

# Industrial 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	Immediately
Building Size	55,169 sf
Space Available	9,465 sf - 32,860 sf
Industrial/Warehouse	
Lease Rate	\$7.50-\$8.00/sf
Lease Type	NNN
NNN Expenses	\$3.00/sf
Term	5 + years
TI Allowance	Negotiable
Zoning	SE
Docks	2 with levelers
Drive-in's	2-3 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

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## Recent updates to Property

- Under new ownership
- Updated asphalt parking lot
- New landscaping
- New Pylon signage along the Beltline Hwy
- LED lighting throughout
- Building signage available

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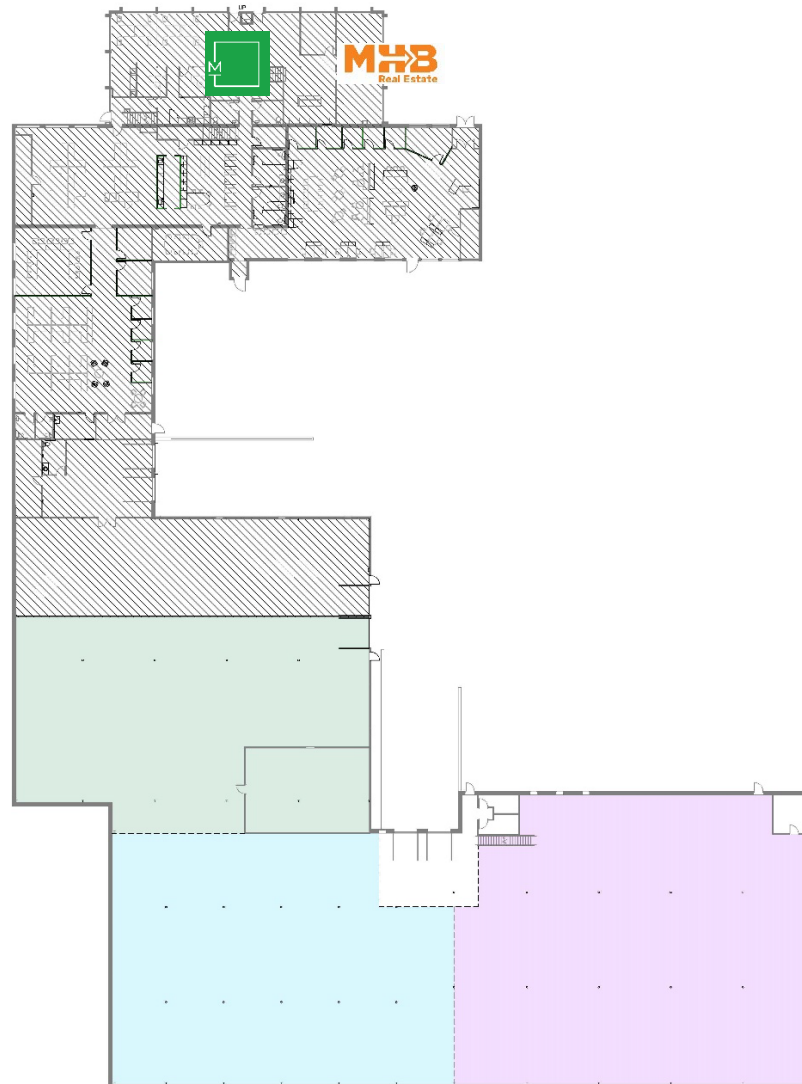
# Exterior Photos

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



# Floor Plans – Warehouse

Nakoma Crossing, 3517 W Beltline Hwy, Madison WI 53713



## Available Spaces

Green	9,465 sf
Blue	10,795 sf
Green/Blue	20,260 sf
Pink	12,600 sf
Blue/Pink	23,395 sf
All	32,860 sf

# Floor Plans – Warehouse Space

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**Lease Rate:**

\$7.50/sf NNN

Warehouse & Office Space

9,465 sf

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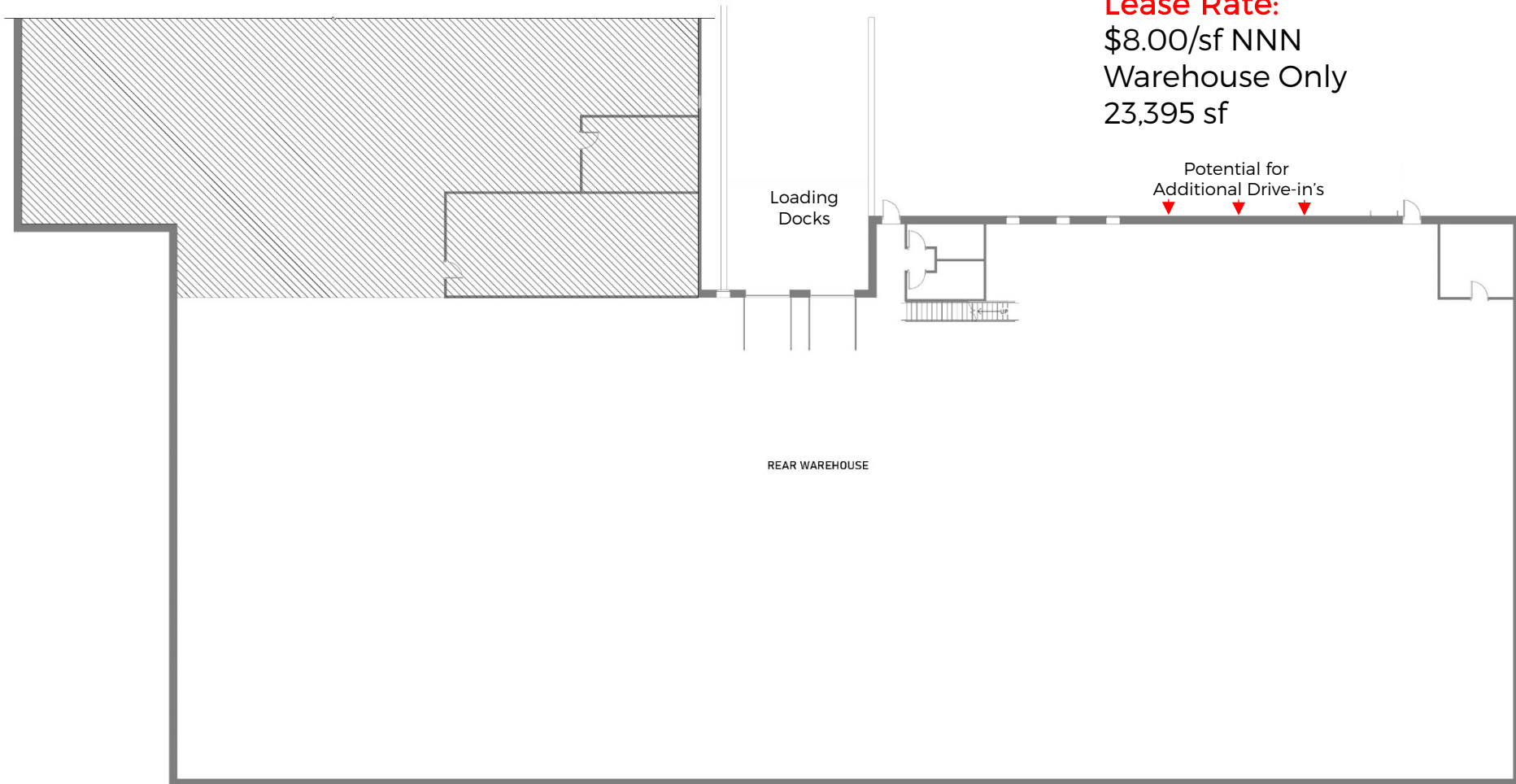
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# Interior Warehouse Photos

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