

INDUSTRIAL FOR LEASE

2917 LATHAM DRIVE
MADISON, WI 53713



**SINGLE-TENANT INDUSTRIAL - FOR LEASE -
AVAILABLE NOW**

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



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PROPERTY SUMMARY

2917 Latham Drive | Madison, WI 53713



Property Summary

Lease Rate:	\$7.50 P/SF NNN
Lease Term:	Negotiable
Available SF:	13,520 SF
Warehouse SF:	Approx. 12, 670 SF
Clear Height:	11'
Grade Doors:	5 (4 - 10'x16' / 1 - 10'x14')
Power:	600 Amp - 3 Phase
HVAC:	New Modine Heaters in Warehouse
Roof:	New Roof Coating and Insulation
Operating Expenses:	\$1.36 P/SF
Lighting:	New LED Lighting in Warehouse
Office:	Approx. 850 SF
Zoning:	IL - Industrial Limited

Property Overview

Recently renovated industrial facility offers a versatile combination of warehouse, office, and showroom space ideal for service or light manufacturing users. The property features five overhead doors, 600-amp 3-phase power, two offices, and a dedicated service counter/showroom area. Recent improvements include new radiant warehouse heaters, roof coating, insulation, liner panels, and LED lighting, enhancing efficiency and long-term performance.

Location Overview

Located in Madison's established South Side industrial corridor, 2917 Latham Drive offers convenient access to the Beltline Highway (US 12/18), Interstate 39/90/94, and downtown Madison. The property's central location provides excellent connectivity throughout the Madison area, making it ideal for industrial users. Surrounded by a strong industrial business base, the site offers both operational efficiency and regional accessibility.

PROPERTY PHOTOS

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PROPERTY PHOTOS

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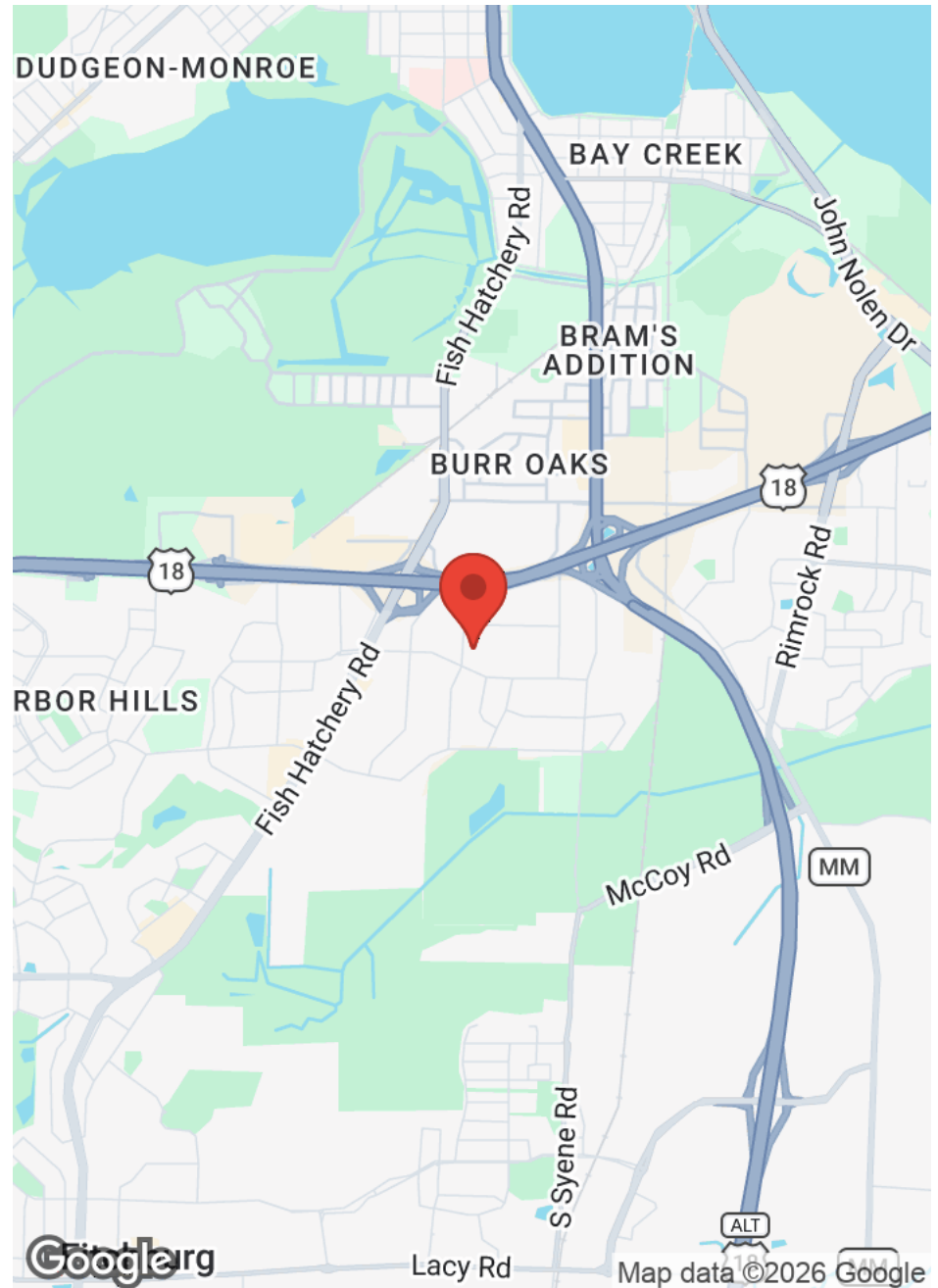
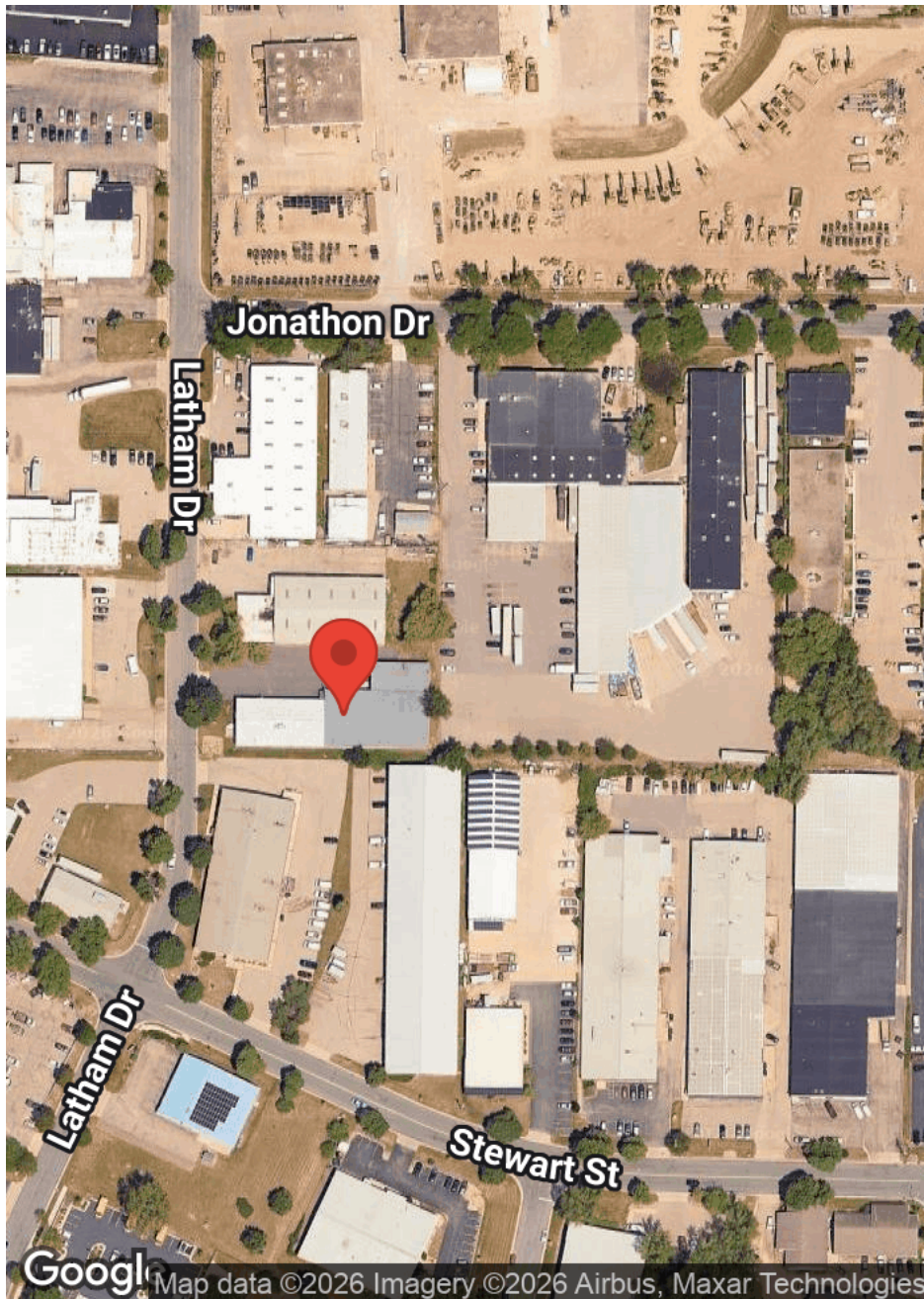
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LOCATION MAPS

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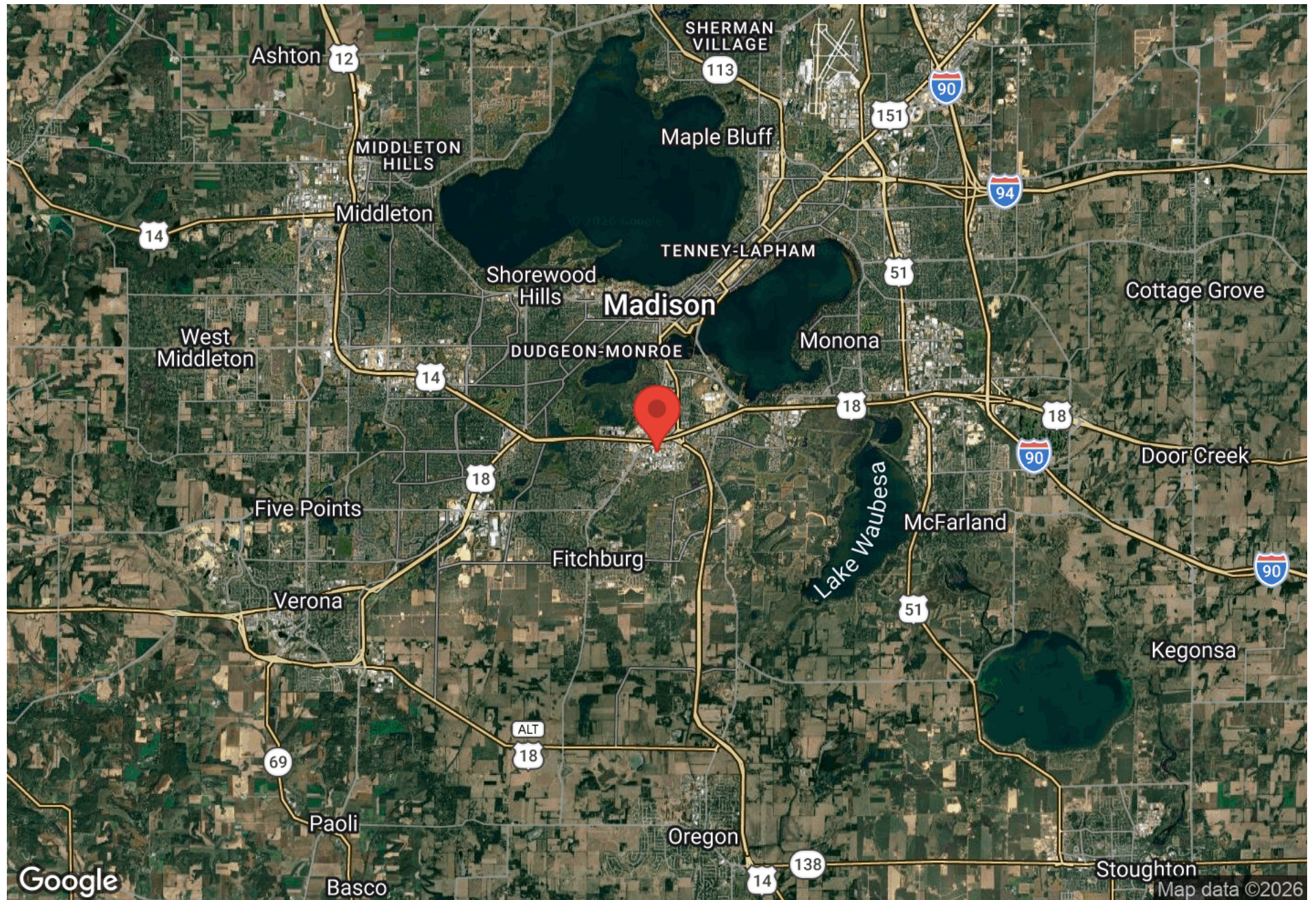
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REGIONAL MAP

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AERIAL MAP

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