



Property Overview

22 Transport Ct is a 4.63-acre, fully built-out property designed to meet your business needs with 5,880 SF of office space.

This state-of-the-art property features reinforced concrete construction, and the office space includes a shared 10'x10' overhead door. Employee and client-friendly features include conference rooms, a coffee station, and a 91-car parking lot.

Adjacent to Interstate 94, this property is optimized for quick access to Wisconsin's artery connecting Chicago and Minneapolis. The building also offers a premiere signage opportunity facing the highway, reaching over 62,000 vehicles a day. The property is just 10 minutes from Dane County Airport and 20 minutes from downtown Madison.

22 Transport Ct 13th is located just outside Madison, WI in a growing hub for advanced manufacturing, agriculture, healthcare, and information technology. This strategic position offers additional amenities, including neighboring hotels, restaurants, and multiple truck fueling options.

5.8K

SF of Available Office Space

53K

Total SF Building

10x10

Shared Overhead Door

4.63

Acre Lot

John Schlueter
Broker, Owner

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☎ (414) 769-7000

FOR LEASE

CLASS A DEVELOPMENT
Now Leasing: Office Space
22 Transport Ct, Madison, WI 5370



Leasing Info

Lease Rate	\$14.50 PSF Office
Additional Rent	\$2.66 PSF (estimate)

Specifications

Building Size	53,000 SF
Office Space	5,880 SF
Location	½ Mile to I-94 Interchange
Construction	Reinforced Concrete
Signage	On-Building and Free-Standing
Parking	Surface, 91 Spaces
Docks	1 Shared Dock (10x10 Overhead)

Utilities

Gas
Water
Sewer
Heating

Information shown is deemed reliable and is believed to be accurate, but no warranty or representation is made to the accuracy thereof and is subject to correction. Prices and terms are subject to change without notice.

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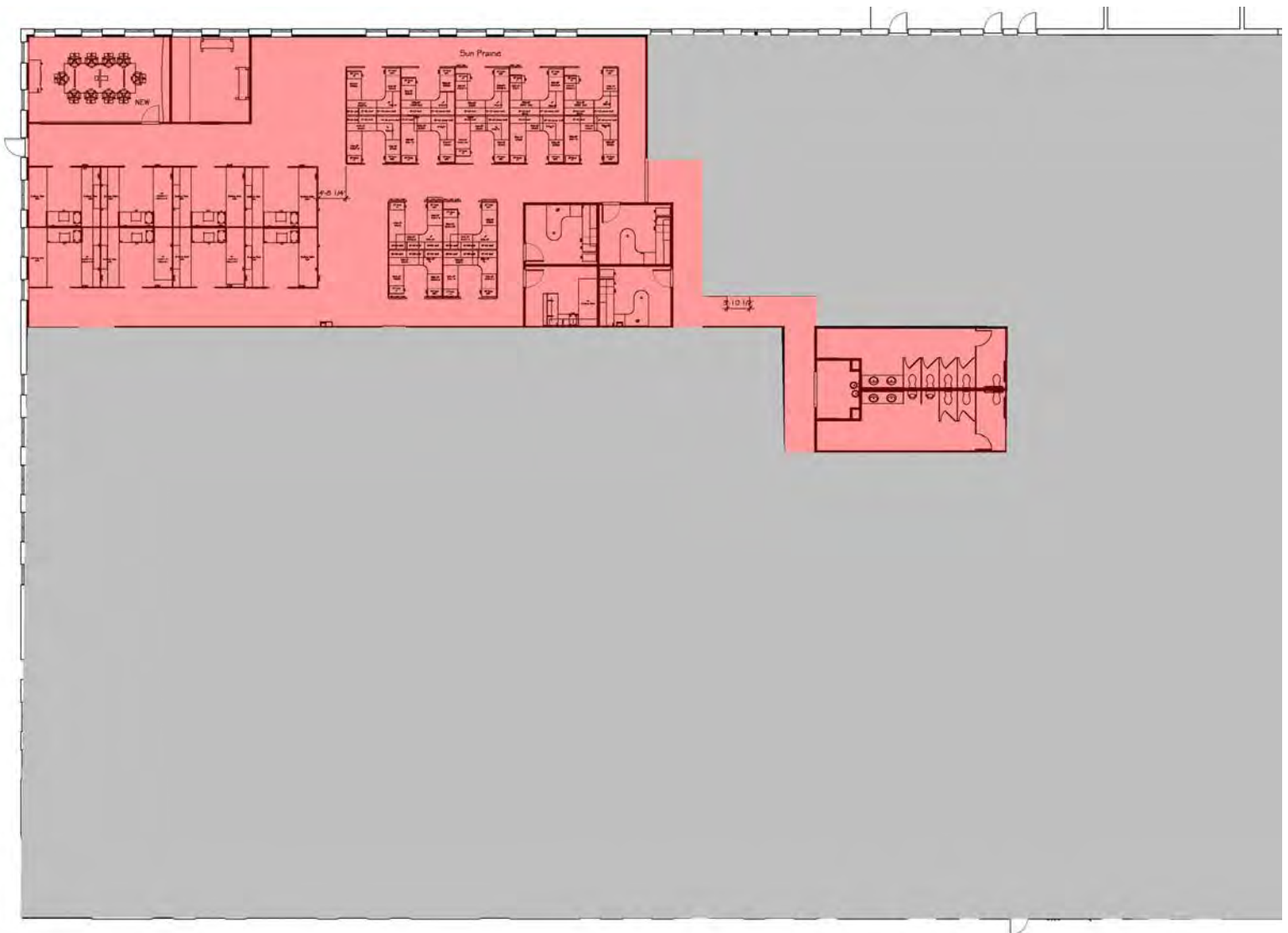
Destination	Distance	Drive Time
I-94 Freeway	< 0.1 MI	1 MIN
I-94 Interchange	2.5 MI	4 MIN
FedEx Distribution Center	1 MI	3 MIN
Downtown Madison	9 MI	20 MIN
Milwaukee	78.8 MI	1 HR 15 MIN
Minneapolis	261 MI	3 HR 50 MIN

Transportation	
Airport	4.7 MI 9 MIN
Railroad	6.7 MI 13 MIN

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FLOOR PLAN: AVAILABLE SPACE IN RED



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