

# *Flex Space for Lease*

3060 PROGRESS ROAD  
MADISON, WI 53718



<b>Size</b>	3,000 to 10,000 Sq.Ft. Divisible
<b>Availability</b>	Now
<b>Docks</b>	Yes 8' x 9'
<b>Drive in doors</b>	Yes 12' x 14'
<b>Eave Height</b>	20'
<b>Rate office</b>	Determined from actual office layout.
<b>Rate Warehouse</b>	\$4.50 /Sq.Ft. NNN (\$1.25) est.
<b>Building Power</b>	120/208v 3Phase 200 amp panel, More if needed.

End Cap Space, Great Location Near to world dairy center. High bay lighting, highly efficient roof insulation (R38). Great Location on SE. side of Madison. We can customize the space to fit your needs.

We 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](http://WWW.MCALLENPROPERTIES.COM)

KERRY 608.345.4470

**RUEDEBUSCH**  
**COMMERCIAL**  
**INVESTMENTS**

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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

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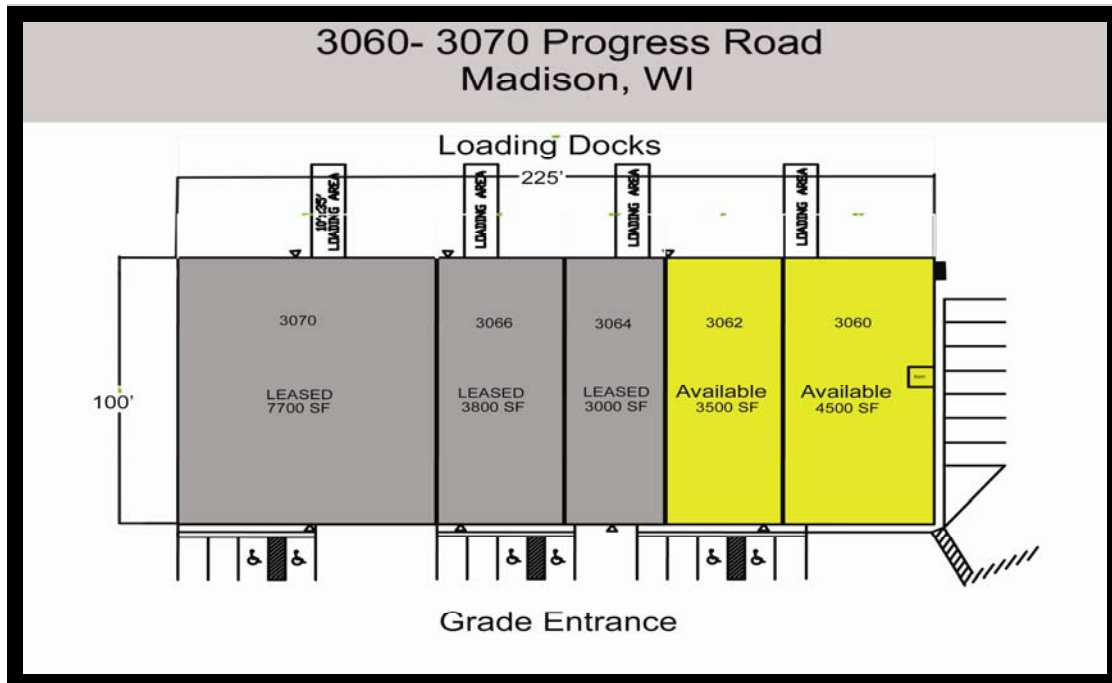


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# FLOOR PLAN

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## Property Stats:

Site Size	10 Acres
Building SF	22,250
Available SF	8,000
Building Dimensions	100' x 225'
Bay spacing	25' x 50'
Parking	Included
Eave Height	20'
Zoned	M-1



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