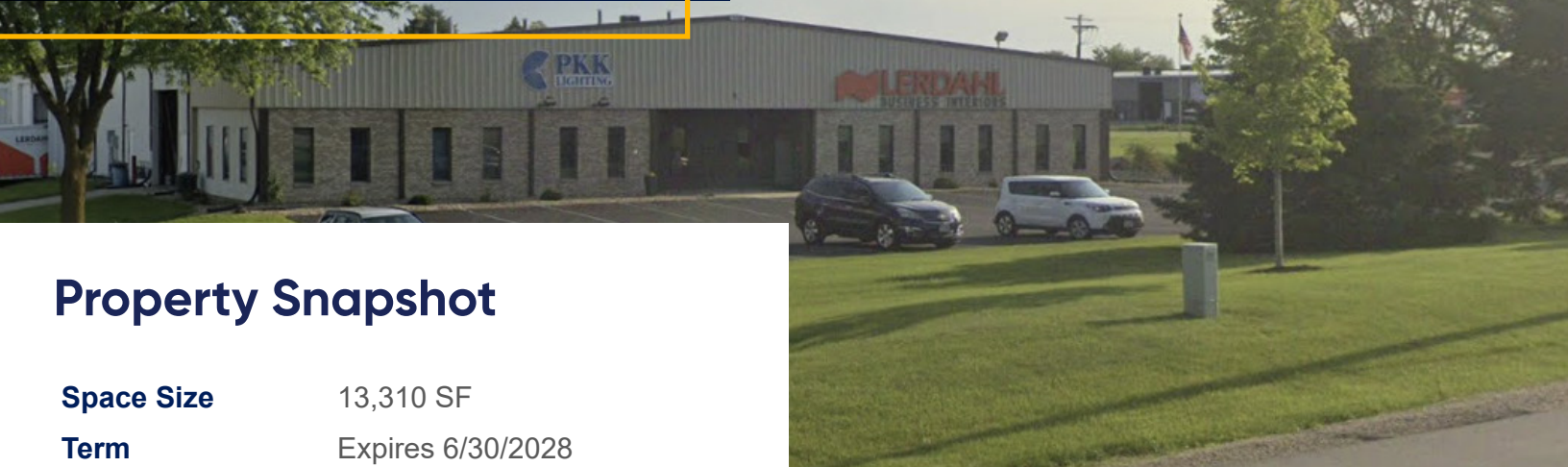


# For Sublease



## Property Snapshot

<b>Space Size</b>	13,310 SF
<b>Term</b>	Expires 6/30/2028
<b>Asking Rate</b>	\$10.50/SF MG
<b>Loading</b>	4 Overhead doors <ul style="list-style-type: none"> <li>• 1 box truck height</li> <li>• 1 semi height</li> <li>• 1 drive up ramp</li> <li>• 1 drive-in door</li> </ul>

## Building Features

- 7,010 SF office/6,300 SF warehouse
- Excellent visibility and access on HWY 14
- Great signage opportunity
- 2 Kitchenettes

## Traffic Counts

Us Hwy 14 & Pinehurst Drive	11,774
Evergreen Rd and University Ave S	8,128
Pleasant View Rd and Quarry Rd S	8,611

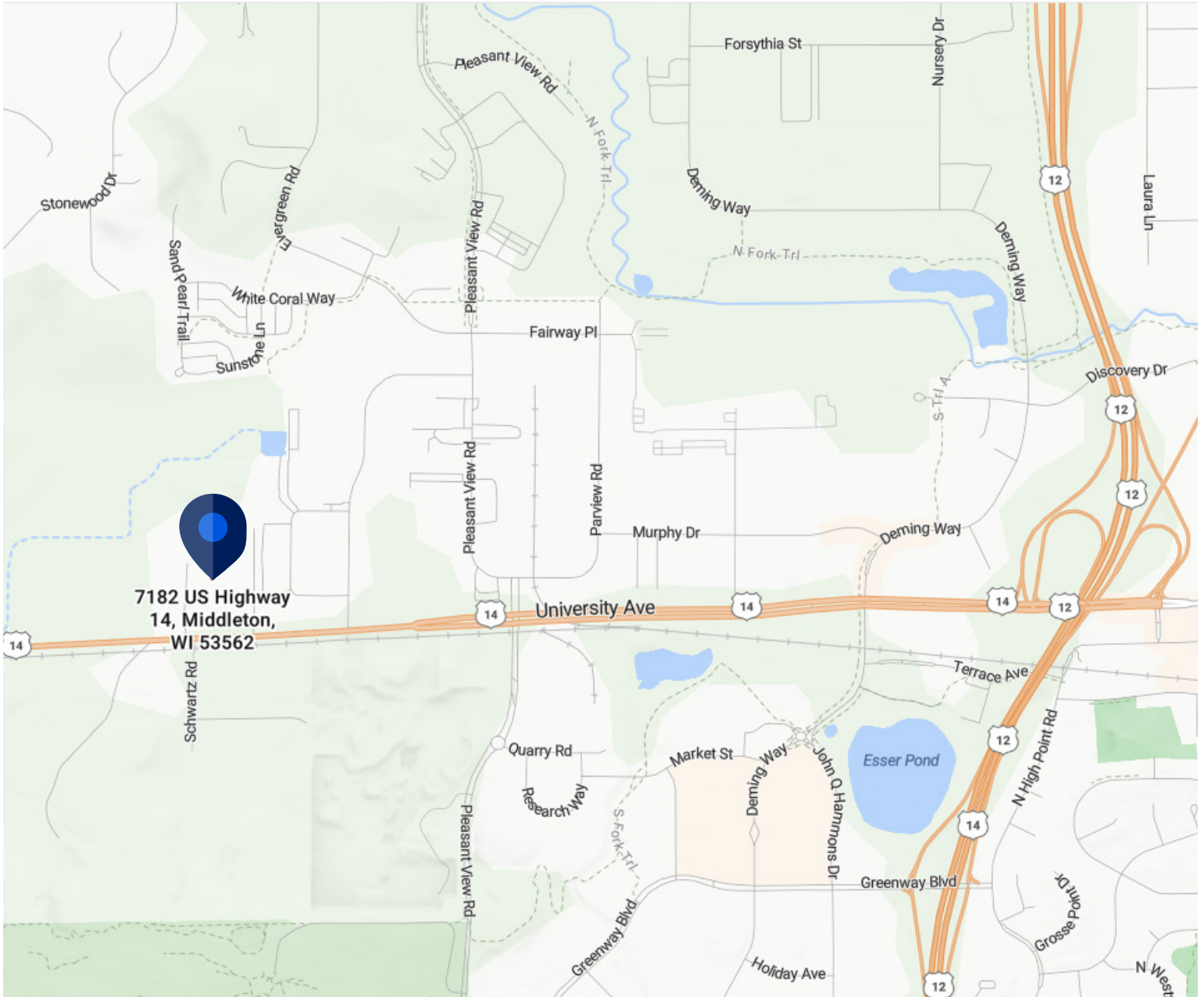


**7182 US Hwy 14  
Middleton, WI 53562**

### For More Information:



**TJ Blitz**  
608.444.9440  
tblitz@cresa.com

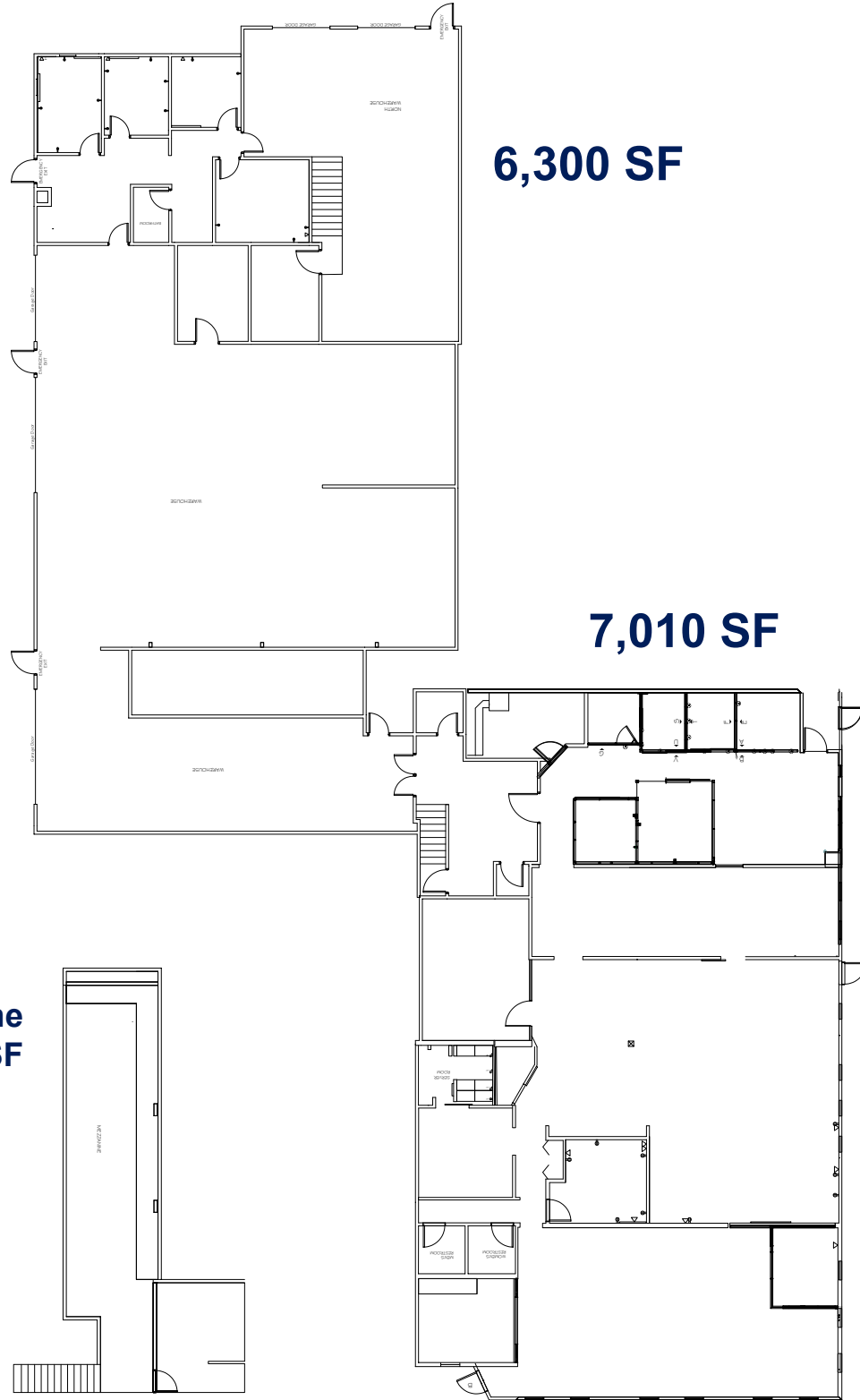


For More  
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6,300 SF

7,010 SF

Bonus Mezzanine  
1,580 SF

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