

# Lab/Office/Warehouse for Sale



2241 Pinehurst Dr  
Middleton WI 53562



Presented By:

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# Property Summary

2241 Pinehurst Dr, Middleton WI 53562



## Tenant Information:

- Lease to be provided with signed confidentiality agreement
- Leased through March 31, 2029, with options
- Annual rents collected: \$180,720
- True NNN lease with annual 3% bumps

## Property Summary

Price	\$2,400,000
Building Size	12,000 sf
Office	4,300 sf
Warehouse	7,700 sf
Lot Size	1.371 acres (59,705 sf)
Parcel Number	0708-102-4041-0
Zoning	I-M, Medium Industrial
Docks	1 w/leveler
Drive-in's	1
Year Built	1990
Ceiling Heights	12' office area 16' warehouse area
Total Assessment (2025)	\$790,500
Taxes (2025)	\$14,945.77

## Comments:

- 5" concrete slab in warehouse space
- Back up generator in place (life systems only)
- Multiple built-out office spaces, cube space, reception area, kitchen/breakroom, manufacturing area, conference rooms
- \$200,000 worth of improvements in 2021

# Exterior Photos

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# Interior Photos

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Photos were taken prior to existing tenant occupying space, due to confidential reasons, updated photos are not available.



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# Interior Photos

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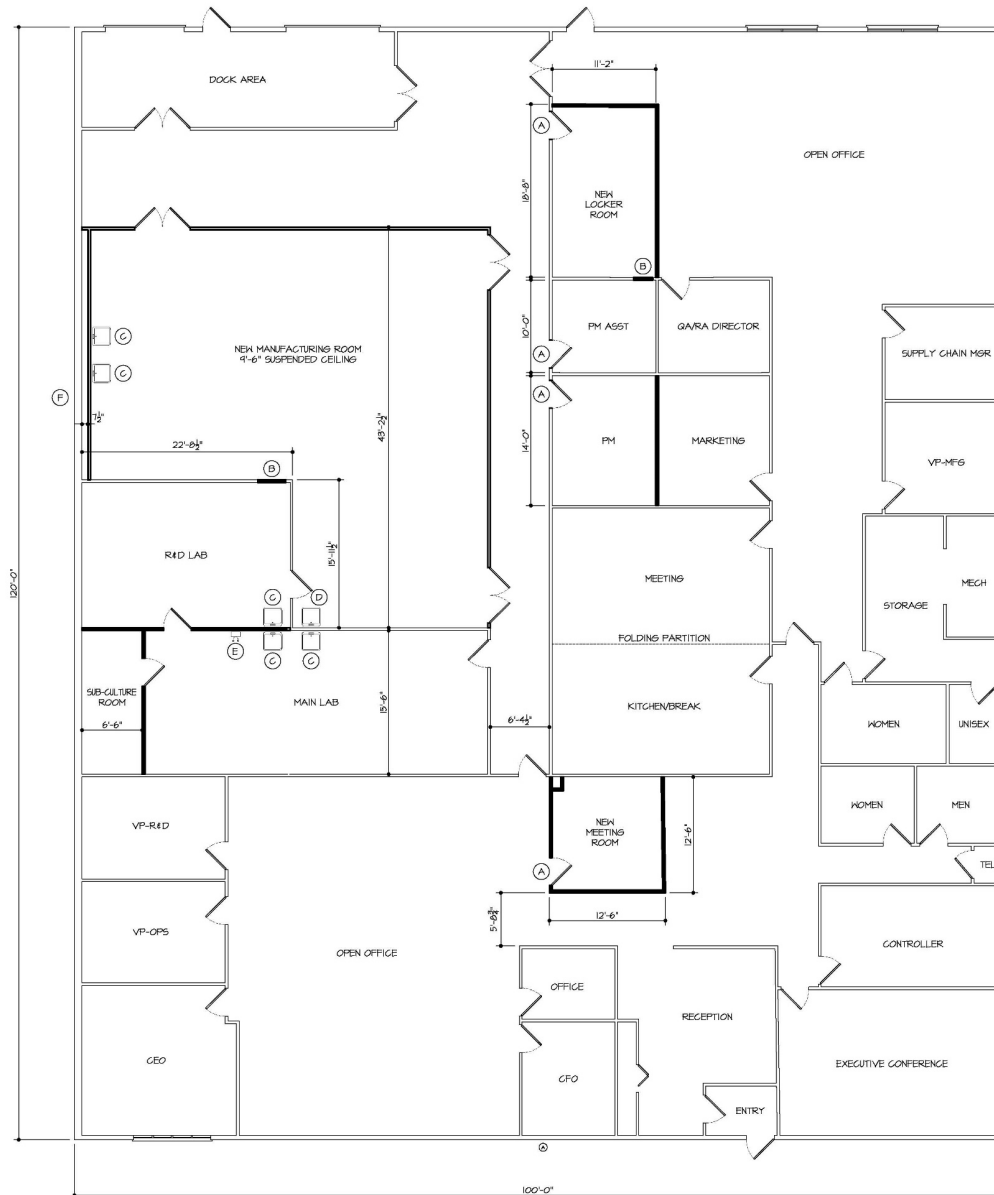


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# Floor Plan

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# Aerial

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