

FLEX INDUSTRIAL FOR SALE

CLEAR SPAN FLEX INDUSTRIAL | 16,500 SF | TURN-KEY SPORTS FACILITY

5018 BLAZING STAR DRIVE, MADISON, WI 53716



For Sale - \$2,500,000

16,500 SF | 1.3 AC

OAKBROOK CORPORATION  
2 Science Court, Suite 200  
Madison, WI 53711



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

5018 BLAZING STAR DRIVE | MADISON, WI 53716



## Property Summary

Price:	\$2,500,000
Building SF:	16,500 SF
Price / SF:	\$151.52
Lot Size:	1.3 AC
Year Built:	2004/Renovated 2021
Power:	600 AMP, 208/120, 3-Phase
Drive-In Door:	(1) 8'x10' (can add additional)
Clear Height:	16' Eave   21' Peak
HVAC:	Fully Heated & Cooled Building
Lighting:	LED
Sprinkler:	Only a small portion sprinkled
Parking:	Approx. 70 stalls
Zoning:	IL (industrial Limited)

## Property Overview

5018 Blazing Star Drive in Madison, WI is a 16,000 SF clear-span flex industrial building offering versatile space ideal for light manufacturing, warehousing, R&D, or athletic and recreational uses. The clear-span design provides an open, unobstructed layout with excellent ceiling height and flexibility for customized build-outs.

Gym equipment can be included in the sale. Contact broker for detailed info on FF&E.

Conveniently located near the Interstate and Madison's Beltline Highway, the property offers excellent regional connectivity and accessibility for employees and visitors alike, making it a strong option for a wide range of users seeking adaptable, high-quality space.

# PROPERTY PHOTOS

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# AERIAL MAP

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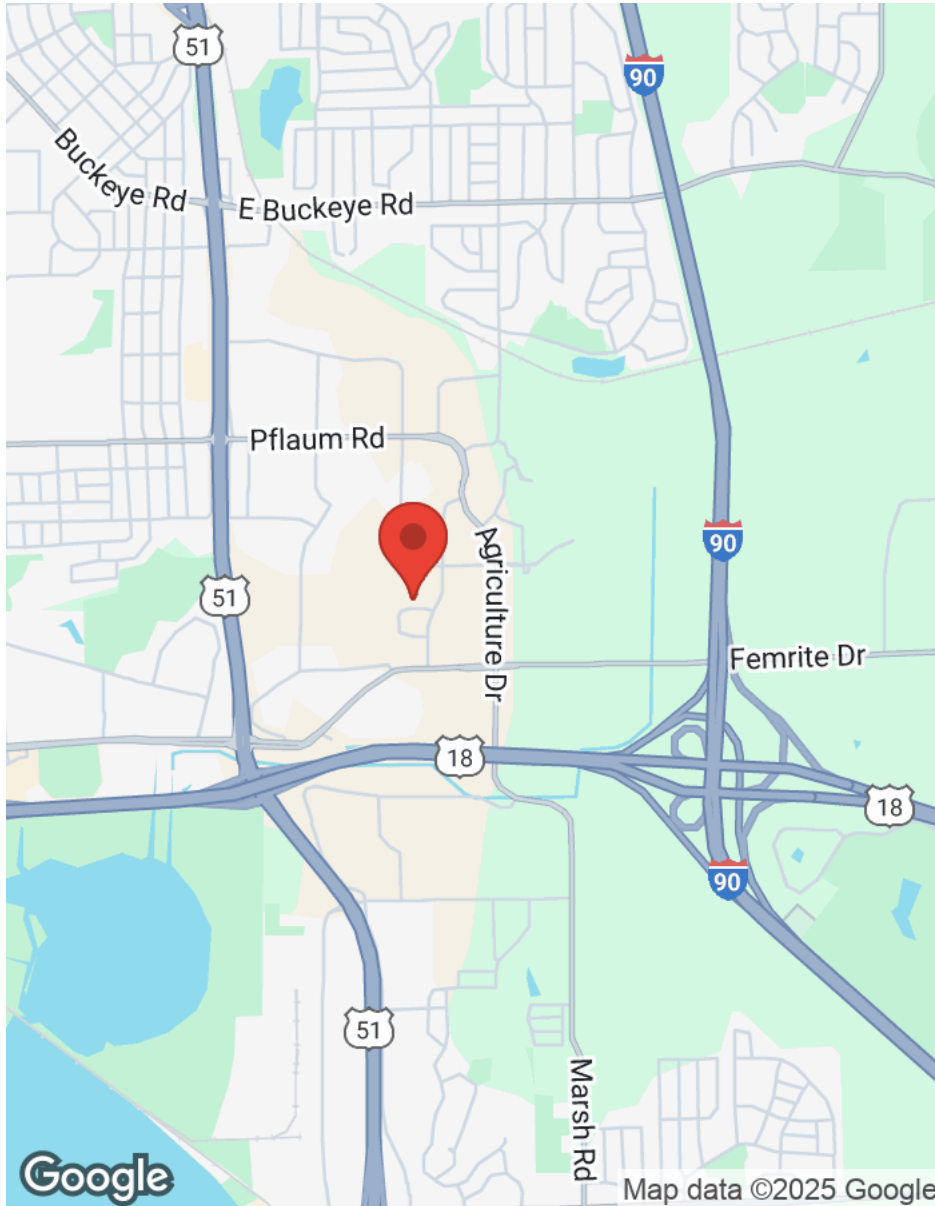


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# LOCATION MAPS

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5018 BLAZING STAR DRIVE

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