

# Prime 14,000 SF Flex Space with Dock & Drive-In – Convenient Location

**14,000**  
SQUARE FEET

**\$7.50 /yr**  
RENT / SF

**\$8,750.00**  
RENT

**(608) 515-8277**  
www.jekproperties.com



PROPERTY ADDRESS

3103 Watford Way Unit 1  
Madison, WI 53713

LEASE TYPE: **NNN**    AVAILABLE: **3/20/26**

DESCRIPTION

3103 Watford – Suite 1 is now available for lease, offering approximately 14,000 square feet of flexible space ideal for office, showroom, or light industrial use. This well-positioned suite features a functional layout that can accommodate a variety of business operations, from customer-facing showroom environments to efficient back-end workspace.

The property includes one dock door and one drive-in door, providing convenient loading and logistics capabilities for deliveries, distribution, or service-based businesses. The combination of access points enhances operational efficiency and supports a smooth flow of goods and equipment.

Sprinklered and new furnaces!

Strategically located in a highly accessible area, 3103 Watford offers excellent connectivity to major roadways, making it easy for employees, clients, and vendors to reach the site. The surrounding area features a strong mix of commercial activity, contributing to visibility and business synergy.

Offered at a competitive rate of \$7.50 per square foot NNN, this space presents an outstanding opportunity for businesses seeking a versatile, well-located property with both office and warehouse/showroom potential.

RENTAL TERMS

Rent	\$8,750
Security Deposit	\$8,750
Background Check Fee	\$0

