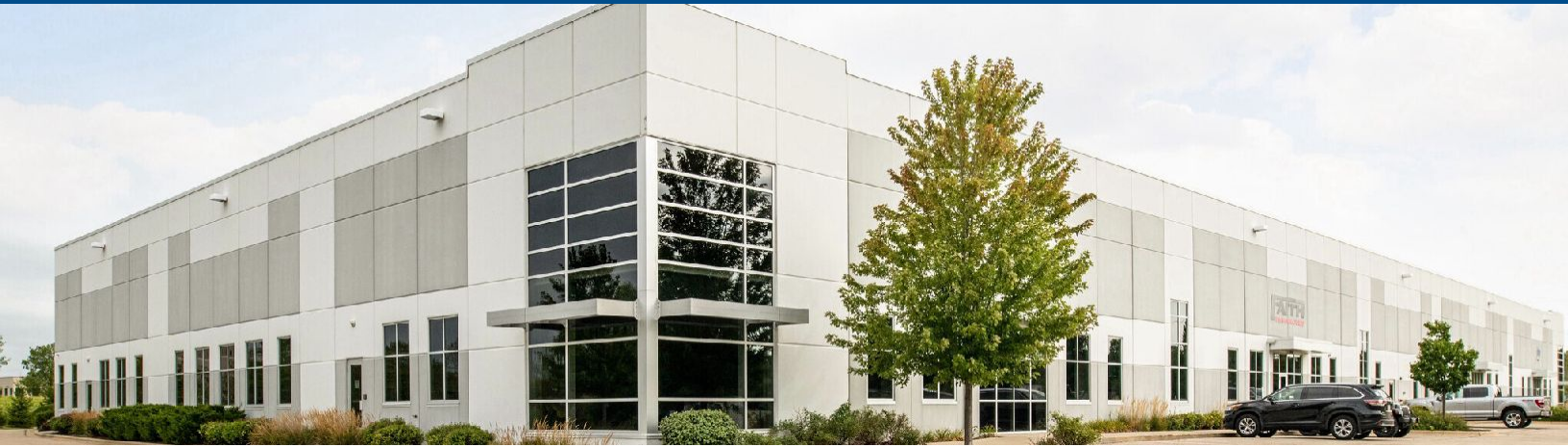


FOR LEASE

CLASS A DEVELOPMENT

Now Leasing: Office or Warehouse Space

22 Transport Ct, Madison, WI 53704



Property Overview

22 Transport Ct is a 53,000 SF industrial facility with 25,348 SF of office or warehouse space available. Owner is willing to demo office space and convert into warehouse space per client request. This warehouse space will have 25' clear height ceilings and column free space. Please see photo on following page.

This state-of-the-art property features reinforced concrete construction, 25' ceilings and up to (1) 12' x 14' overhead door and dock with office space as needed. Employee and client-friendly features include conference rooms, a coffee station, and a 91-car surface parking lot.

Adjacent to Interstate 94, this property offers efficient transportation. The building also offers a premiere signage opportunity facing the freeway, 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 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.

25,348

SF of Available
Office/Warehouse Space

12x14

Overhead Doors

25'

Ceilings



John Schlueter

Broker, Owner

jks@frontlinecre.com

(414) 769-7000

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Leasing Info

Lease Rate	COMMENSURATE with Lease Warehouse/Office
Additional Rent	\$2.66 SF (estimate)

Specifications

Building Size	53,000 SF
Office or Warehouse Space	25,348 SF
Location	.5 Mile to I-94 Interchange
Construction	Reinforced Concrete
Signage	On-Building and Free-Standing
Clear Height	25' Ceilings
Column Spacing	Column-free for this Unit
Overhead Doors	(1) 12' FT x 14' FT, Potential for 3
Docks	1, Potential for 3
Parking	Surface, 91 Spaces

Utilities

Gas
Water
Sewer
Heating

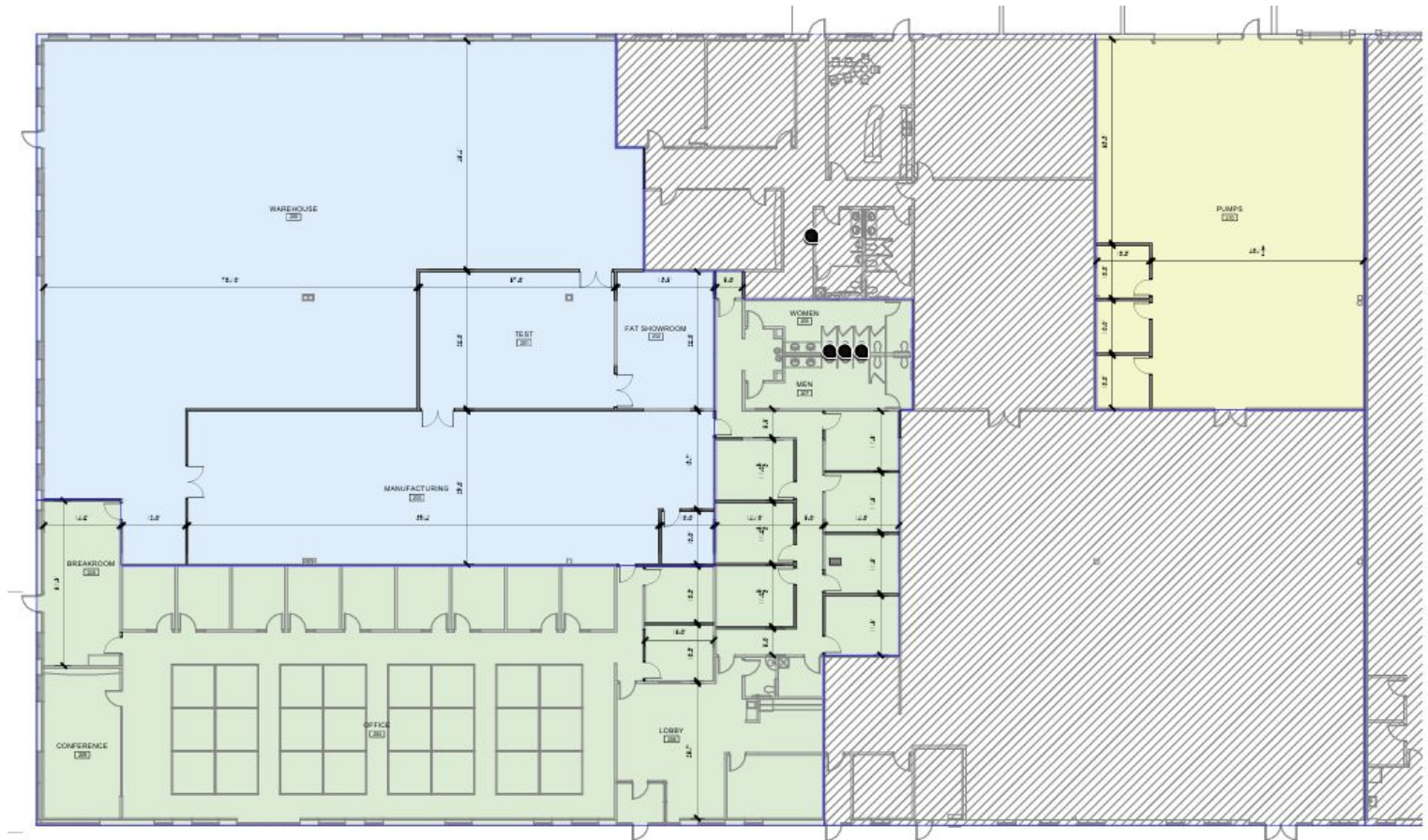
Information shown is deemed reliable and is believed to be accurate, but no warranty or representation is made to the accuracy thereof and is subject to correction. Prices and terms are subject to change without notice.

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Total Space	25,348 SF
Blue Space	12,038 SF
Green Space	9,660 SF
Yellow Space	3,650 SF



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Amenities & Logistics

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	
Dane Co. Airport	4.7 MI 9 MIN
Railroad	6.7 MI 13 MIN