

Warehouse & Office Space for Lease



Nakoma Crossing
3517 W Beltline Hwy
Madison WI 53713



Presented By:

Ben Filkouski, CCIM
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Property Summary

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



Property Summary

Available	October 1, 2025
Space Available	
Warehouse/Manufacturing	14,565 – 44,708 sf
Office	2,600 – 17,071 sf
Lease Rate	
Whole Building	\$8.50/sf
Warehouse	\$7.00 - \$8.50/sf
Office/Showroom	\$16.50/sf
Lease Type	NNN
NNN Expenses	\$3.00/sf
Term	5 + years
TI Allowance	Negotiable
Zoning	SE
Docks	4 with levelers
Drive-in's	3-4 potential
Year Built	1970, 1975, 1985
Electrical	1200 AMP & 800 AMP Back up generator
Water & Sewer	Municipal
Air Conditioning	Throughout
Sprinklered	Throughout

Property Updates

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Property Updates – to be completed October 1, 2025

- Under new ownership
- New landscaping
- EIFS facade refinish
- Exterior masonry updates
- Main entrance relocation & refresh
- LED lighting throughout
- New concrete sidewalks in specific areas
- Updated asphalt parking lot
- New OH doors added
- New Pylon signage along the Beltline Hwy
- Building signage available
- New patio at main entrance



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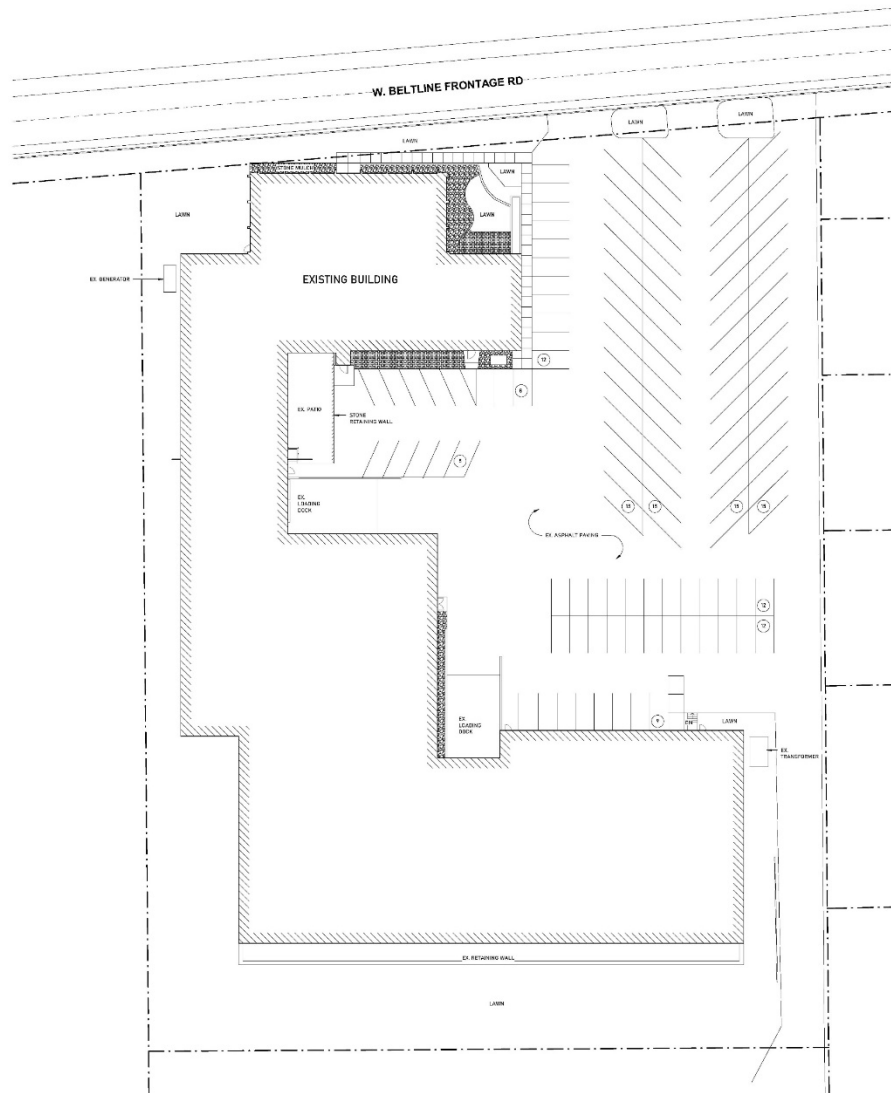
Renderings

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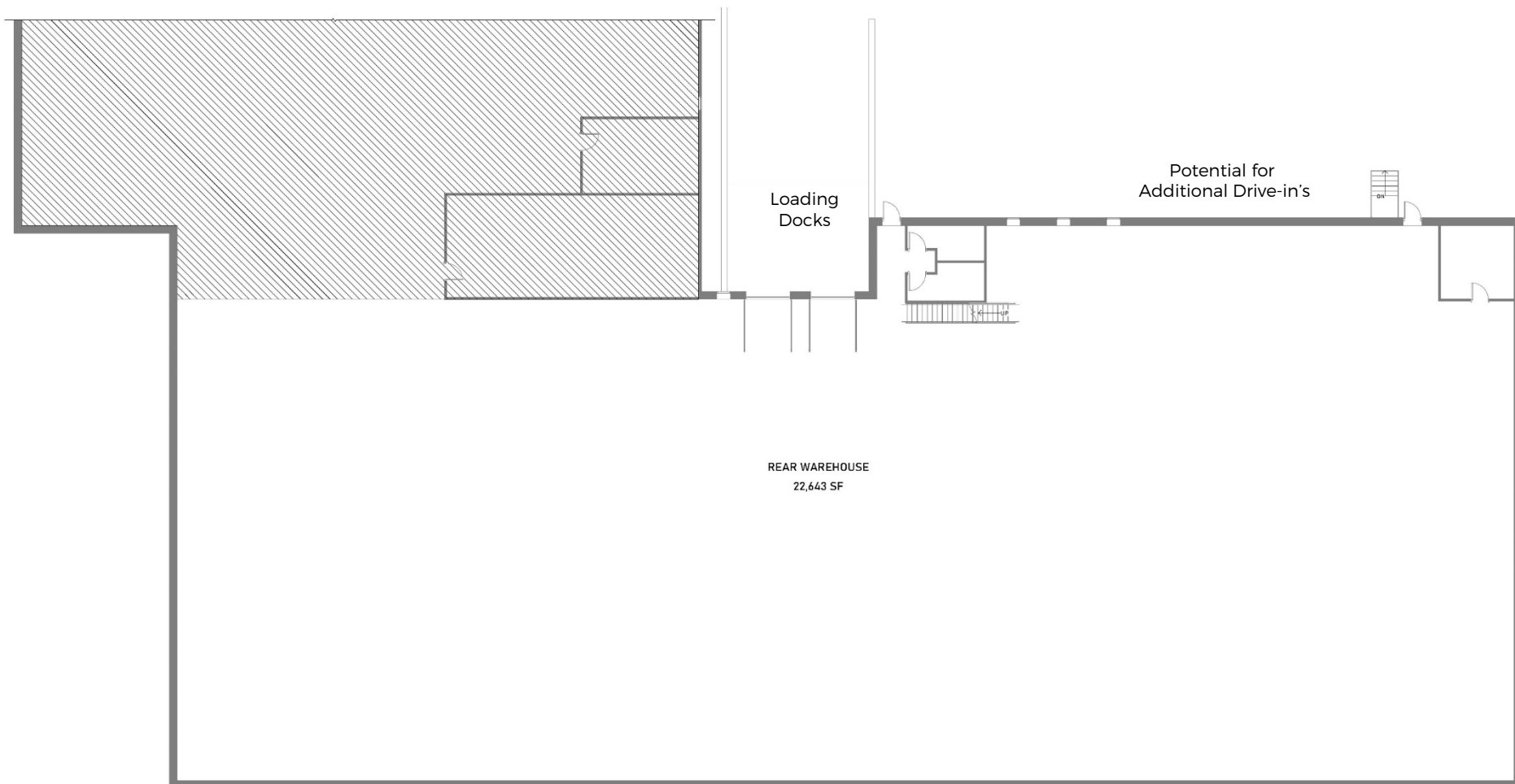
Site Plan

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Floor Plans – Warehouse Space

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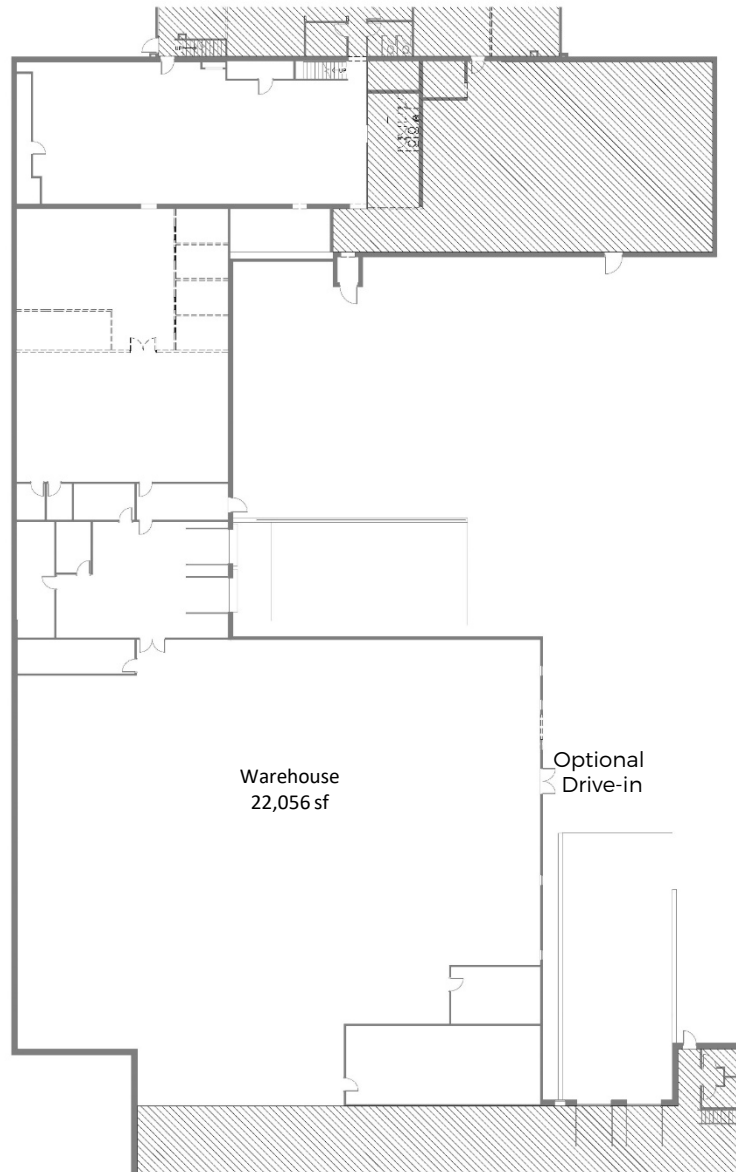
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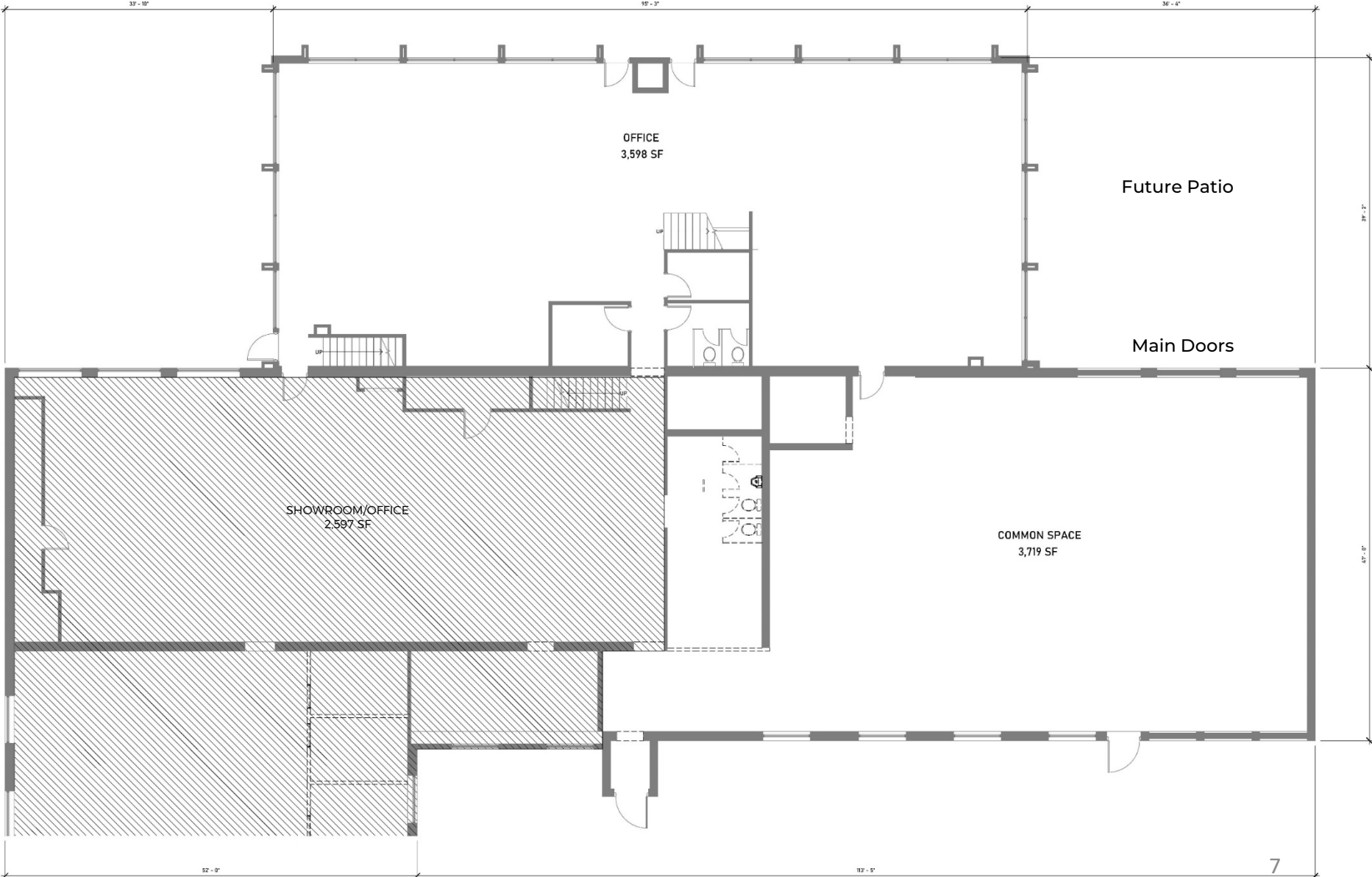
Floor Plans – Warehouse

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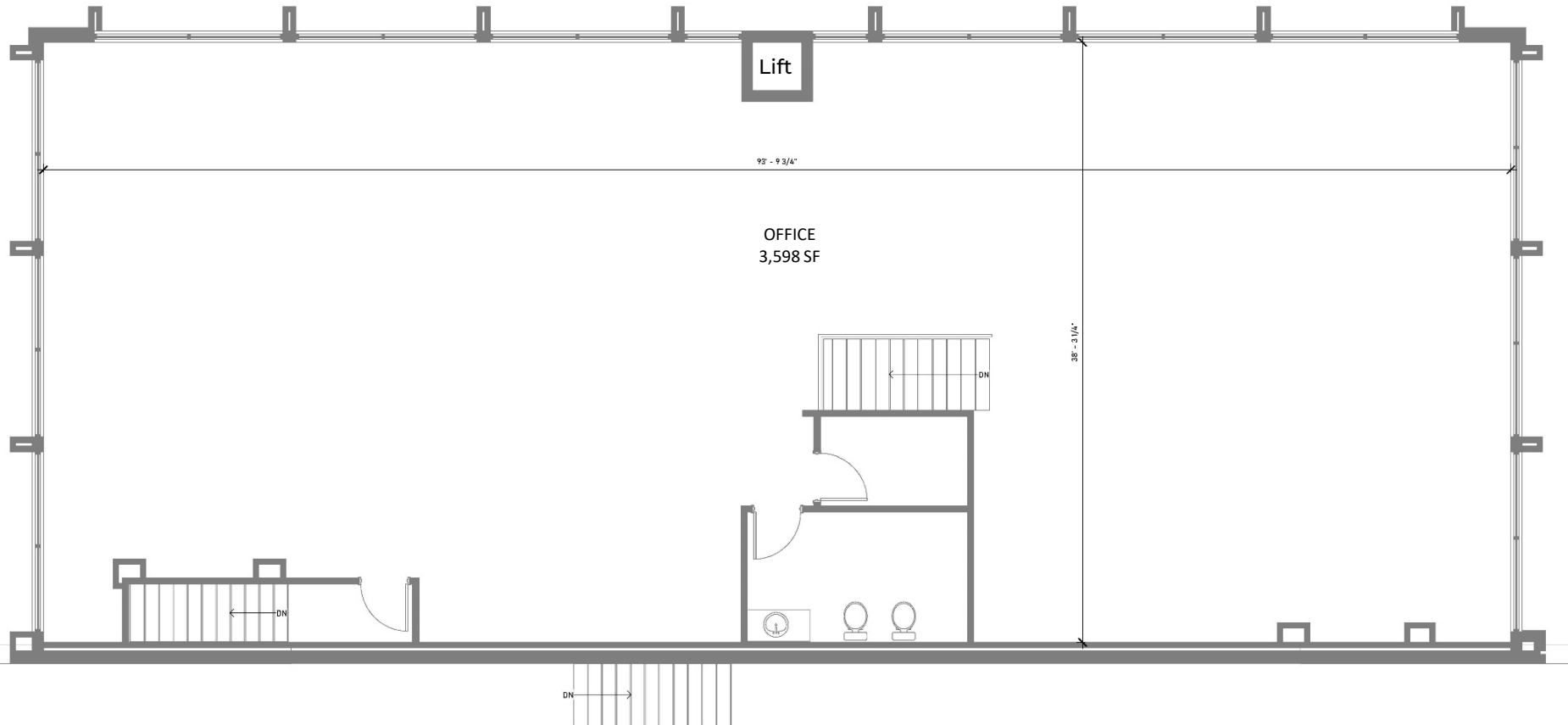
Floor Plans – First Floor Office & Common Areas

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Floor Plans – Second Floor Office

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Property Photos

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