



MLS #:	1979462	Active	Business/Comm	Price: \$1,350,000	
1335 & 1337 Gilson Street	#	City	Madison		W15
Madison WI 53715		County:	Dane		
Trade Name:					
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RE For Sale:	Yes	Units in Bldg:	2		
Bus for Sale:	No	Ann Rent/SqFt:	\$		
Lease Only:	No	Bldg Gross SqFt:	16,280	Assessor	
# of Stories:	2	Net Leasable SqFt:	0		
Approx Bldg Dim:	0x0	Ceiling Hgt Min:	9	Max:	12
Year Built:	1917	Assessor	# Loading Docks:	4	
Street Frontage:	150	Parking Fees/Mo:	\$ 0		
		Onsite Parking:	yes		

From John Nolen Drive head east on E Olin Ave then South on Gilson St.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	None	None		\$ 0	\$ 0.00	\$	5,720
2	None	None		\$ 0	\$ 0.00	\$	10,560
3				\$	\$	\$	

Gross Op Inc:	\$ 0	Net Taxes:	\$ 14,754 / 2023	Lot Size:	
Ann Op Exp:	\$ 0			Est. Acres:	0.7800 Assessor
Net Op Inc:	\$ 0	Year:	0	Parcel #:	0709-264-0914-9
				Zoning:	TE

Included: -

Excluded: Sellers and tenants personal items, walk in coolers are negotiable.

Type	Office, Warehouse	Building Parking	11-20 spaces, Paved, Gravel
Location	Industrial park	Basement	Slab/None
Present Use	Office, Wholesale, Warehouse, Other	Sale Includes	N/A
Exterior	Aluminum, Block, Concrete, Stone	Documents on File	Property Condition Report
Roofing	All flat, Rubber/membrane	Lease Type	None
Heating	Other	Tenant Pays	N/A
/Cooling		Occupancy	Tenant(s)
Fuel	Natural gas		
Water/Waste	Municipal water, Municipal sewer		
Features	Loading dock(s), Overhead doors, Loading Ramp, Freight elevator, Private Restrooms, 3 phase electric, Inside storage, Outside storage, Private office(s)		

16,280-square-foot warehouse/ office/ workshop is ideally situated with great access to the Beltline, major highways and Downtown Madison. This 2 unit building has been used as a food hub and a wood shop. Highlights include multiple outdoor loading docks, kitchen/ break room, abundant storage and functional office spaces. The building is currently set up with a freezer and refrigeration for food distribution which could be negotiated with the purchase. Located within the Wingra 42 TIF district.

Sold Price:

Closing Date:

This information provided courtesy of: Spencer Real Estate Group

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