

FLEX INDUSTRIAL BUILDING FOR SALE

PARTIALLY LEASED + OWNER OCCUPANT BUILDING - 7,626 SF

4309 NEPTUNE COURT, MADISON, WI 53714



For Sale - \$1,050,000

7,626 SF | .57 AC

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



PRESENTED BY:

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, SIOR, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
bmeyer@oakbrookcorp.com

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

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Property Summary

Price:	\$1,050,000
Building SF:	7,626 SF (Bsmt + Mez not included)
Basement + Mez:	2,080 SF
Year Built:	1984-2005
Lot Size:	.57 AC
Total Drive-In Doors:	7 (12'x12')
Clear Height:	13'-19'
Power:	400 Amp / 3-Phase
Floor Drains:	Yes
Parking:	15 Stalls + Small Yard
Zoning:	IL (Industrial Limited)
Tenant:	Brandt Auto - 2,958 SF

Property Overview

Partially occupied flex industrial property offering a compelling mix of owner-user opportunity and stable in-place income.

4,668 SF (office and warehouse mix) is available for immediate owner-occupancy — ideal for a business looking to establish or expand operations in Madison's east industrial park.

2,958 SF is leased to Brandt Automotive through 5/31/2030, with two (2) five-year renewal options, providing long-term income stability.

Contact the listing team for additional lease terms.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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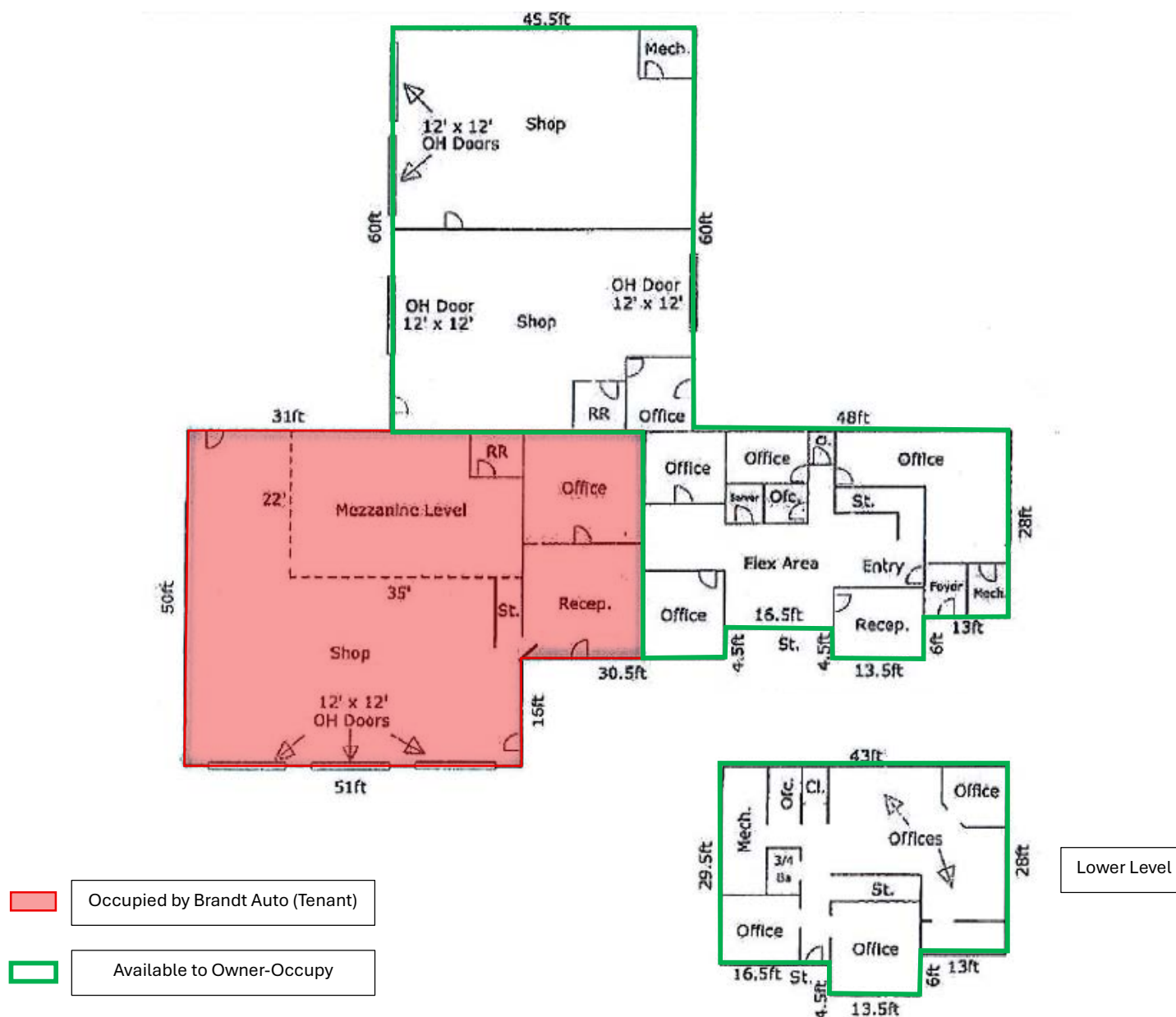


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FLOOR PLAN

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AERIAL SITE LAYOUT

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LOCATION MAPS

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4309 NEPTUNE COURT

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