



Katie@nexthomemetro.com

**FOR
SALE**

\$1,150,000.00

INDUSTRIAL WITH OUTDOOR STORAGE

Unique Opportunity

Prime East Side Location – Centrally situated just off Stoughton Road (Hwy 51), offering easy access to major corridors including Hwy 30, Hwy 151, and Interstate 90/94.

Katie Lichtie
608--347-5525



PROPERTY FEATURES

- TWO NEW 9.5' TALL DRIVE-IN DOORS
- ABILITY TO ADD ADDITIONAL OVERHEAD DOORS UP TO 11' TALL
- NEW ASPHALT DRIVEWAY, AND A FRESH SEAL COAT PARKING LOT
- 1-ACRE LOT WITH 16,000 SF FENCED YARD WITH PERMITTED OUTDOOR STORAGE
- FRESH COAT OF SEALER ON THE ROOF WITH A 10-YEAR WARRANTY
- HVAC THROUGHOUT THE BUILDING CAN BE ZONED
- LARGE EXHAUST FAN FOR VENTILATION
- 13' MAX CEILING HEIGHT, MIN 10'
- FRESH EXTERIOR PAINT, DOORS, AND WINDOWS
- NEW LED LIGHTING INTERIOR AND EXTERIOR
- WASHER AND DRYER HOOKUPS WITH A MOP SINK
- ABILITY TO SPLIT THIS PROPERTY INTO 2 SEPARATE UNITS
- EASY ACCESS TO THE REGIONAL TRANSPORTATION NETWORK
- IDEAL LOCATION FOR DISTRIBUTION, LOGISTICS, OR OPERATIONS.
- CONTRACTOR IS AVAILABLE IMMEDIATELY FOR THE INTERIOR BUILD-OUT

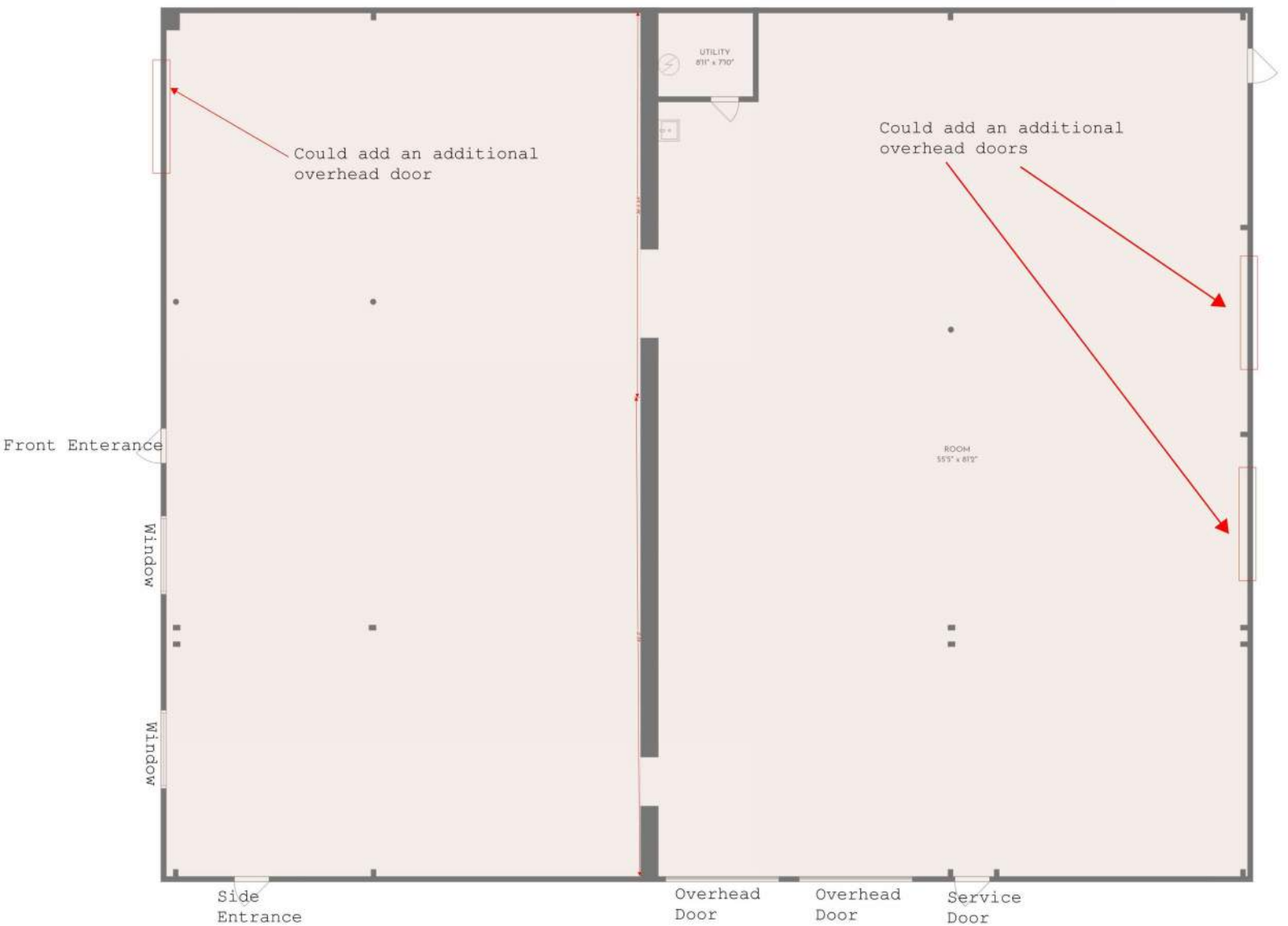
709 ATLAS AVE, MADISON, WI – PRIME LIGHT INDUSTRIAL / FLEX BUILDING WITH
HIGHWAY 51 VISIBILITY

EXCEPTIONAL OPPORTUNITY TO OWN AN 8,652 SF LIGHT INDUSTRIAL PROPERTY
ON A ONE-ACRE LOT WITH DIRECT EXPOSURE TO HWY 51. ZONED IL
(INDUSTRIAL-LIMITED), THIS PROPERTY SUPPORTS LIGHT MANUFACTURING,
WAREHOUSING, FLEX-SPACE, OFFICE, AND LIMITED RETAIL OR SERVICE USES. THE
BUILDING IS A WHITE BOX READY, OFFERING A BLANK CANVAS FOR YOUR
CUSTOM BUILD-OUT.

A RARE, ADAPTABLE INDUSTRIAL OPPORTUNITY READY FOR YOUR VISION.



FLOORPLAN WHITE BOX

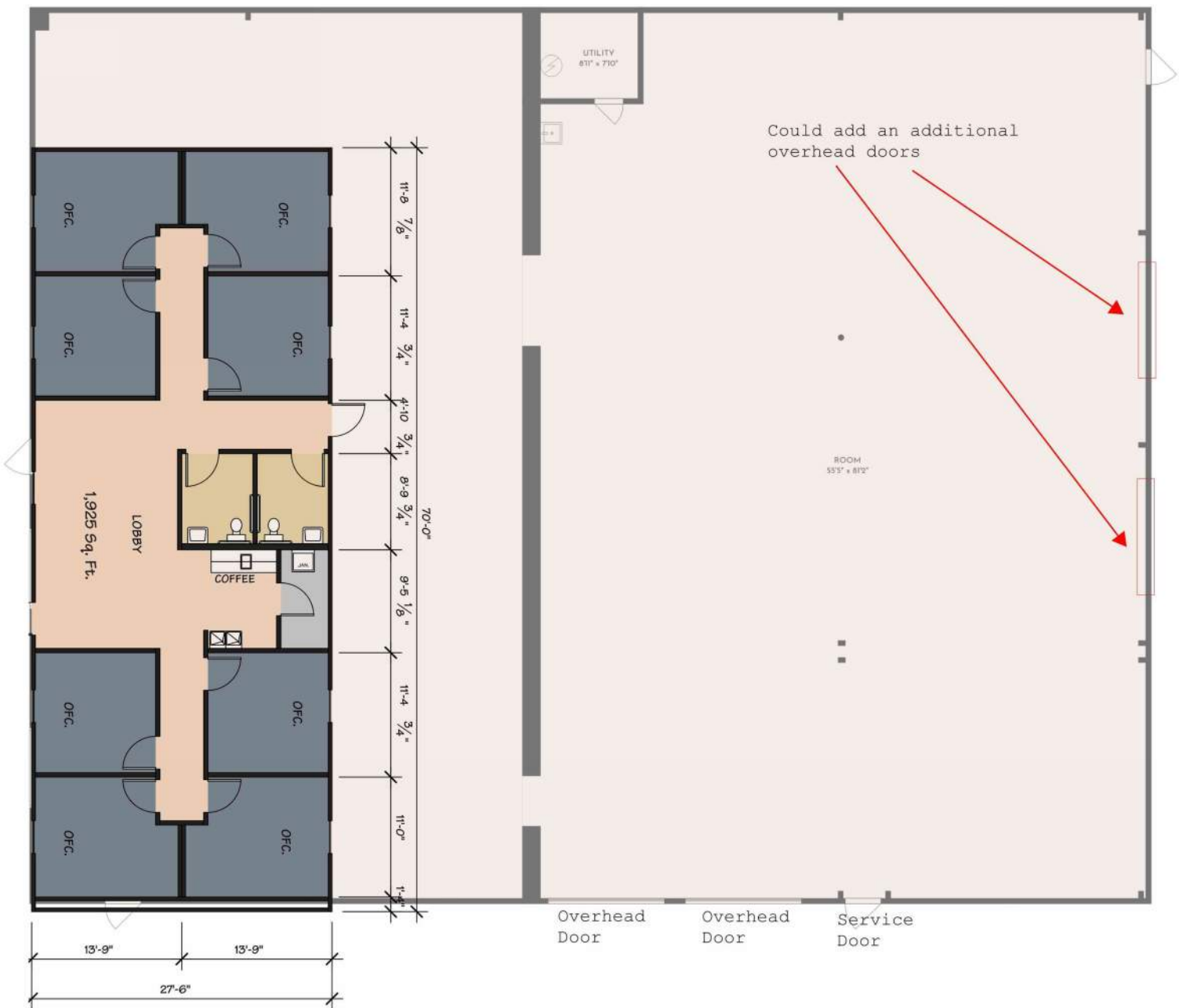


Out Side of building
84 Wide 103 Long total 8652 SF



BUILD OUT IDEAS

1,925 SF BUILDOUT





BUILD OUT IDEAS

1,316 SF BUILDOUT



Out Side of building
84 Wide 103 Long total 8652 SF

