



McAllen Business Park
3008 Progress Rd
Madison WI 53716

Size and Financial Information

Available square feet: **4,450**
 Max Contiguous square feet: **4,450**
 Rent per square foot (Annual): **\$4.75-\$9.75**
 Status: **Active**

Operating Expenses

Electric: **Not Included**
 Gas: **Not Included**
 Water/Sewer: **Not Included**
 Common Area Maintenance: **Not Included**
 Real Estate Tax: **Not Included**
 Insurance: **Not Included**
 Estimate of Costs: **\$1.35**
 Expense Stop:
 Janitorial: **Not Included**
 Tenant Improvement Allowance:
 Load Factor: **0%**



General Information

Date Available:	Now	Outside Parking:	Yes	Municipal Water:	Yes
Term (Years):	2-10	per 1,000 s.f.:	2.00	Municipal Sewer:	Yes
Sublease:		Monthly Cost:	\$0	Urban Svc. Area:	Yes
Building Type:	Multi-Tenant	Inside Parking:	No	Docks:	Yes
Building Status:	Existing	per 1,000 s.f.:		Overhead Doors:	Yes
Year Built:	1998	Monthly Cost:		Cable:	No
Number of Floors:	1	Ceiling at Eaves:	20 ft.	DSL:	Yes
Zoning:	M1	Ceiling at Center:	22 ft.	T1:	No
Potential Zoning:		Hwy Exposure:	Yes	Handicap Access:	Yes

Shared Building Amenities

Break Room:	No	Conference Room:	No	Elevator:	No
Cafeteria:	No	Auditorium:	No	Exercise Room:	No
Lounge:	No	Other:	Private entrance	Shower:	No

Comments

This unit is ready for lease. It has about 600 SF of office comprised of 2 private offices and general/reception area. Building and ground signage is available. Includes 1 OH & 1 dock door and rear walk door. Double insulation (R38), high bay lighting, utility sink, floor drain, A/C and 200 3 phase power available in the building. Perfect for many business types. Call for a tour.



Contact Information

Kerry McAllen
 McAllen Properties
 Phone: 608-345-4470
 Mobile Phone:
 E-Mail: kerry@mcallenproperties.com
 Website: <http://www.mcallenproperties.com>