

4484 Robertson Road

Madison, WI 53714

Fully Fenced 2.26-Acre Industrial Facility



Industrial Facility with Outdoor Storage

4484 Robertson Rd | Madison, WI 53714

For Sale or Lease



Flexible Industrial Facility with Fully-Fenced Outdoor Storage

4484 Robertson Road is a 25,400 SF industrial facility offering a combination of warehouse and office space with **secured outdoor storage** in East Madison.

The building includes a driver area, break room, training room, and reception area, as well as a **clear-span warehouse** with clear heights ranging from 19 - 32 feet, supporting efficient storage, racking, and operational flexibility.

The facility is equipped with 17 dock doors and one compactor dock position, providing **multiple loading points** for distribution or service-oriented users.

Property Overview

Building Size	25,400 SF
Available Space	25,400 SF
Lease Rate	\$8.25/SF NNN
Sale Price	Subject to Negotiation
Lot Size	2.26 Acres
Zoning	IL (Industrial Limited)
Dock Doors	17 Docks <i>10 low profile, 7 standard w/levelers</i>
Clear Height	30-32' East Warehouse 19'3"-20'4" West Warehouse

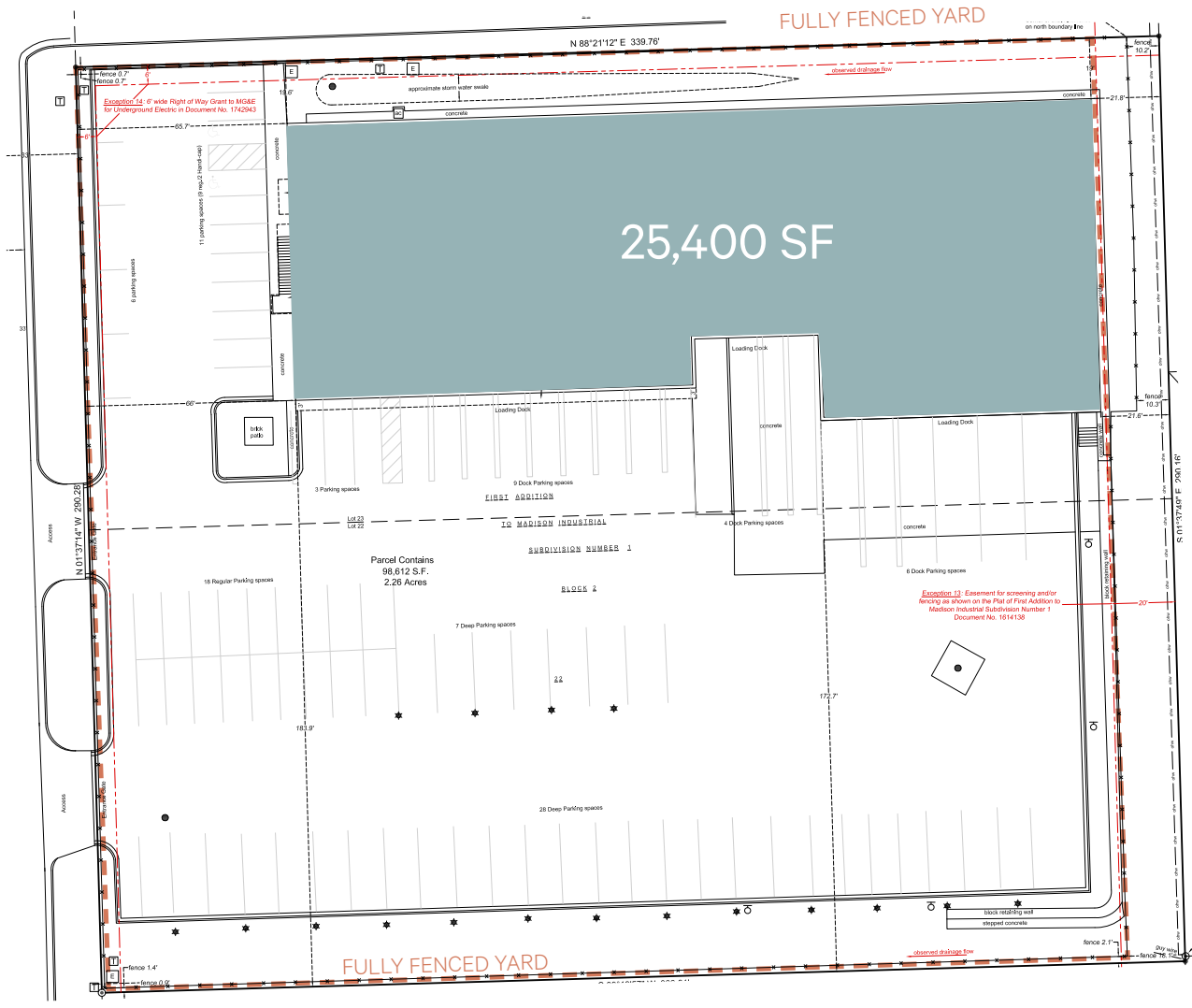
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Building Specifications

Year Built	1982	Dock Doors	17 Docks 10 low profile, 7 standard w/levelers
Construction	Clear span metal	Drive-In Doors	None
Fire Protection	Wet sprinkler system	Clear Height	30-32' East Warehouse 19'3"-20'4" West Warehouse
Lighting	LED		
HVAC	Warehouse: Gas-fired heat Office: Heat and A/C		



25K
SF Building Size

2.26
Acre Parcel Size

30+
Trailer Parking Stalls

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Loading Docks



Office Entrance



Ample Trailer Parking



Fully Fenced outdoor storage



17 Docks



10 route-high doors



Ample trailer parking

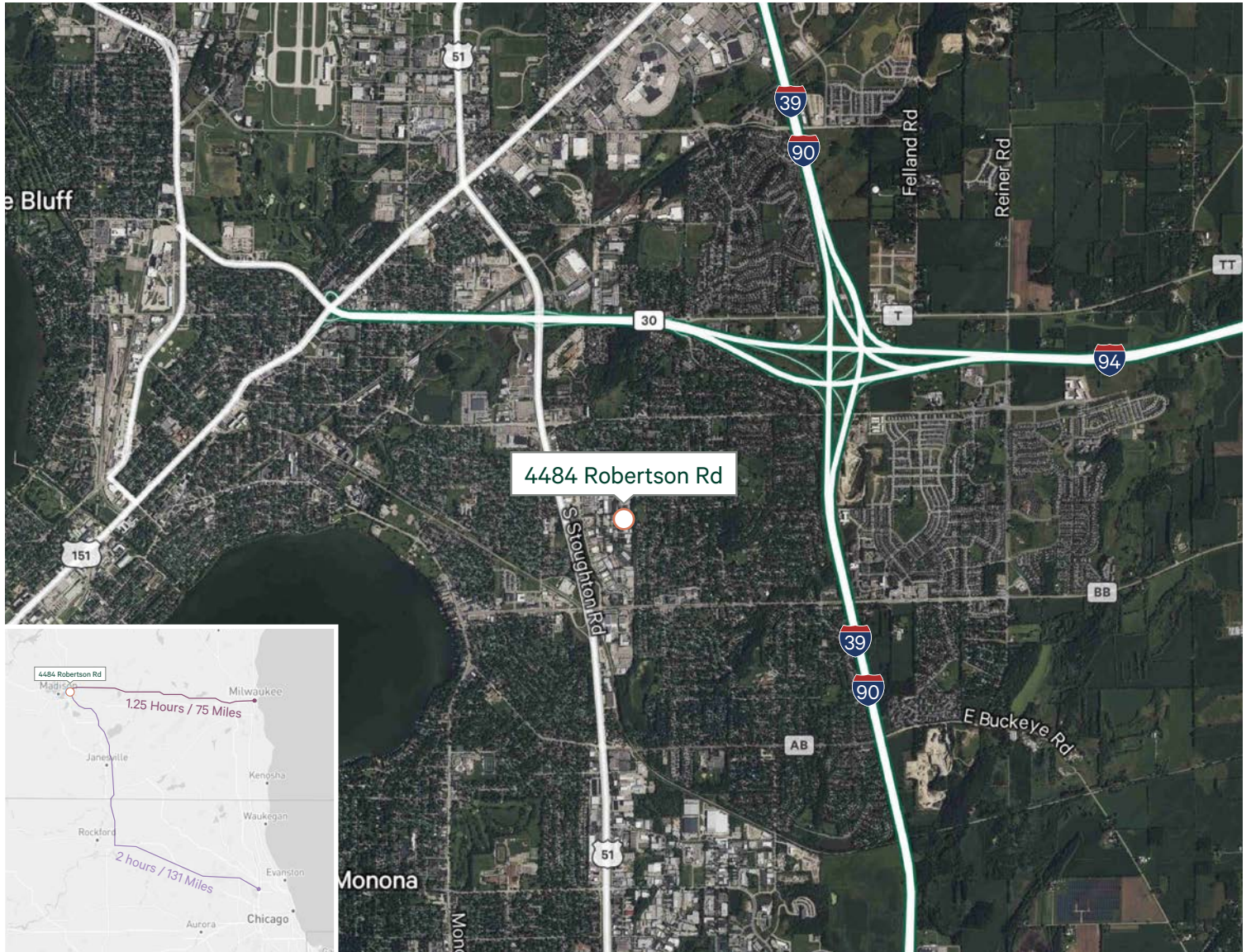


Fully Fenced Lot

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Convenient access to
I-90 / I-39 and Hwy 30



Strong connectivity to Milwaukee
and Chicago markets



Located within established
industrial corridor

East Madison
location supports
efficient regional
distribution and
access to a stable
labor pool.

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Ideally suited for:



Regional distribution companies



Light manufacturing or assembly



Service contractors
(HVAC, electrical, plumbing)



Businesses requiring
secure outdoor storage



Contact Us

Chase Brieman
Senior Vice President
+1 608 332 6561
chase.brieman@cbre.com

James West
First Vice President
+1 608 441 7578
j. west@cbre.com

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830. <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.