

For Lease
Prime Flex Space

3482 McAllens Way
Madison, WI 53718



Flex Space Highlights

Customizable (Office, Lab, Production, Storage)

5,000 – 50,000 Sq. Ft.

Available Q1 2027

Net Base Rent: \$8.75 Sq. Ft.

Ruedebusch Commercial Investments, Inc.
4605 Dovetail Drive, WI, 53704
www.ruedebusch.com/brokerage

The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.

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Property Information



Space Available

- 5,000 – 50,000 Sq. Ft.
(Customizable space sizes to meet tenant needs)
- **Flex Design:** Office, Lab, and warehouse options customizable to tenant's requirements

Zoning

- Industrial Limited (IL)

Date Available

- Q1 2027

Net Base Rent

- \$8.75 per Sq. Ft. (NNN)

Building Operating Expenses

- In addition to the Net Base Rent, tenants pay proportionate share for the building real estate taxes, insurance, and common area maintenance (CAM) cost. Estimated \$3.15 per Sq. Ft. leased.

Other

- Tenants are responsible for the leased space utilities and cleaning



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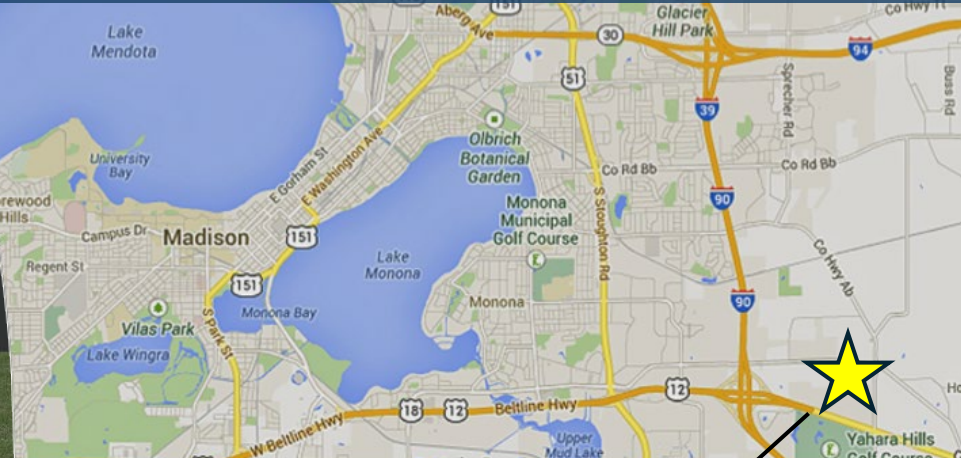
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Property Location



- **Prime Location:** Situated on the Southeast side of Madison

- **Highway Accessibility:** Immediate, easy access to both I-90/I-39 and Hwy 12/18



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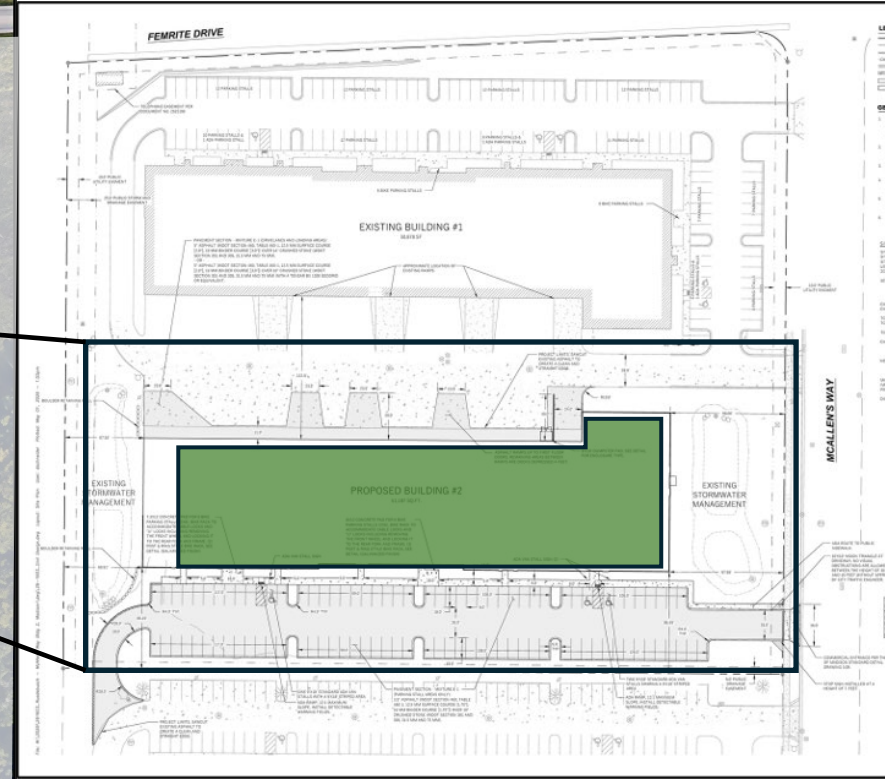
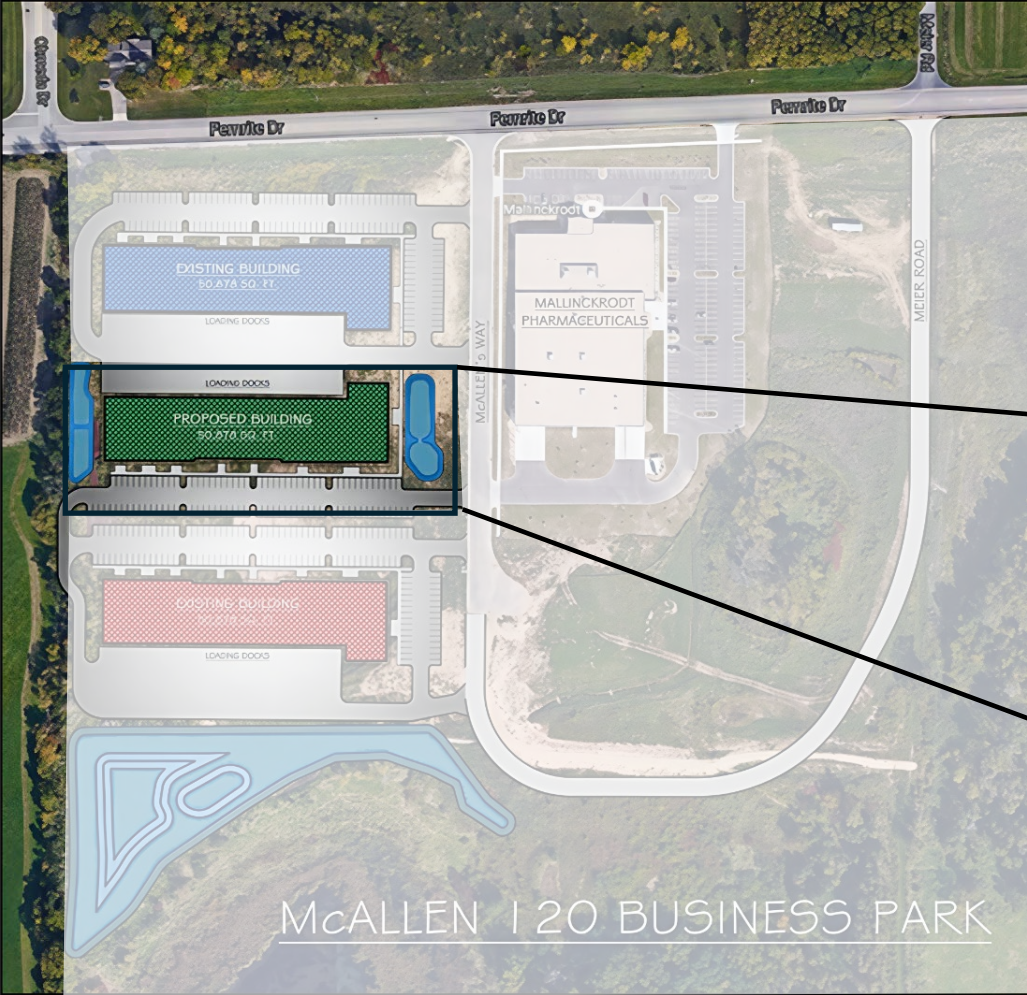
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Development Map



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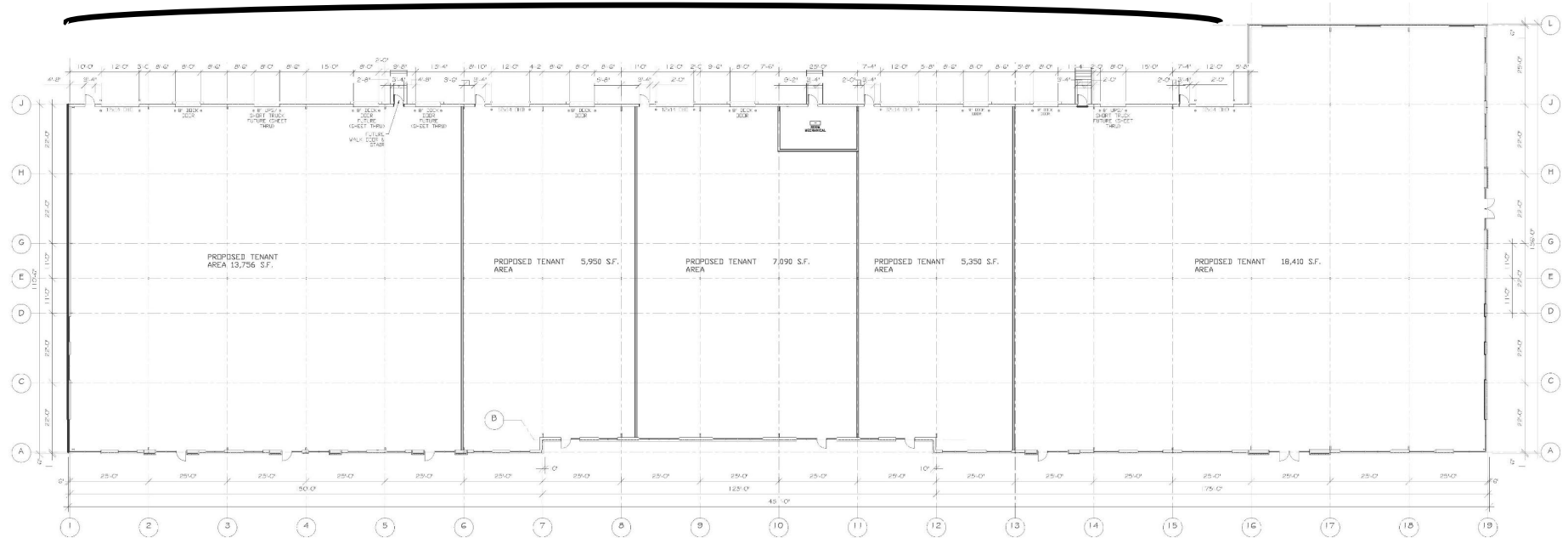
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Floor Plan

Loading Docks & Drive-in Doors



* Preliminary floor Plan (Interior layout customizable to Tenants needs.)

White Box Definition (Items Provided by Landlord)

The following items will be provided by the Landlord as part of the Net Base Rent for a “White Box.” Any additional items, upgrades, or changes to the items below shall be paid for by the Tenant and/or change the Net Base Rent amount.

Concrete Floor

- 5” thick concrete floor (Sealed)

Overhead Doors & Dock Equipment

- 8’x9’ dock door(s)
- One edge-of-dock levelers at each dock
- 12’x14’ Drive in door with asphalt drive-in ramp

Restrooms

- 2 - Unisex Restroom & Mop Sink Spaces over 7,500 SF

Ceiling

- Exposed roof structure and roof insulation
- Roof insulation value: R-28

Demising Wall

- 6” Steel stud insulated demising wall for to underside of structure

Fire Protection

- Wet-pipe sprinkler system, NFPA 13, ordinary hazard protection

Heating and Cooling

- Gas-fired unit heater(s)

Electrical

- 200-amp 120/208V panel
- LED high-bay lighting
- Code required exit and egress lighting

State of Wisconsin Broker Disclosure to Non-Residential Customers

Broker Disclosure to Customers

Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you with the following disclosure statement: You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm provides brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- **(a)** The duty to provide brokerage services to you fairly and honestly.
- **(b)** The duty to exercise reasonable skill and care in providing brokerage services to you.
- **(c)** The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- **(d)** The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- **(e)** The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- **(f)** The duty to safeguard trust funds and other property held by the Firm or its Agents.
- **(g)** The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

• **CONFIDENTIAL INFORMATION:**

• **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by the Firm and its Agents):

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.