



McAllen Center
3948 Commercial Ave
3948-B
Madison WI 53704

Size and Financial Information

Available square feet: **1,600**
 Max Contiguous square feet: **1,600**
 Rent per square foot (Annual): **\$11.00**
 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: **\$1.40**
 Expense Stop:
 Janitorial: **Not Included**
 Tenant Improvement Allowance: **0**
 Load Factor:

General Information

Date Available: **Now**
 Term (Years): **3**
 Sublease:
 Building Type: **Multi-Tenant**
 Building Status: **Existing**
 Year Built: **1984**
 Number of Floors: **1**
 Zoning: **M-1**
 Potential Zoning:

Outside Parking: **Yes**
 per 1,000 s.f.:
 Monthly Cost:
 Inside Parking: **No**
 per 1,000 s.f.:
 Monthly Cost:
 Ceiling at Eaves:
 Ceiling at Center:
 Hwy Exposure: **Yes**

Municipal Water: **Yes**
 Municipal Sewer: **Yes**
 Urban Svc. Area: **Yes**
 Docks: **Yes**
 Overhead Doors: **Yes**
 Cable:
 DSL:
 T1:
 Handicap Access: **Yes**

Shared Building Amenities

Break Room:
 Cafeteria:
 Lounge:
 Conference Room:
 Auditorium:
 Other:
 Elevator:
 Exercise Room:
 Shower:

Comments

Highly visible retail/ office location on the corner of Hwy 51 and Hwy 30,



Contact Information

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