

CBRE

NEW CONSTRUCTION

2318

ADVANCE ROAD

MADISON, WI



Developed & Managed By:

Oakleaf
PROPERTIES

2318 Advance Road

NEW CONSTRUCTION INDUSTRIAL

Located on Madison's east side just off South Stoughton Road (Highway 51), 2318 Advance Road is a new industrial facility offering excellent connectivity to the Beltline Highway and Interstate 90/39/94. This unique infill opportunity is currently under construction with delivery scheduled for Spring 2026.

PROPERTY OVERVIEW

BUILDING SIZE	27,773 SF
AVAILABLE SPACE	27,773 SF (Divisible to 14,000 SF)
LEASE RATE	Subject to Negotiation
YEAR BUILT	Spring 2026 Delivery (Under Construction)
DOCK DOORS	Two (9' x 10') with levelers and seals
DRIVE-IN DOORS	Two (14' x 14')
CLEAR HEIGHT	28-30'
CONSTRUCTION	Pre-engineered metal building
FLOORS	6" reinforced concrete
COLUMN SPACING	75' x 25' (one row of columns down center), which provides 75' x 150' of clearspan space on each half of the building.
FIRE PROTECTION	ESFR System
HVAC	Gas-fired unit heaters in warehouse
LIGHTING	LED high bay fixtures with occupancy sensors
POWER	1600 Amp 480v 3 phase service 800 Amp Tenant Panel
CAR PARKING	18 car spaces
SIGNAGE	Building signage available
ZONING	IL - Industrial Limited (City of Madison)

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2 DOCK DOORS
WITH LEVELERS
AND SEALS



28-30'
CLEAR HEIGHT



2 DRIVE-IN DOORS



600-AMP 480V
3-PHASE SERVICE

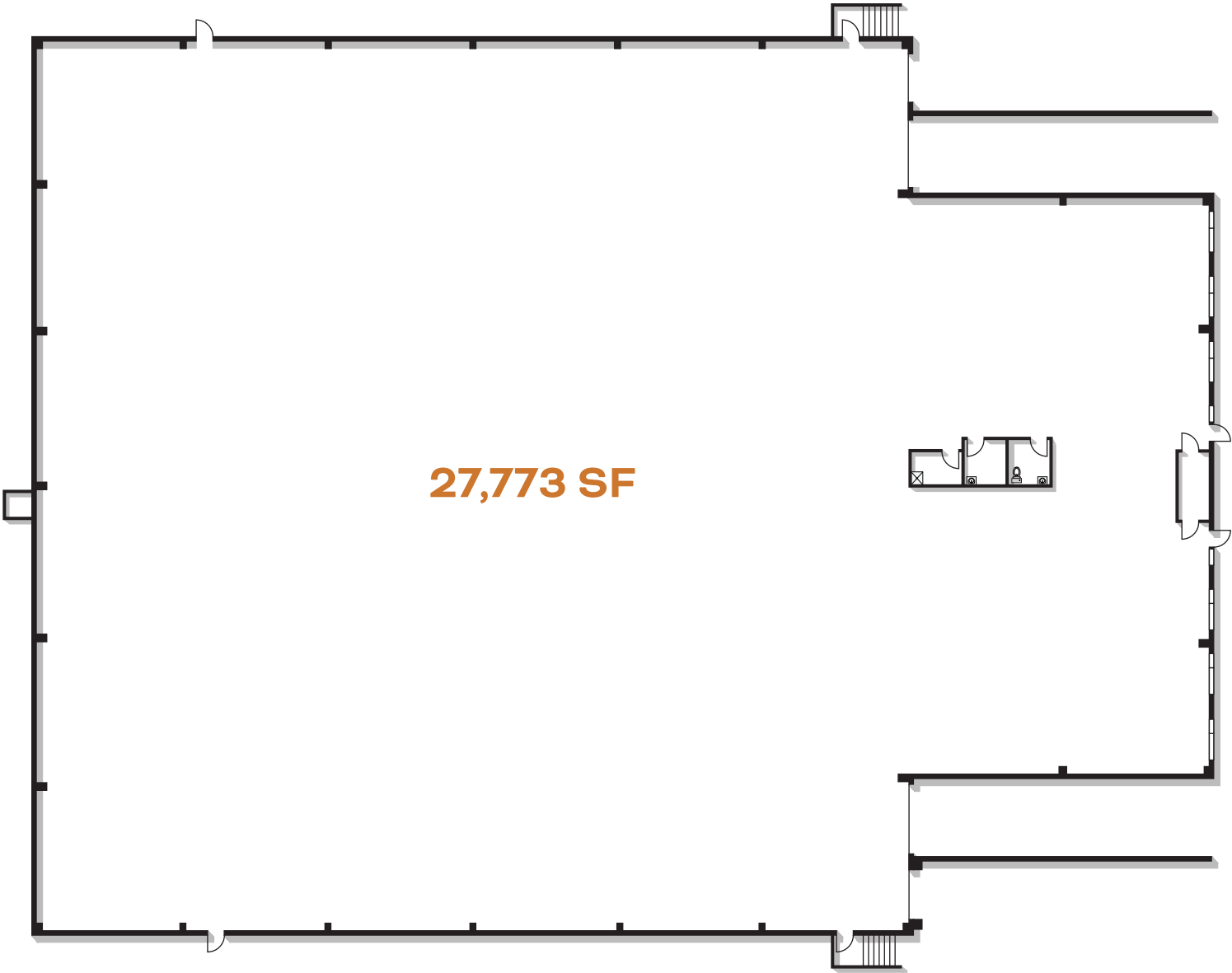


ESFR SYSTEM
FIRE PROTECTION



LED HIGH BAY
LIGHTING FIXTURES

FLOOR PLAN



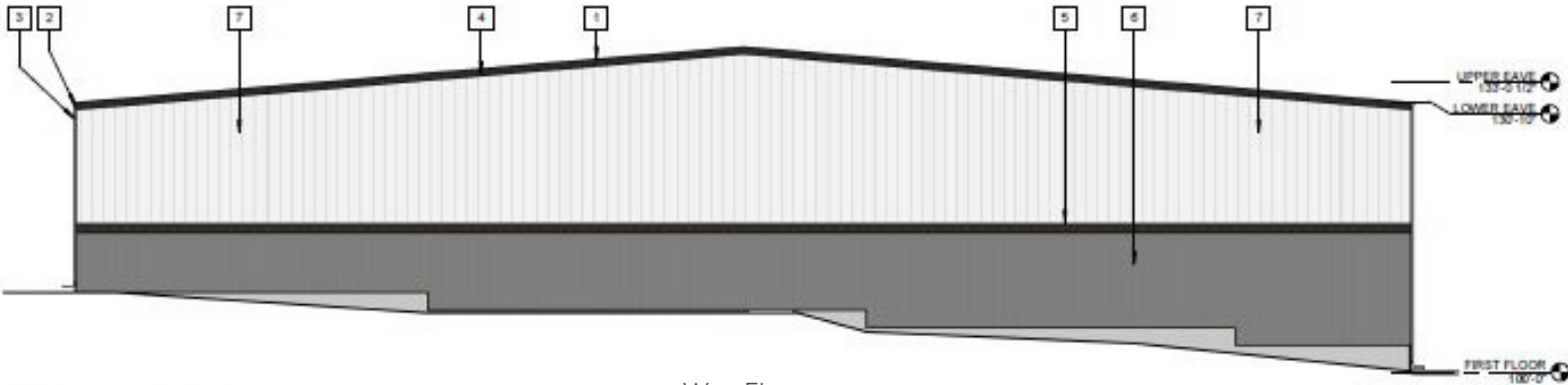
ELEVATIONS



NOTE: Image above shows final color scheme.



East Elevation

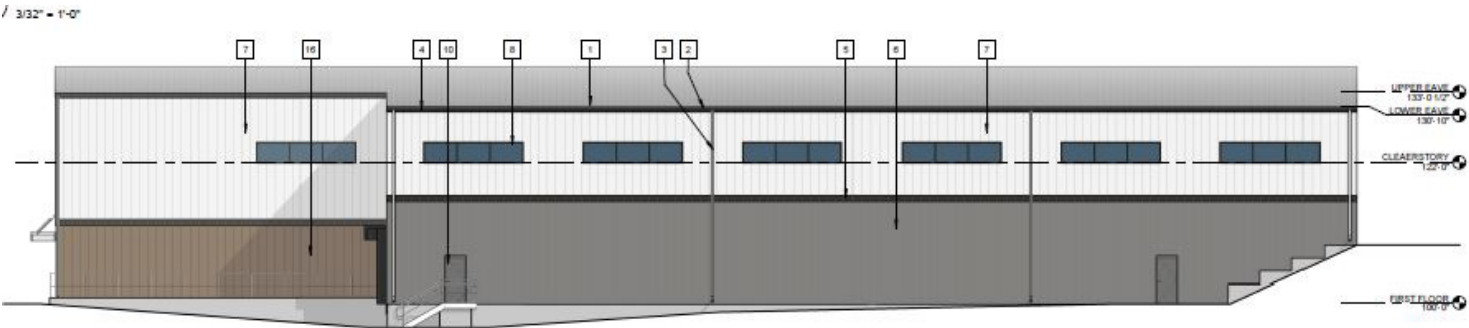


West Elevation

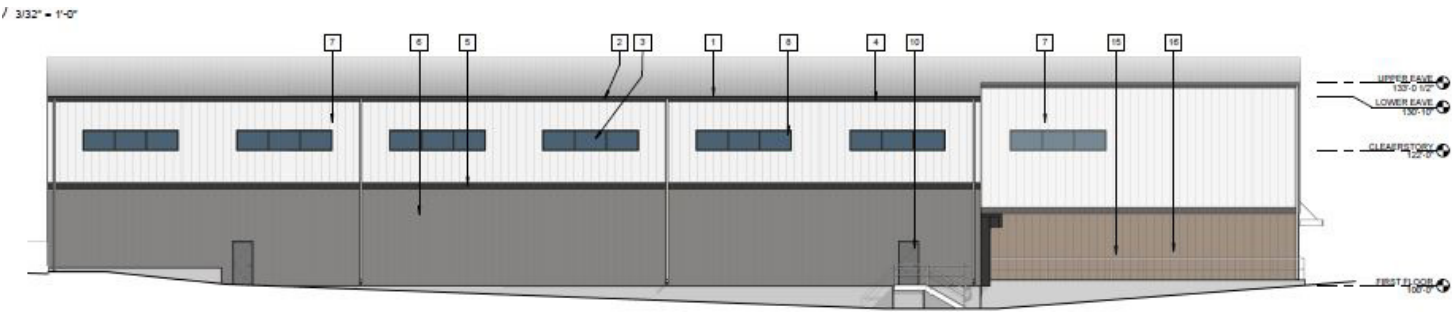
ELEVATIONS



NOTE: Image above shows final color scheme.

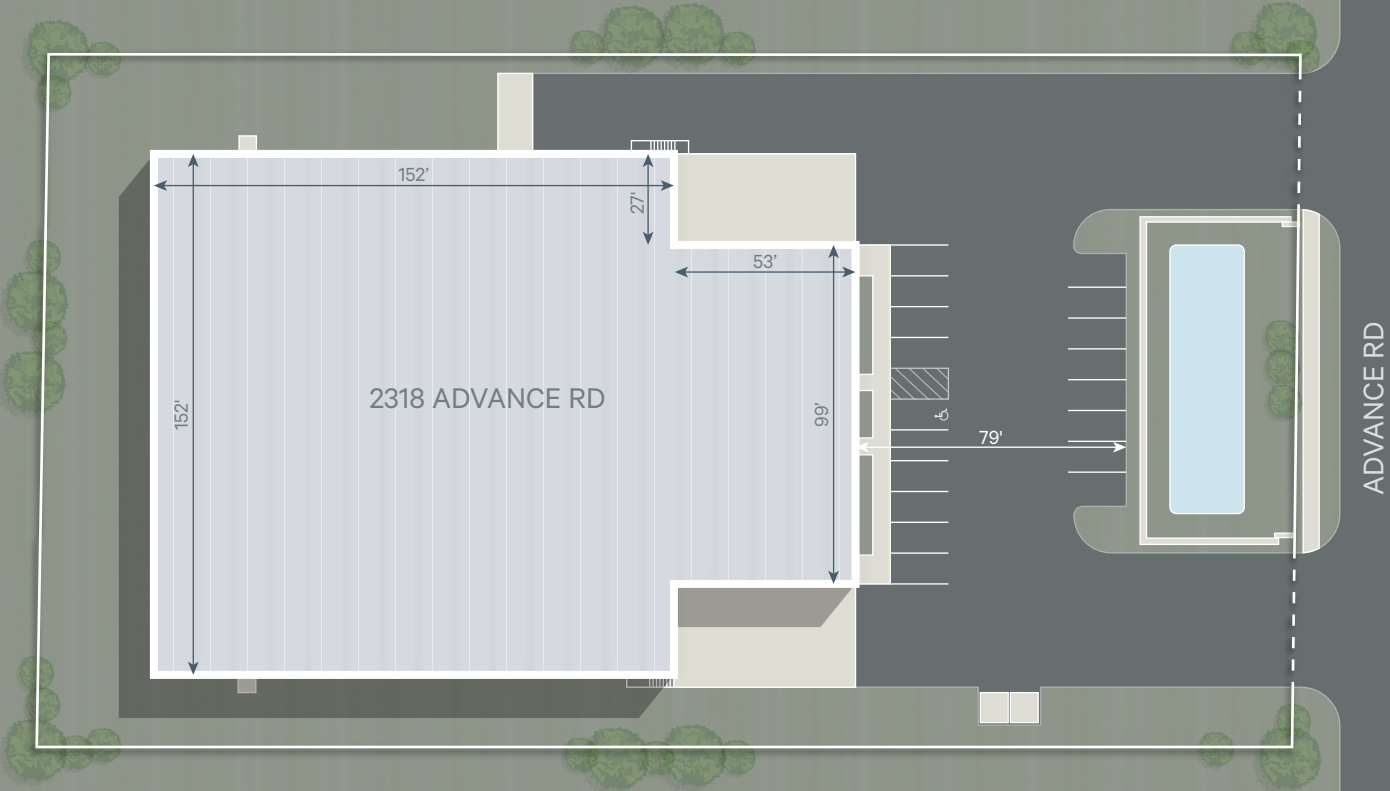


North Elevation



South Elevation

SITE PLAN

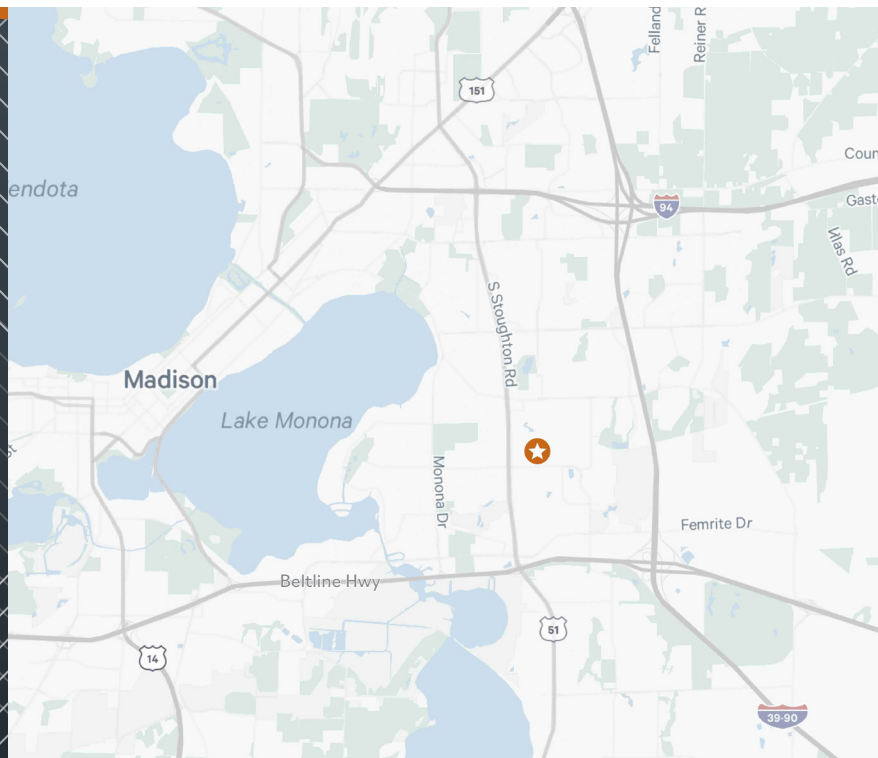


AREA OVERVIEW

The Eastside of Madison is a growing industrial corridor with strong access to Interstate 90/39/94 and the Beltline Highway, making it a strategic location for logistics, warehousing, and manufacturing.

This industrial park is sought after by building supply, industrial supply, distribution, light manufacturing, and service companies looking to take advantage of the most convenient location for easy access to the entire Madison area.

The area benefits from a skilled labor force and a business-friendly environment, with manufacturing employment concentrations above the national average and continued investment in industrial development.



LOCATION HIGHLIGHTS



LOCATED JUST OFF
S STOUGHTON AND
PFLAUM ROAD



MADISON'S PREMIER
INDUSTRIAL SUBMARKET



INDUSTRIAL
LIMITED (IL)
ZONING

2318

ADVANCE ROAD

MADISON, WI



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CBRE

State of Wisconsin Broker Disclosure To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

Definition of Material Adverse Facts

A “material adverse fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement. An “adverse fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.