



2028281	Active	Business/Comm	Price: \$1,295,000 (if lease only = annual lease amount)
Lot 2 Spring Rose Road	#	Town	Verona
Verona WI 53593		County:	Dane
Trade Name:		Units in Bldg:	0
RE For Sale:	Yes	Ann Rent/SqFt:	\$
Bus for Sale:	No	Bldg Gross SqFt:	0
Lease Only:	No	Net Leasable SF:	0
# of Stories:	0	Onsite Parking:	0
Bldg Dim:	0	Parking Fee/Mo:	\$ 0
Year Built:	999	Other	
Show Date:			

Hwy 151/18 South to Spring Rose Rd. Property on the right side. Lot located behind Maple Leaf Landscaping.							
Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	0	Est Acres:	5.0000	Seller	Land Assess:	\$ 0
Ann Op Exp:	\$ 0		Lot Dim:			Improveme...	\$ 0
Net Op Inc:	\$ 0		Street Front:	0	# Loading Docks:	Total Assess:	\$ 0 / 2025
Zoning:	Heavy Comm		Ceiling Hgt Min:	0	Max:	Net Taxes:	\$ 0 / 2025
Parcel #:	0608-192-8675-0		Industrial Park:			Owner:	
Included: 5 +/- Acres of Land can be accessed from the shared drive							
Excluded:							

Type	Vacant land	Building Parking	N/A
Location	Near Major Highway	Sale Includes	N/A
Present Use	Vacant land	Documents on File	Certified survey map
Exterior	N/A	Lease Type	None
Roofing	N/A	Tenant Pays	N/A
Heating/Cooling	No heat	Occupancy	Owner
Fuel	N/A		
Water/Waste	No sewer, No water		
Features	Outside storage		

Rare opportunity to own 5± acres of Heavy Commercial-zoned land in one of Dane County's premier commercial corridors. Located just off Highway 151 with dedicated access from Spring Rose Road, this level site offers excellent visibility, accessibility, and flexibility for a wide variety of industrial and commercial uses. Ideal for contractor yards, trucking operations, equipment sales and service, warehousing, manufacturing, fleet operations, outdoor storage, and self-storage (subject to approvals). The final 5-acre parcel location is flexible within the larger parent parcel, allowing buyers the opportunity to help determine the final configuration, subject to seller approval, survey, and governmental approvals. Parcel will be surveyed and split prior to closing. Minutes from Verona, Madison, Epic Systems, and the Beltline.

The final 5±-acre parcel will be surveyed and split from the parent parcel prior to closing. Buyer may have input on the final parcel configuration, subject to seller approval, survey, and governmental approvals. Property is currently subject to recorded deed restrictions. Seller has initiated (or intends to initiate) the process to amend/remove the restrictions.

ListAgt: Katie Lichtie	60118-90	CoList:	Sold Price:	List Date: 7/16/2026
Pref: 608-347-5525			Concessions:	Expiration: 12/31/2026
katie@nexthomemetro.com			DOM: 0	CDOM: 0
NextHome Metro			Accepted Offer:	Electronic Consent: Yes
Off: 608-347-5525			Closing Date:	Exclusive Agency: Yes
4800 Ivywood Tr #103			Financing:	Licensee Interest: No
McFarland WI 53558			Sale Factors:	Limited Service: No
Sale Agent:			Competing Offers:	Multiple Rep: Yes
			CashOffer@Acceptance	Named Exceptions: No