

# Warehouse & Office Space for Lease



Nakoma Crossing  
3517 W Beltline Hwy  
Madison WI 53713



Presented By:

Ben Filkouski, CCIM  
608-333-7734

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# Property Summary

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



## Property Summary

Available	December 1, 2025
Space Available	
Warehouse/Manufacturing	14,751 sf, 22,643 sf, or 47,234 sf
Office/Flex	3,719 sf, 9,840 sf, or 11,524 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

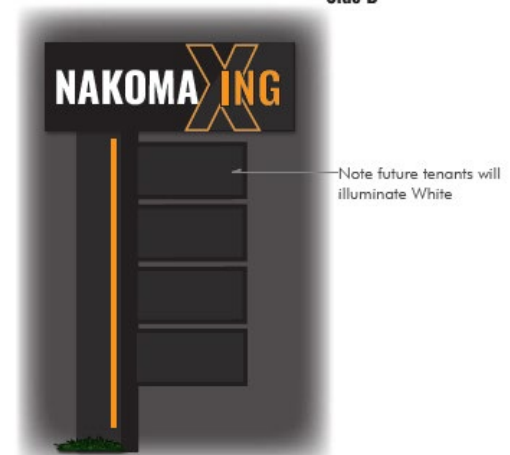
Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



## 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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# Exterior Photos

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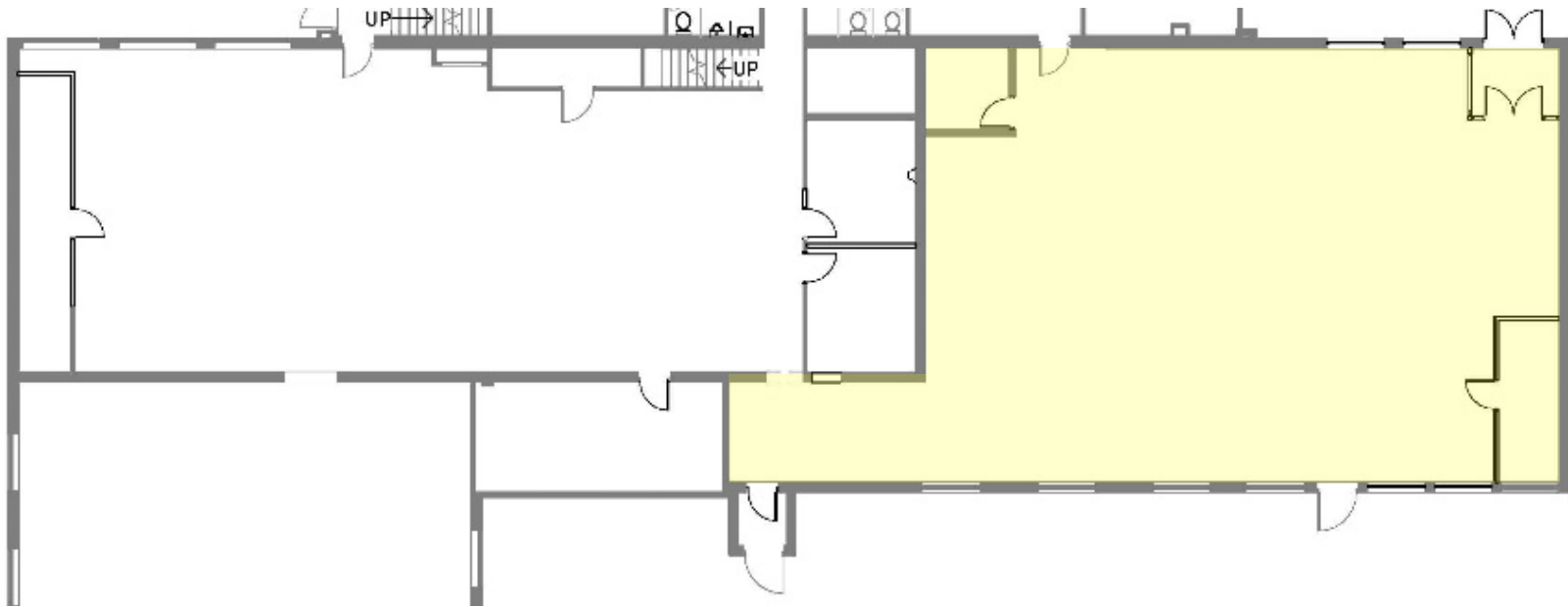


# Floor Plans – Flex/Office/Showroom Space

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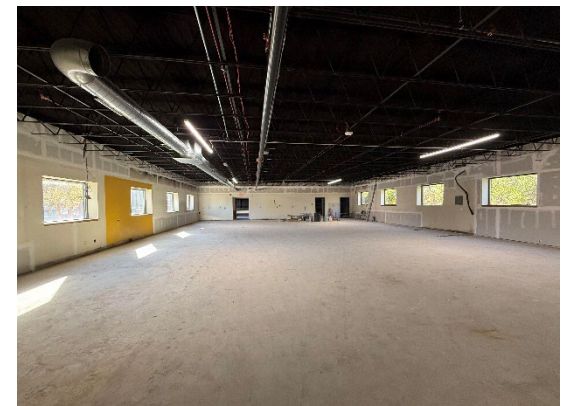
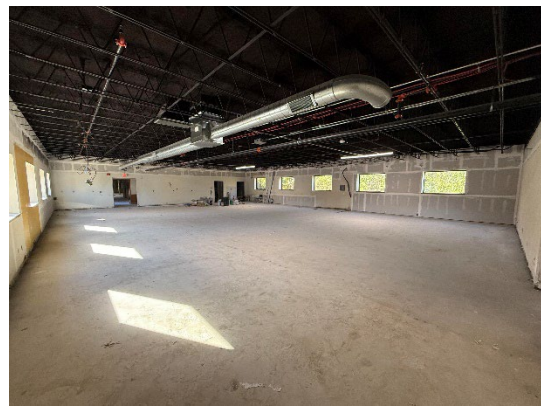
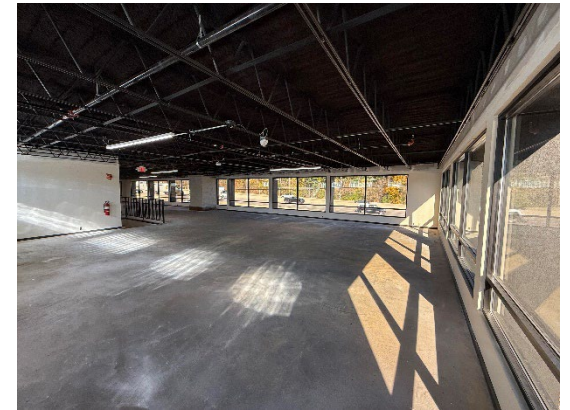
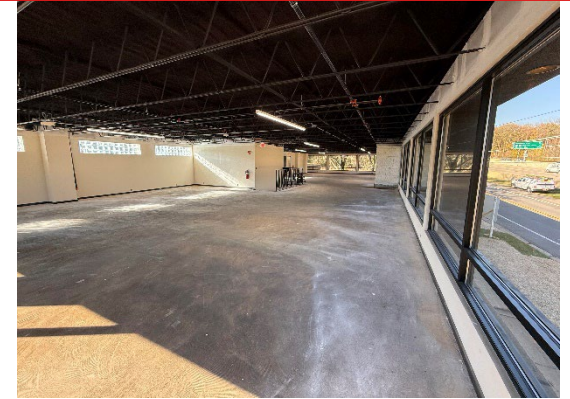
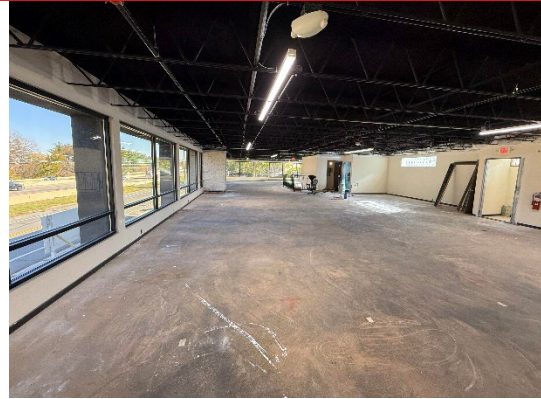
## Lease Rates

3,719 sf      \$18.50/sf NNN



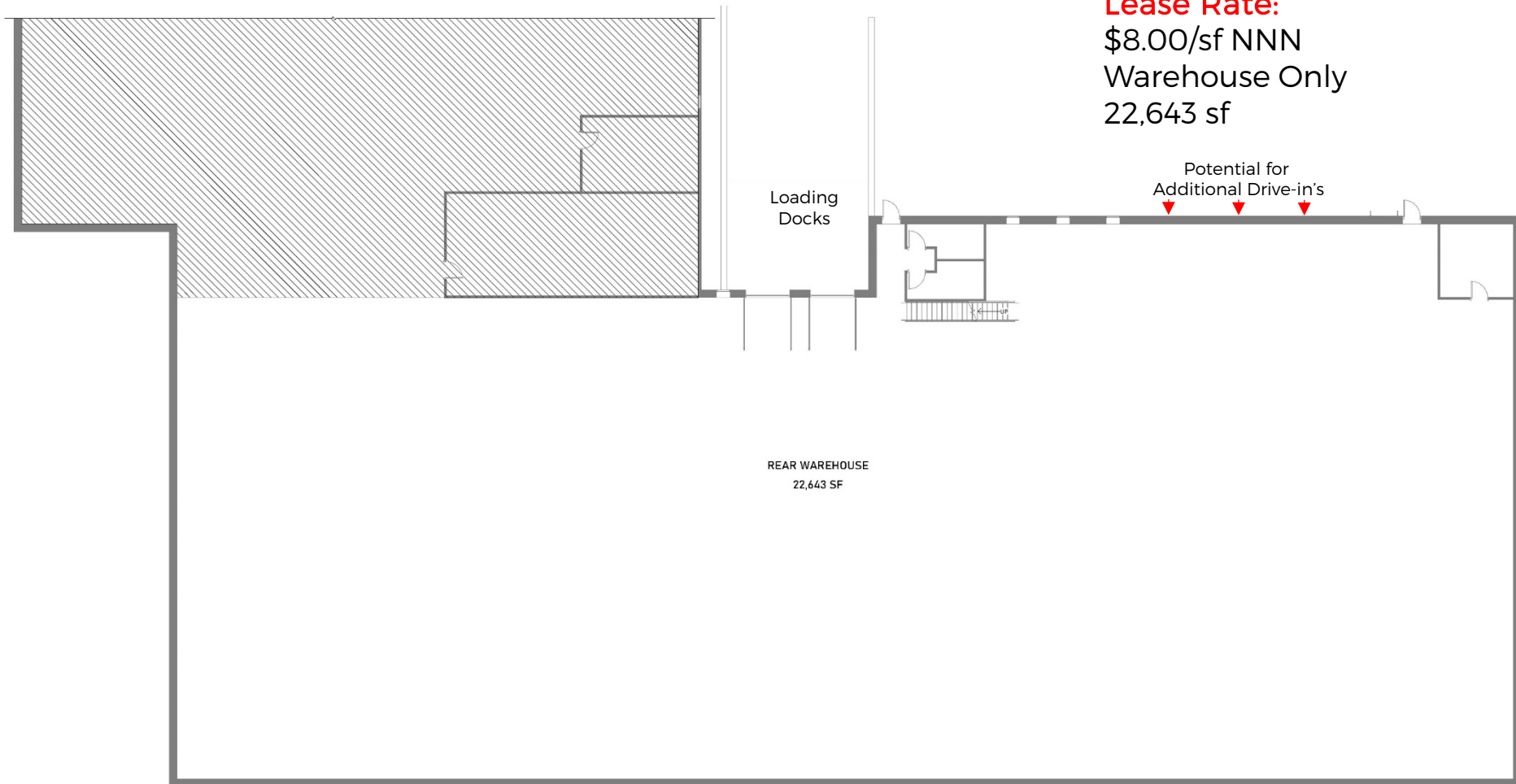
# Interior Office / Flex Photos

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# Floor Plans – Warehouse Space

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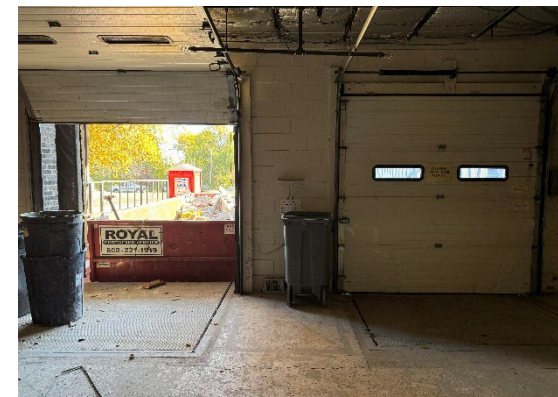
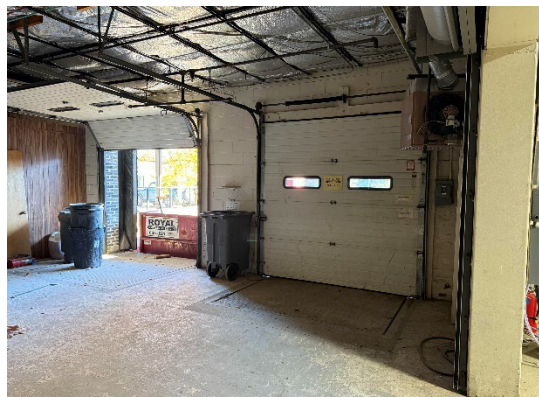
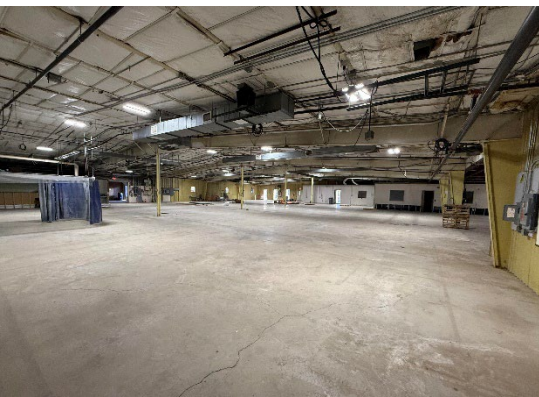
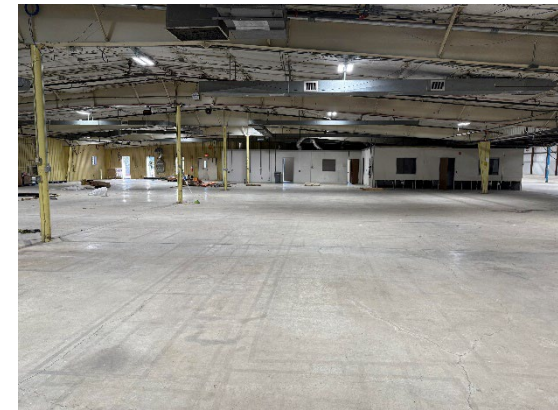
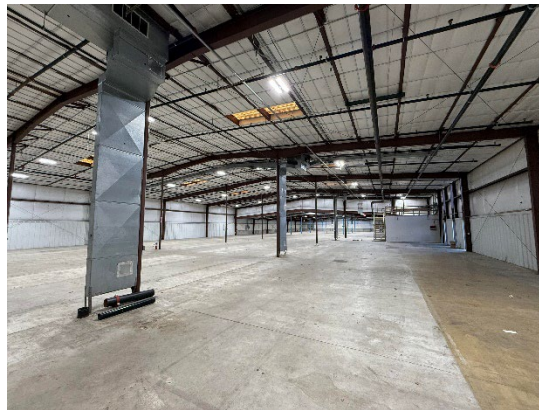
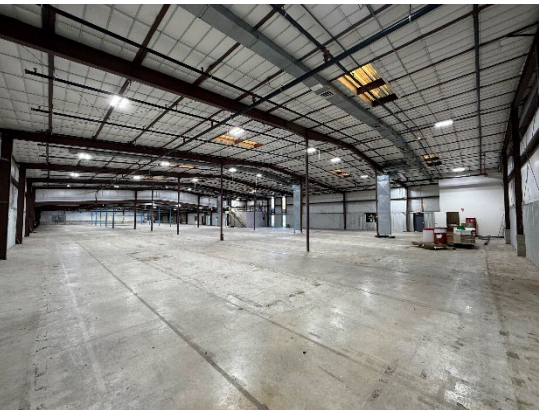
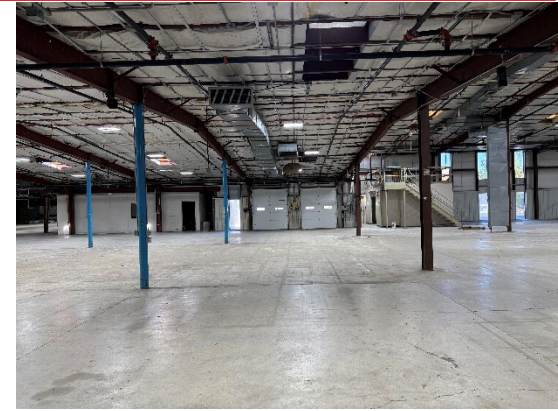
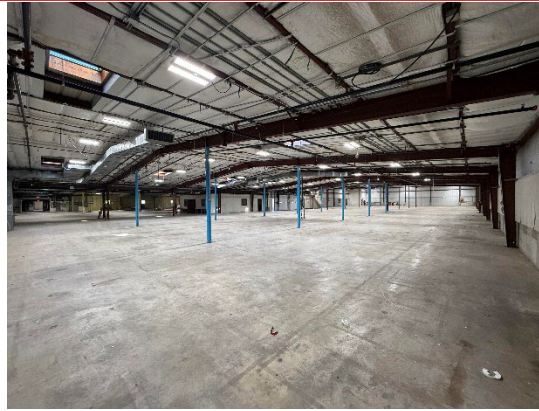
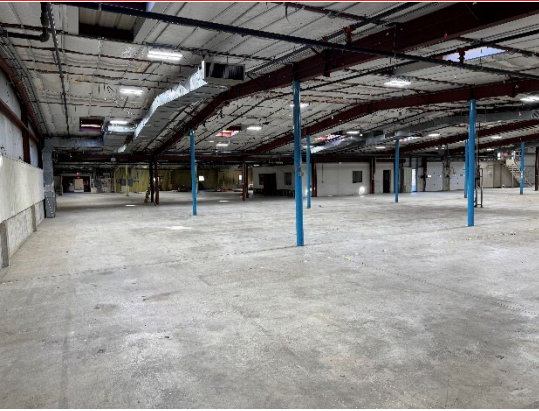
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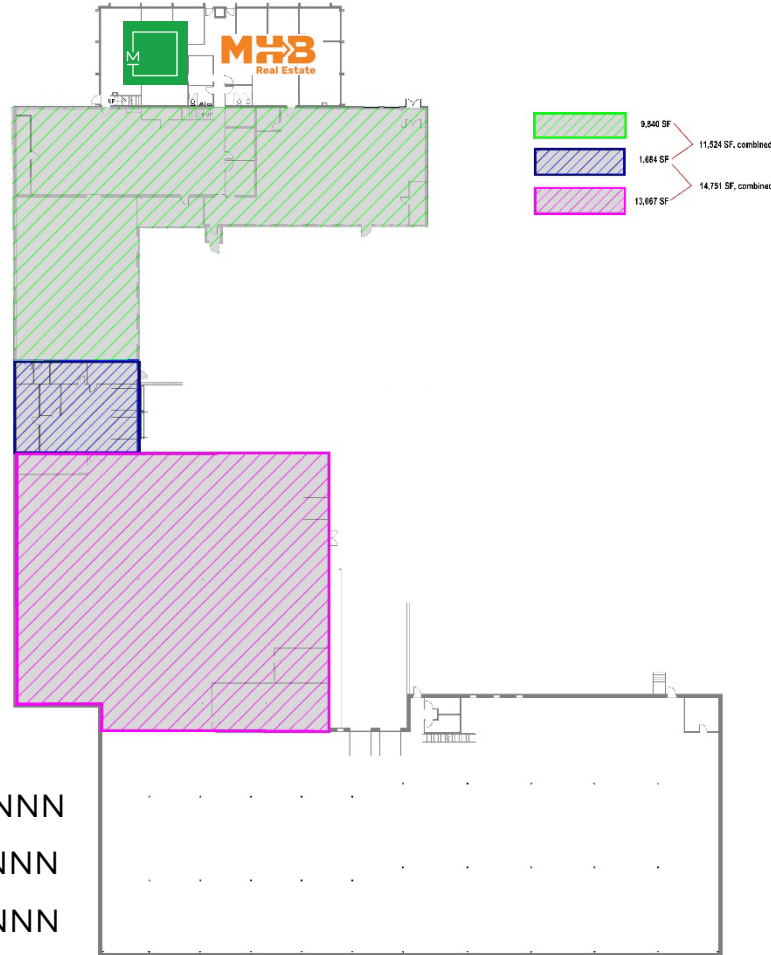
# Interior Warehouse Photos

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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
Entire Space Remaining	47,234 sf	\$9.00/sf NNN

ONE DESIGN ENGINEERING  
Est. 1978  
200 Lakeside, Cambridge, WI 53528 | 608.277.4444 | www.odeng.com

Project Name: **COMMERCIAL OFFICE REMODEL**  
3571 W. Beltline Hwy  
Madison, WI 53713  
Scale: 1/8" = 1'-0"  
**FLOOR PLAN - OVERALL**

Project # 100  
Sheet # 100  
Date: 11/21/24