

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	December 1, 2025
Space Available	
Entire Building	55,614 sf
Warehouse/Manufacturing	14,751 – 47,234 sf
Office	3,719 – 7,188 sf
Flex	9,840 sf
Lease Rate	See floor plans
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/240 V 800 AMP/240 V Back up generator
Water & Sewer	2" water line 2" gas line
Air Conditioning	Throughout
Sprinklered	Throughout

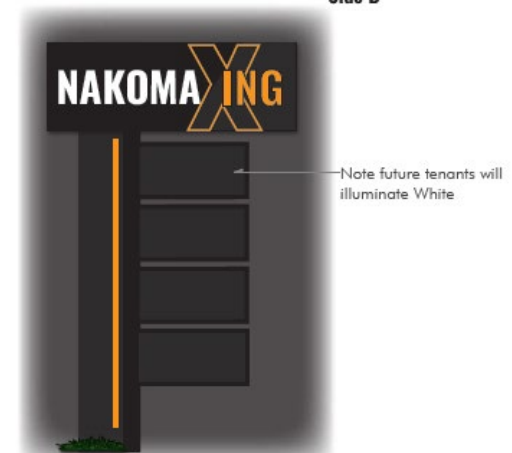
Property Updates

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



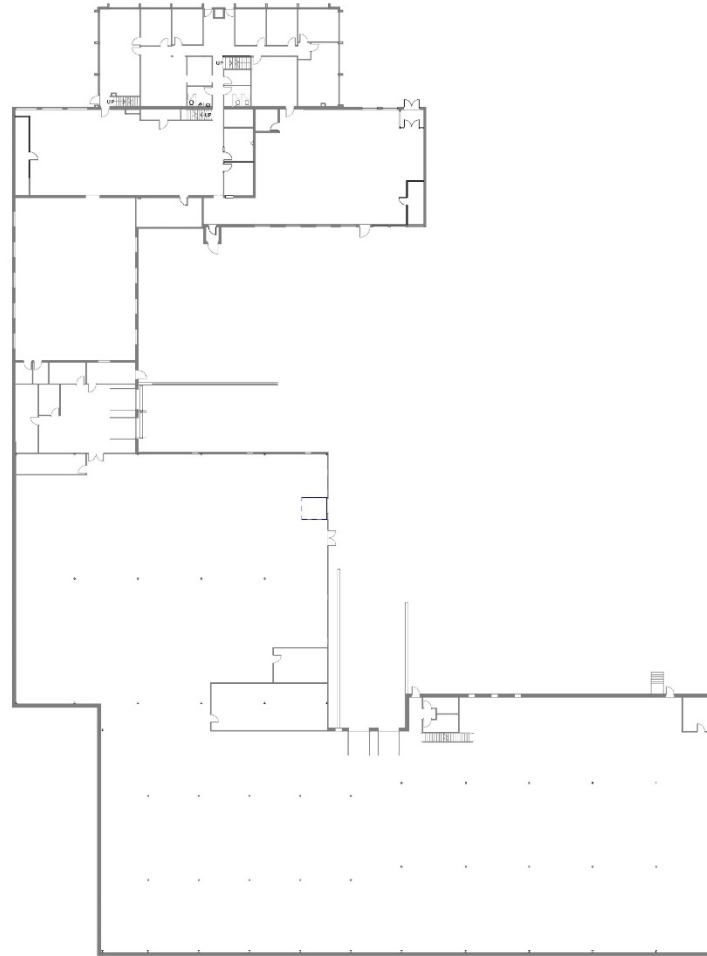
Recent updates to Property

- 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 Pylon signage along the Beltline Hwy
- Building signage available
- New patio at main entrance



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OVERALL FIRST FLOOR PLAN
F1F = 1'-0"

Sheet Number
A100

Exterior Photos

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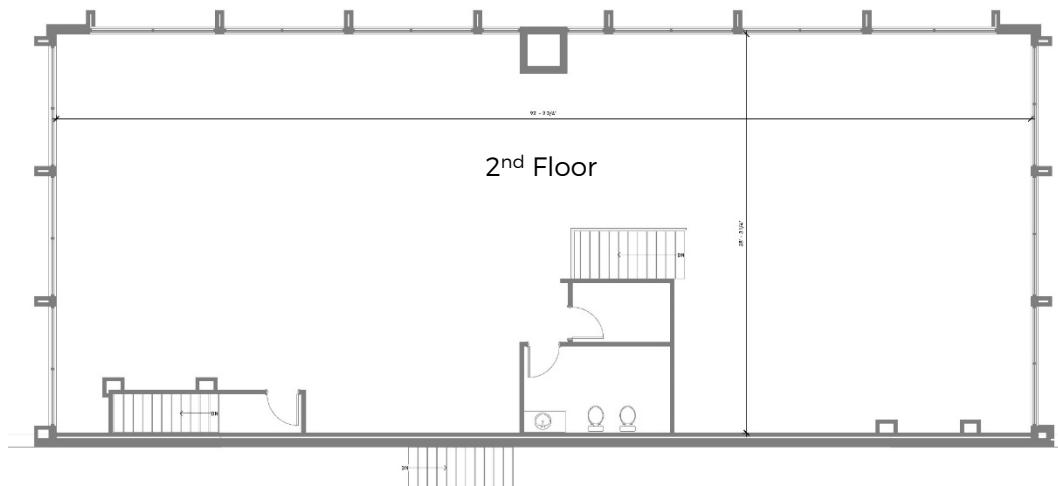
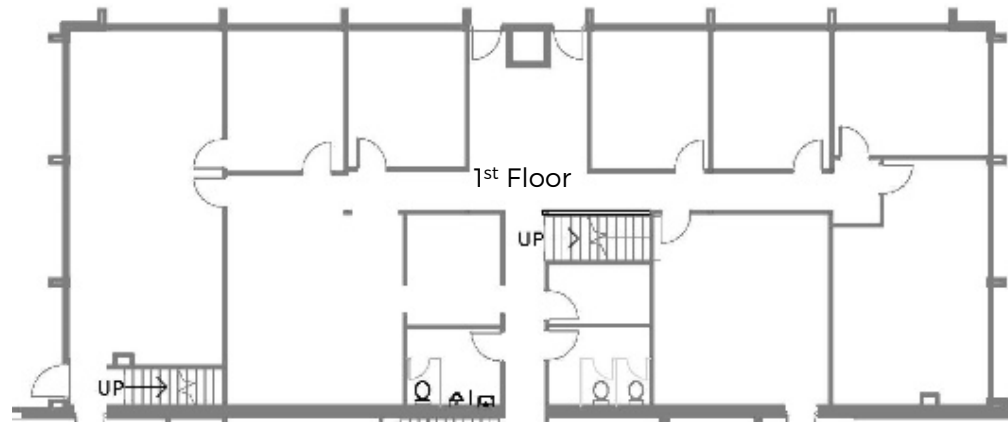
Floor Plans –Office Spaces

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Lease Rates

1st Floor 3,598 sf \$17.50/sf NNN

2nd Floor 3,590 sf \$17.50/sf NNN

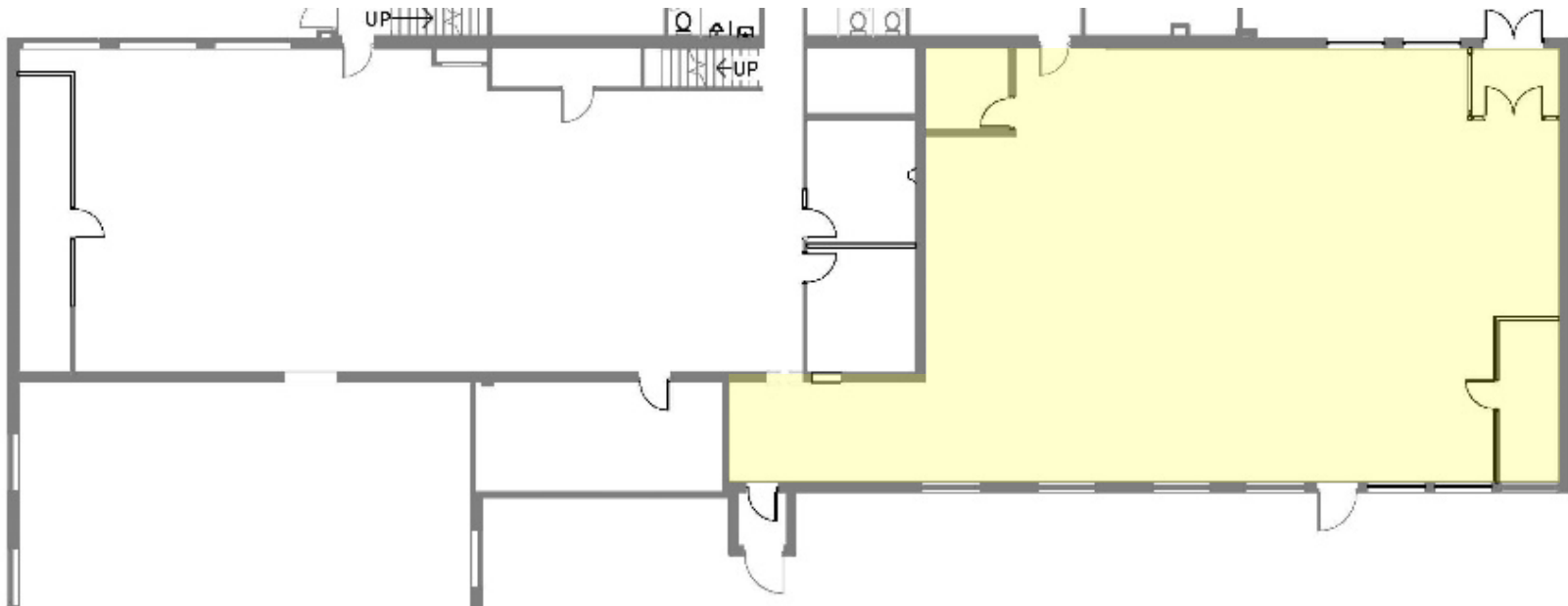


Floor Plans – Flex/Office/Showroom Space

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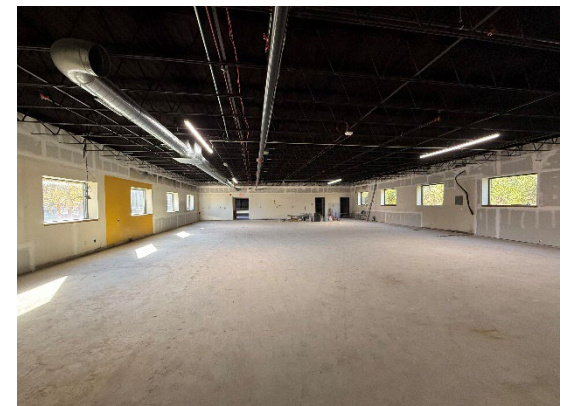
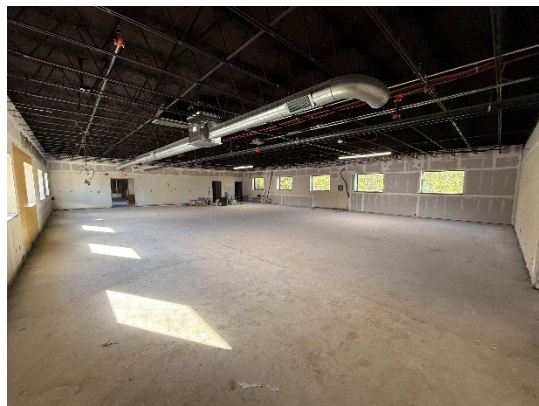
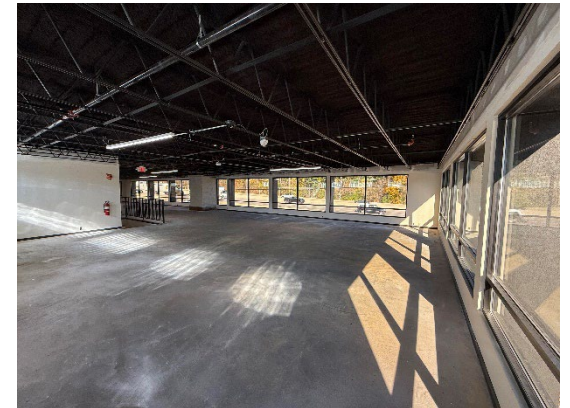
Lease Rates

3,719 sf \$18.50/sf NNN



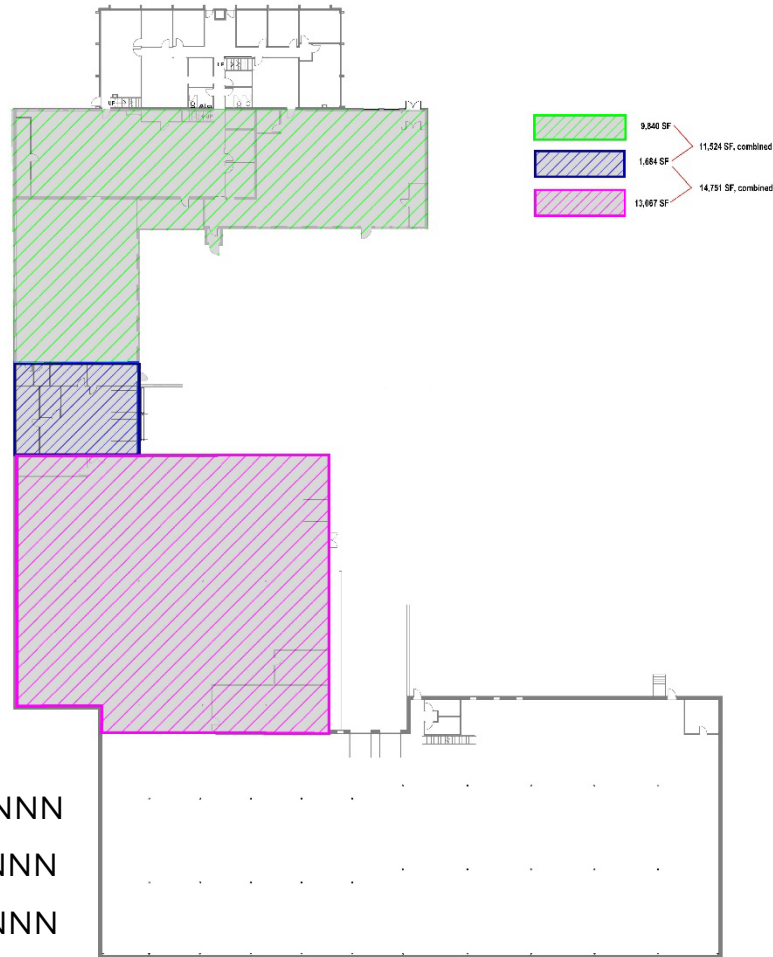
Interior Office / Flex Photos

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Floor Plans – Warehouse

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Lease Rates

Green	9,840 sf	\$14.50/sf NNN
Pink	13,067 sf	\$8.00/sf NNN
Green/Blue	11,524 sf	\$14.10/sf NNN
Blue/Pink	14,751 sf	\$8.50/sf NNN

Floor Plans – Warehouse Space

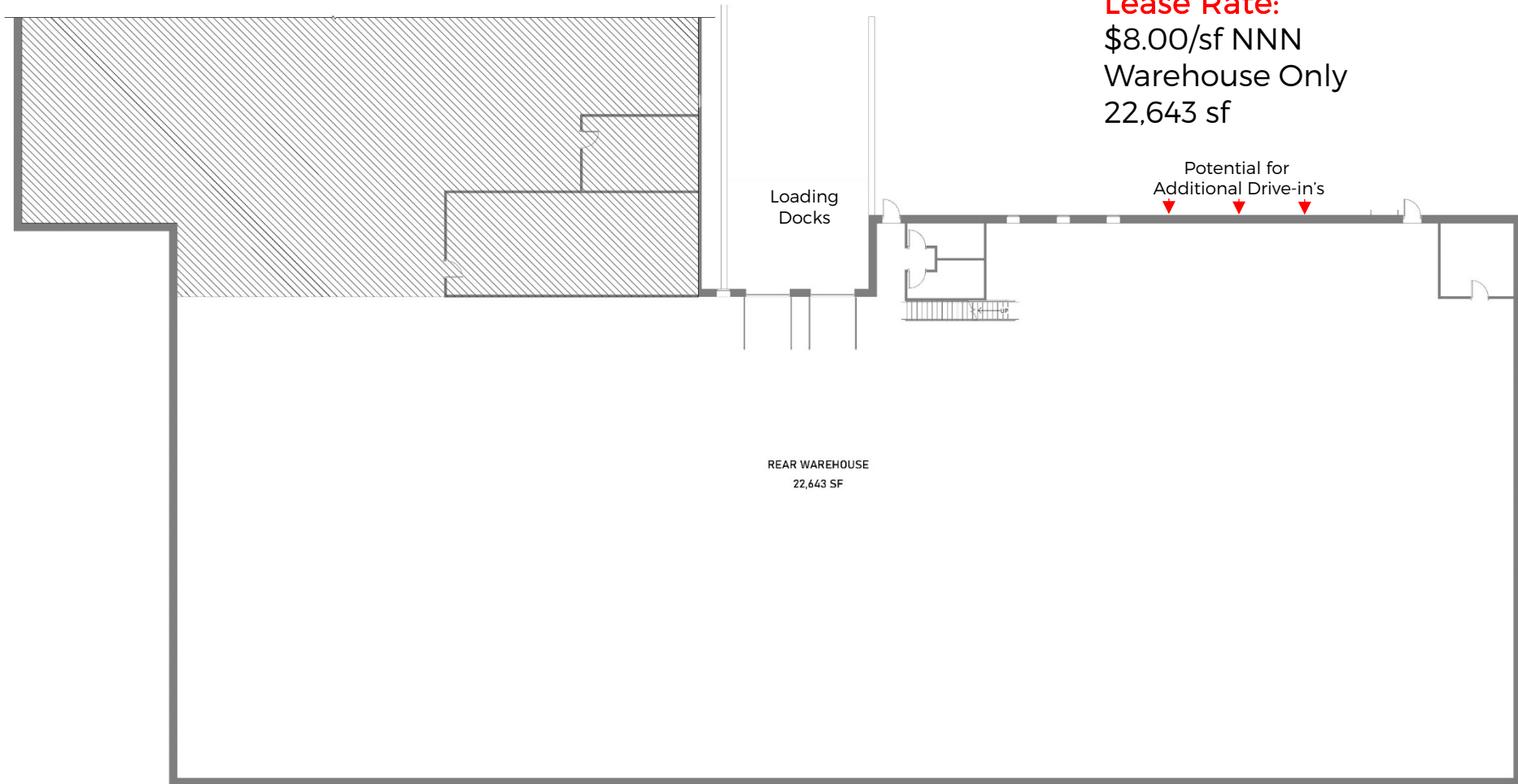
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Lease Rate:

\$8.00/sf NNN

Warehouse Only

22,643 sf



REAR WAREHOUSE
22,643 SF

Loading
Docks

Potential for
Additional Drive-in's

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Interior Warehouse Photos

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