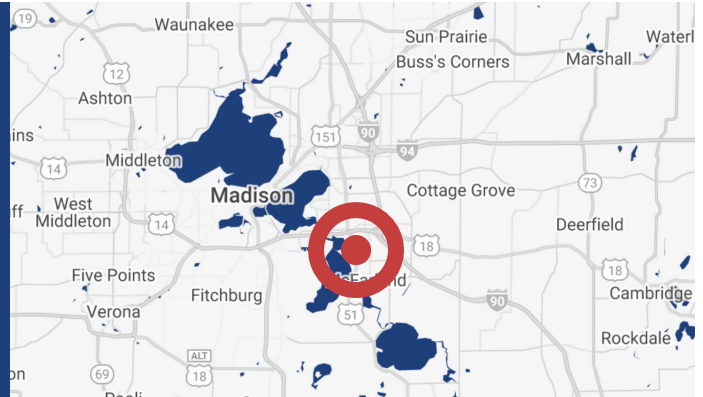




FOR SUBLEASE



4772 McFarland Ct, McFarland, WI 53558



**Base Rent: \$7.00/SF
OpEx: \$3.44/SF**

Term: NNN Sublease through June 2028

Space Available: 17,490 SF

Office: 800 SF

Doors: 2 DH, 1 GL 12'x14'

Lighting: T-8 fluorescent fixtures

Ceiling Height: 21-23'

Sprinkler System: Wet

**HVAC: Radiant heat in warehouse;
office/showroom has heat and A/C**



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Attractive flex space for sublease on the Southeast side of Madison. The space features a showroom, two private offices, kitchenette, and warehouse space. The space has two loading docks and two drive-in doors, with the ability to add more. Ample parking for employees and visitors, and highly visible building signage is available along Highway 51 (Stoughton Road).



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