FLEX INDUSTRIAL FOR LEASE

2902 TERRA COURT - FLEX INDUSTRIAL (CLEARSPAN WAREHOUSE)

SUN PRAIRIE, WI 53590

8,078 SF Single Tenant Building For Lease - $9.00/SF NNN

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PROPERTY SUMMARY

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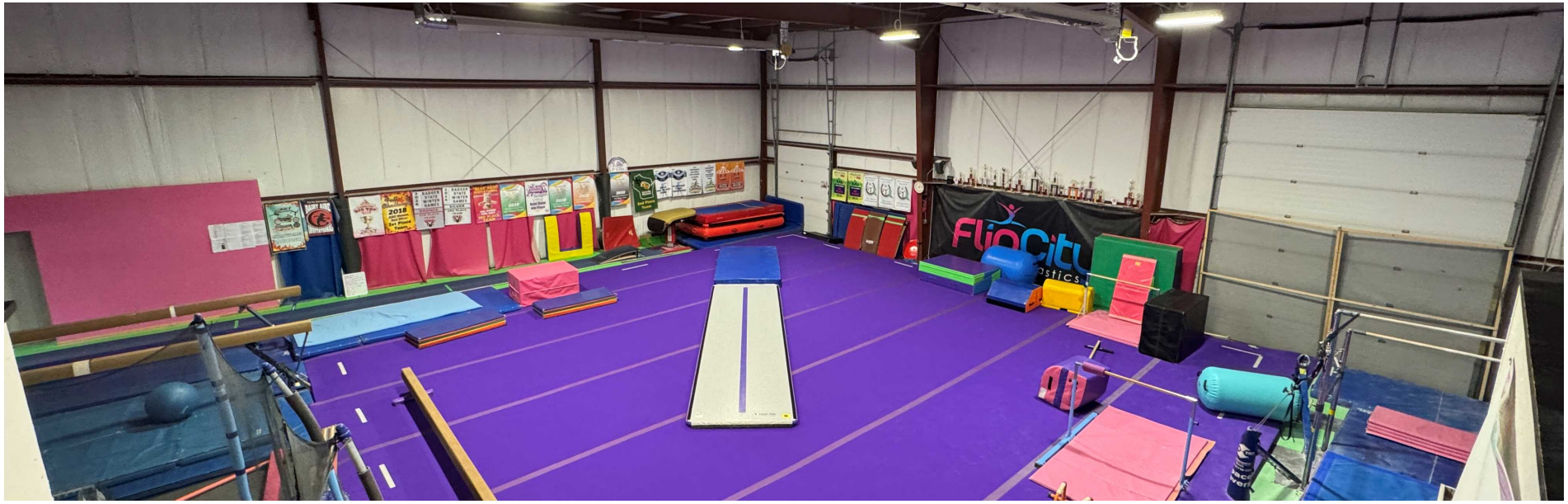

Property Summary

Available SF:	8,078 SF
Lease Rate:	$9.00/SF NNN
OpEx Est. (Insur. & Taxes):	$2.12/SF
Building %:	50% Office | 50% Warehouse
Dock Doors:	1 Dock w/ Plate Leveler (8'x8')
Grade Doors:	1 Drive-In Door (12'x14')
Clear Height:	21'
Power:	225 Amp - 3 Phase
Lighting:	LED
Warehouse Heat:	Radiant Heat
Parking/Yard:	.4 AC of Paved Parking/Yard
Frontage:	Hwy 151
Signage:	Building & Monument Signs

Property Overview

Single-tenant flex industrial building available for lease July 1, 2026 at 2902 Terra Court in Sun Prairie, WI. This well-maintained property offers a versatile mix of warehouse and office space, ideal for light manufacturing, distribution, service operations, contracting, or athletic uses.

Features include convenient access to major transportation routes, ample parking, clear span warehouse, floor drains, and highway visibility.

Sun Prairie Zoning: Suburban Industrial (SI)

Tenant directly responsible to maintain the property, pay all utilities, trash/recycling, phone/data, and snow removal/lawn care.

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FIRST FLOOR

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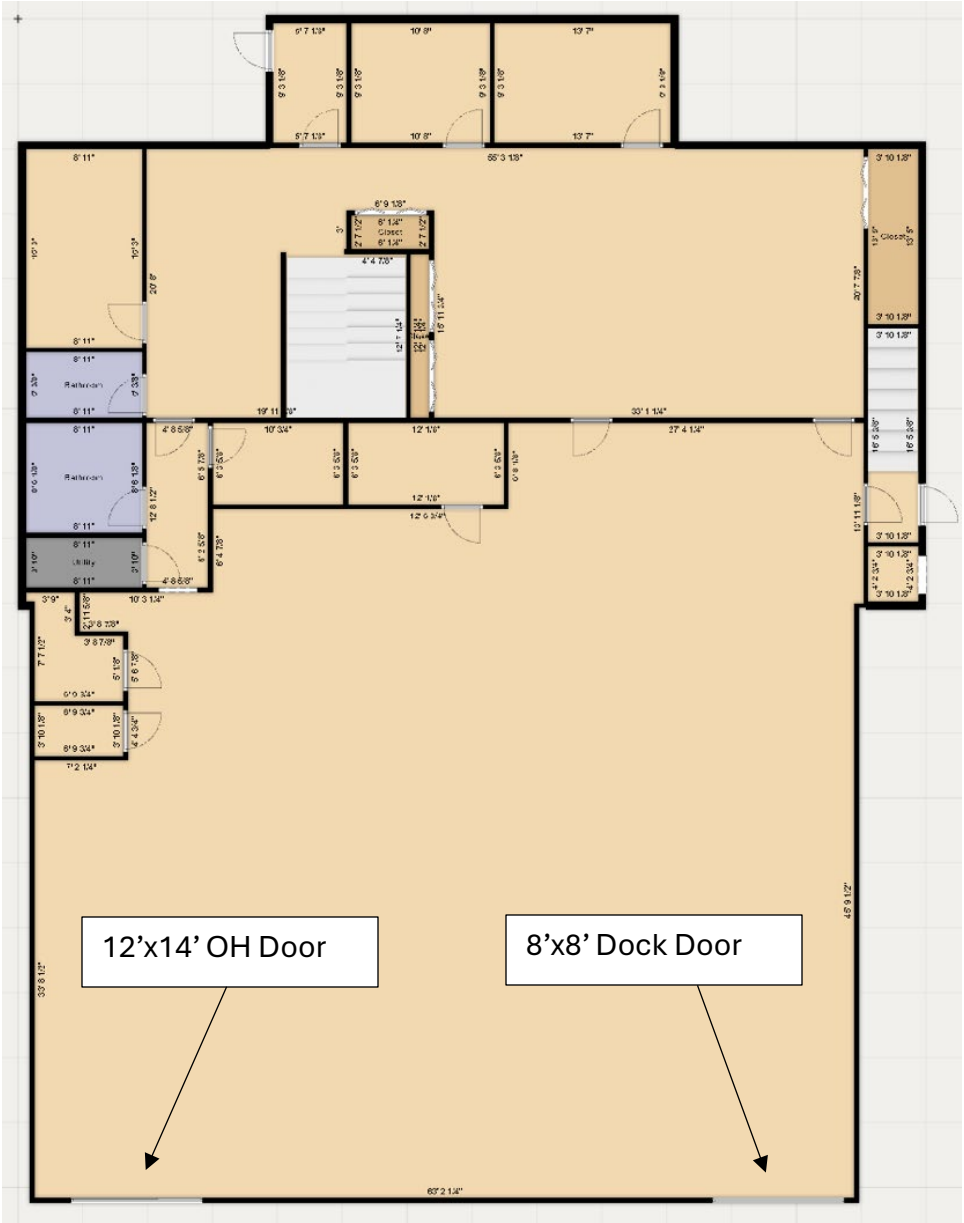

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SECOND FLOOR

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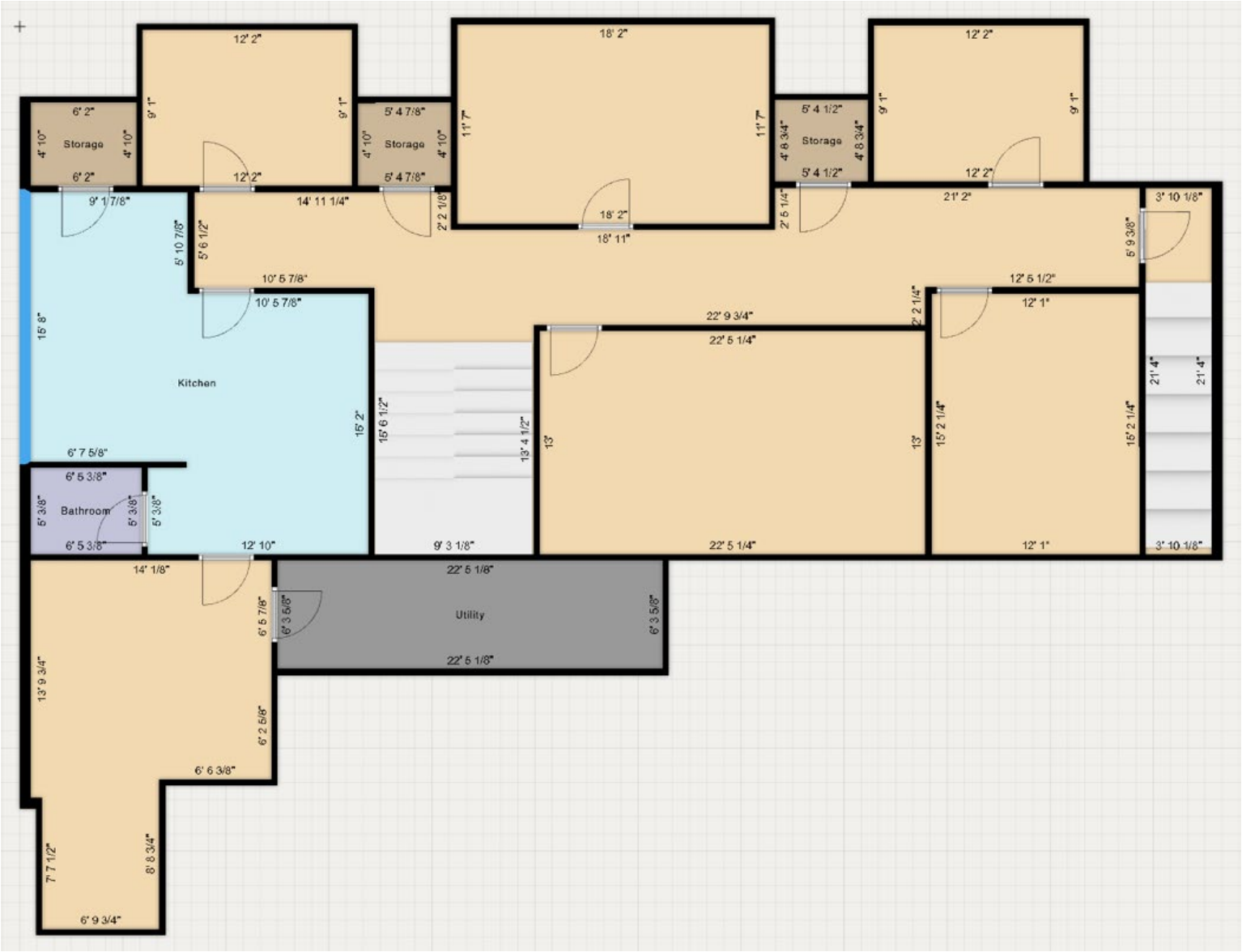

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SITE PLAN

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PROPERTY PHOTOS

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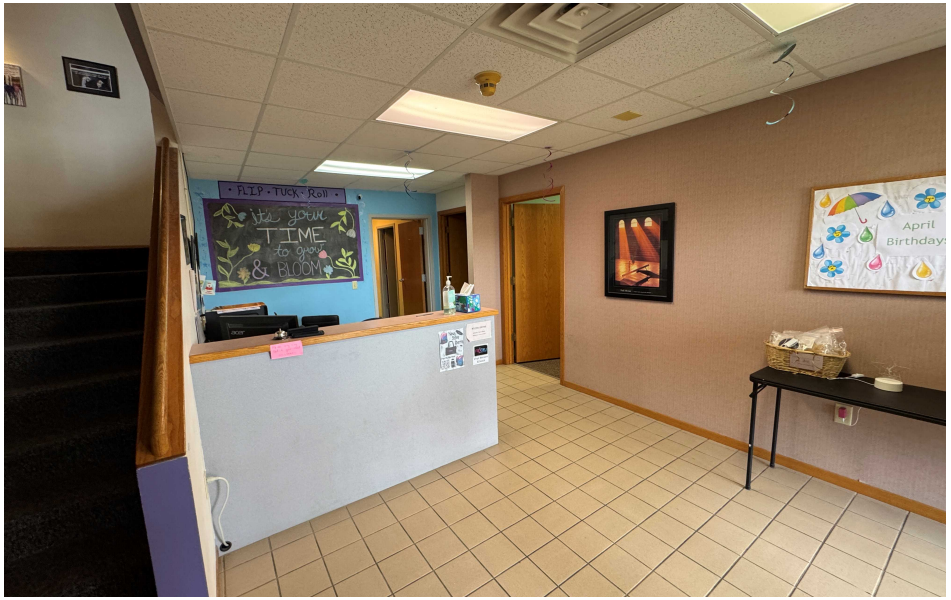

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LOCATION MAPS

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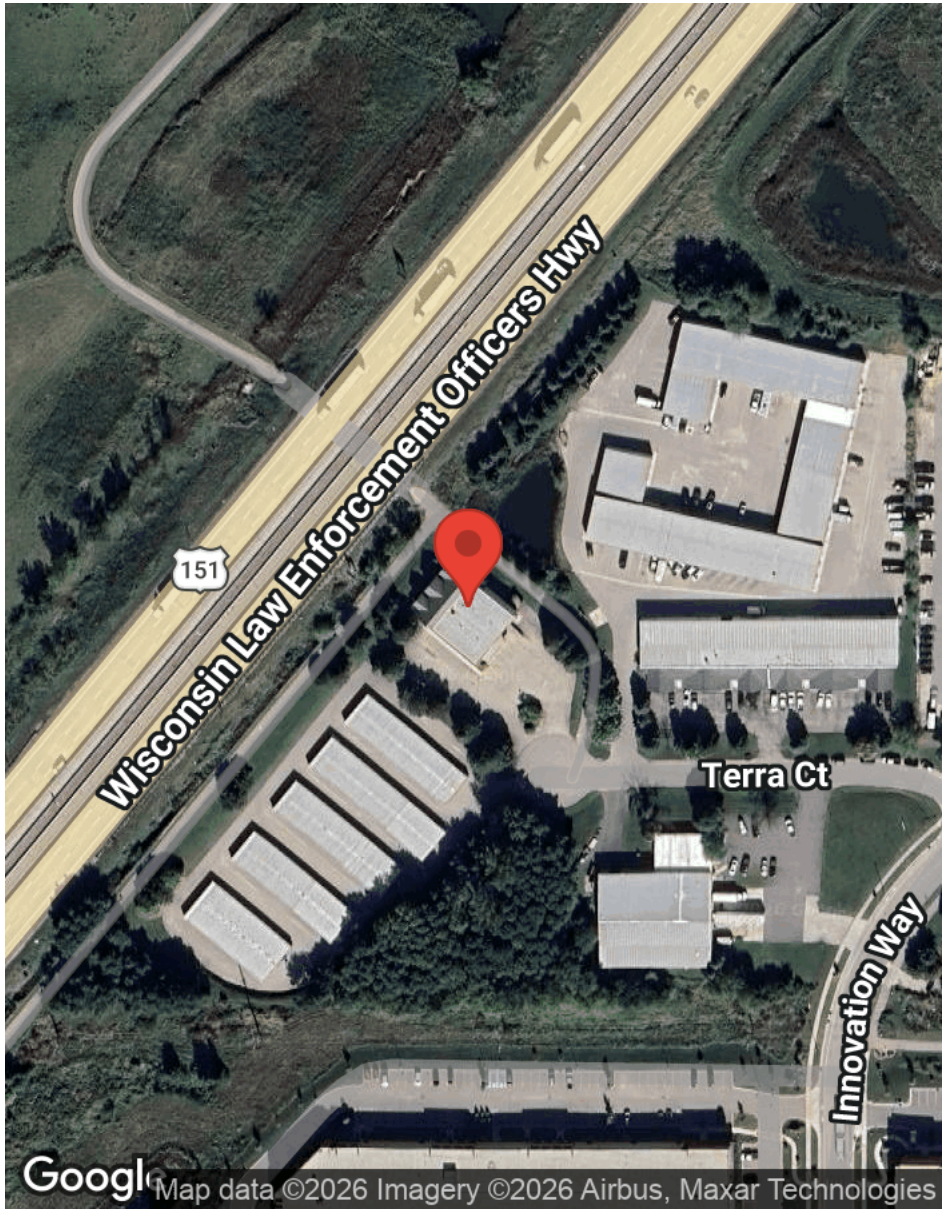

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2902 TERRA COURT

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