

Flex Space for Lease

HWY 51 AND HANSON ROAD
MADISON, WI 53704



Size	3,000 to 40,490 Sq.Ft. Divisible in any increment Above 3,000 Sq. Ft.
Availability	1ST Quarter 2007
Docks	Yes
Drive in doors	Yes
Eave Height	20'
Rate office	Determined from actual office layout.
Rate Warehouse	\$6.50 /Sq.Ft. NNN (\$1.30) est.
Additional Office Rate	Quoted on actual needs
Building Power	2000 amp 480v Service

New Building with Lots of power, Great Location at Hwy 51 and Hanson Road, near interstate. Next to airport and Wisconsin aviation. **FedEx Ground** in park. Highly efficient insulation (R38) Approx.

Our in house construction team can assist you in laying out your new space, and estimating costs to determine office rate.



McAllen
PROPERTIES
All the space you need.

WWW.MCALLENPROPERTIES.COM

KERRY 608.345.4470

RUEDEBUSCH
COMMERCIAL
INVESTMENTS

Contact: Jeff or Carl

Phone 608-243-9070 Fax 608-249-2032

E-MAIL Jeff@Ruedebusch.com

All information furnished regarding this property for lease, land, or financial is from sources deemed reliable. No guarantee or representation is made as to the accuracy thereof. Contact Jeff Ruedebusch for additional information.

SITE PLAN

HWY 51 AND HANSON ROAD
MADISON, WI 53704



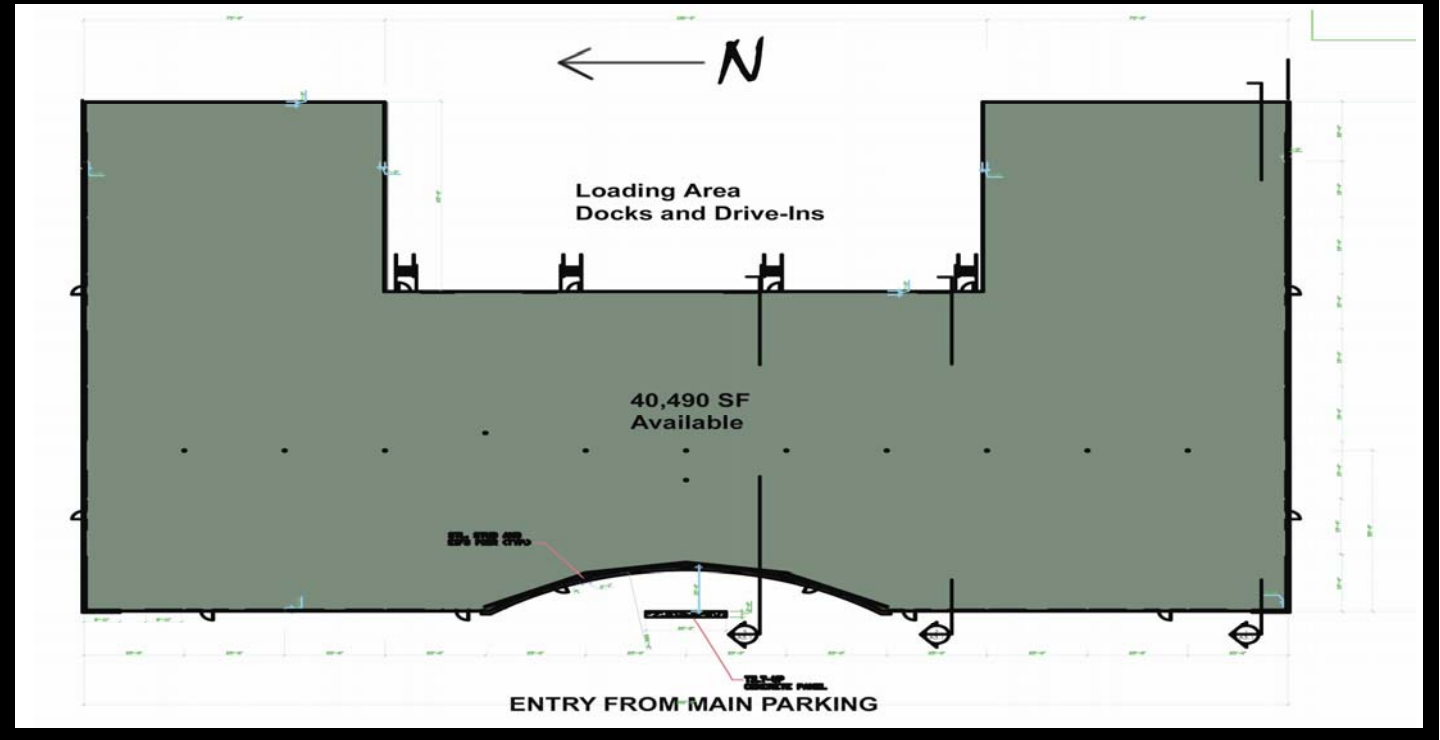
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FLOOR PLAN

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Property Stats:

Site Size	12 Acres
Building SF	40,490
Available SF	40,490
Building Dimensions	Varies
Bay spacing	25' x 110'
Parking Stalls	Stalls
Eave Height	20'
Zoned	M-1



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