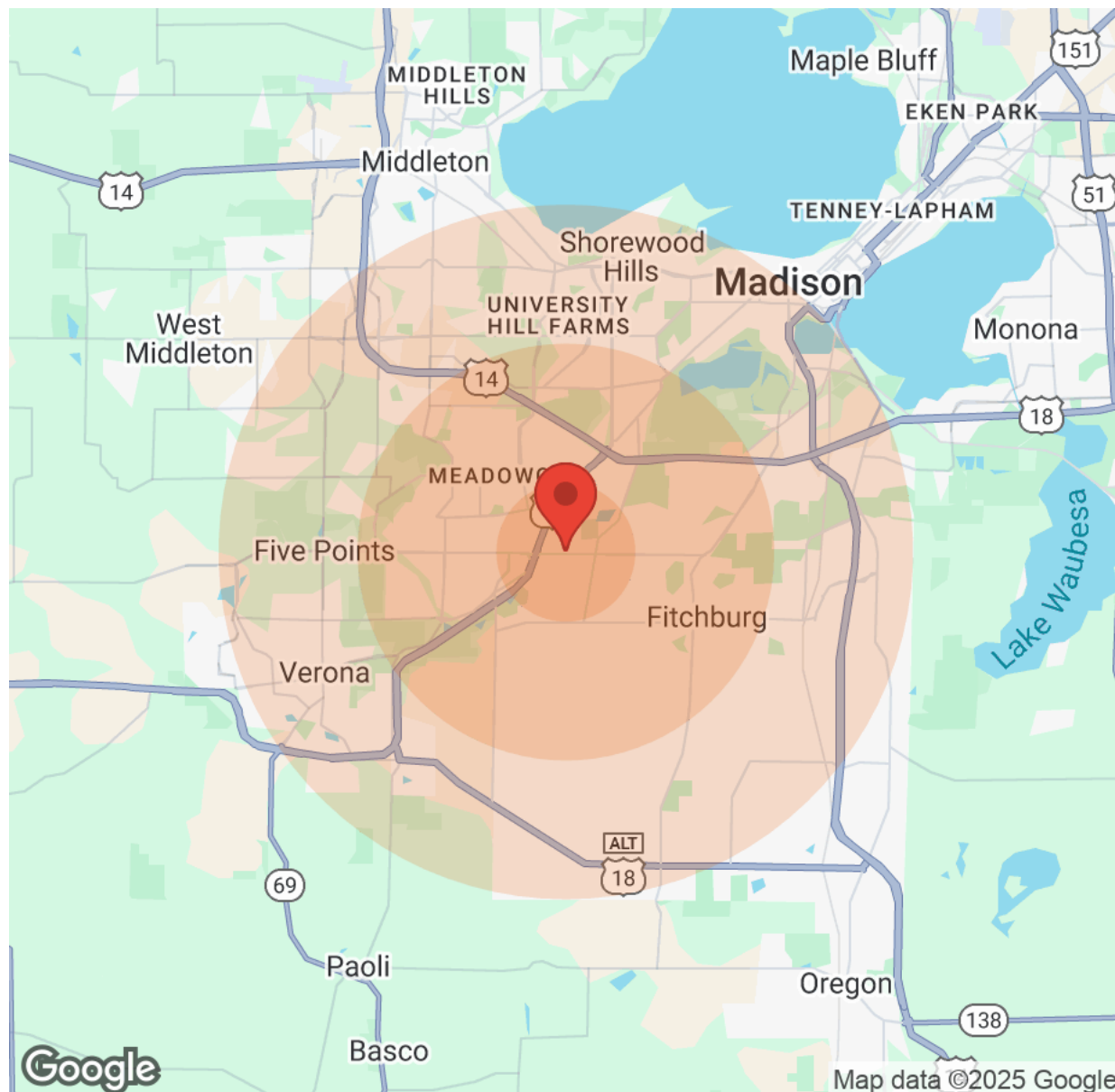


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,266	34,098	80,047
Female	5,663	36,069	83,683
Total Population	10,929	70,167	163,730

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,568	14,062	28,596
Ages 15-24	1,628	9,153	19,356
Ages 25-54	4,439	28,643	72,019
Ages 55-64	1,190	8,508	19,714
Ages 65+	1,104	9,801	24,045

Income	1 Mile	3 Miles	5 Miles
Median	\$53,876	\$70,138	\$66,995
< \$15,000	397	1,946	7,286
\$15,000-\$24,999	459	2,451	6,085
\$25,000-\$34,999	430	2,678	6,146
\$35,000-\$49,999	579	4,011	9,795
\$50,000-\$74,999	858	5,932	13,155
\$75,000-\$99,999	548	4,349	9,322
\$100,000-\$149,999	477	4,588	10,109
\$150,000-\$199,999	174	1,569	3,936
> \$200,000	256	1,533	3,674

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,488	31,067	73,751
Occupied	4,161	29,223	69,547
Owner Occupied	1,939	16,878	36,842
Renter Occupied	2,222	12,345	32,705
Vacant	327	1,844	4,204

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DISCLAIMER

6060 MCKEE ROAD



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