

For Sale

**Class A - Multi-Tenant
Industrial Flex**

22,500 SF Available for Sale

"The Flex Building"

**2530 Agriculture Drive
MADISON, WI 53718**

**DEVELOPED BY TJK DESIGN
BUILD**



BRYANT MEYER, CCIM
Broker, Associate
(608) 443-1004
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
(608) 443-1039
akeuntjes@oakbrookcorp.com

TABLE OF CONTENTS

BRYANT MEYER, CCIM

BROKER, ASSOCIATE

O: (608) 443-1004

C: (608) 633-2242

bmeyer@oakbrookcorp.com

TONY KEUNTJES

CRE ASSOCIATE

O: (608) 443-1039

C: (715) 451-3252

akeuntjes@oakbrookcorp.com

Property Summary	3
Property Photos	4
Building Plan	5
Site Plan	6
Location Maps	7
Regional Map	8
Disclaimer	9

PROPERTY SUMMARY

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



Property Summary

Price:	\$3,300,000
Percentage Leased:	100%
Building SF:	22,500
Clear Height:	20'
Column Space:	50' x 25'
Lot Size:	2.45 Acres
Parking Ratio:	1.75/1000
Parking:	46
Power:	1600 AMP Service / 120/208 / 3-Phase
Year Built:	2023
Zoning:	SE - Suburban Employment

Property Overview

"The Flex Building" is a representation of industrial contemporary, multi-tenant, commercial sophistication situated on the East side of Madison. It is a premier multi-tenant building that not only fulfills the demands of the modern business landscape but also enriches the urban fabric with its aesthetic allure and functional design. This framework not only provides a sturdy foundation but also serves as a canvas for the application of premium finishes and features, offering flexible tenant spaces that can easily adapt to varying needs and preferences.

The building is available for sale as an investment opportunity.

Contact Brokers for financial information.

Location Overview

Located a few miles from US HWY 51, US HWY 12/18(Beltline), and ease of access to I/90/94.

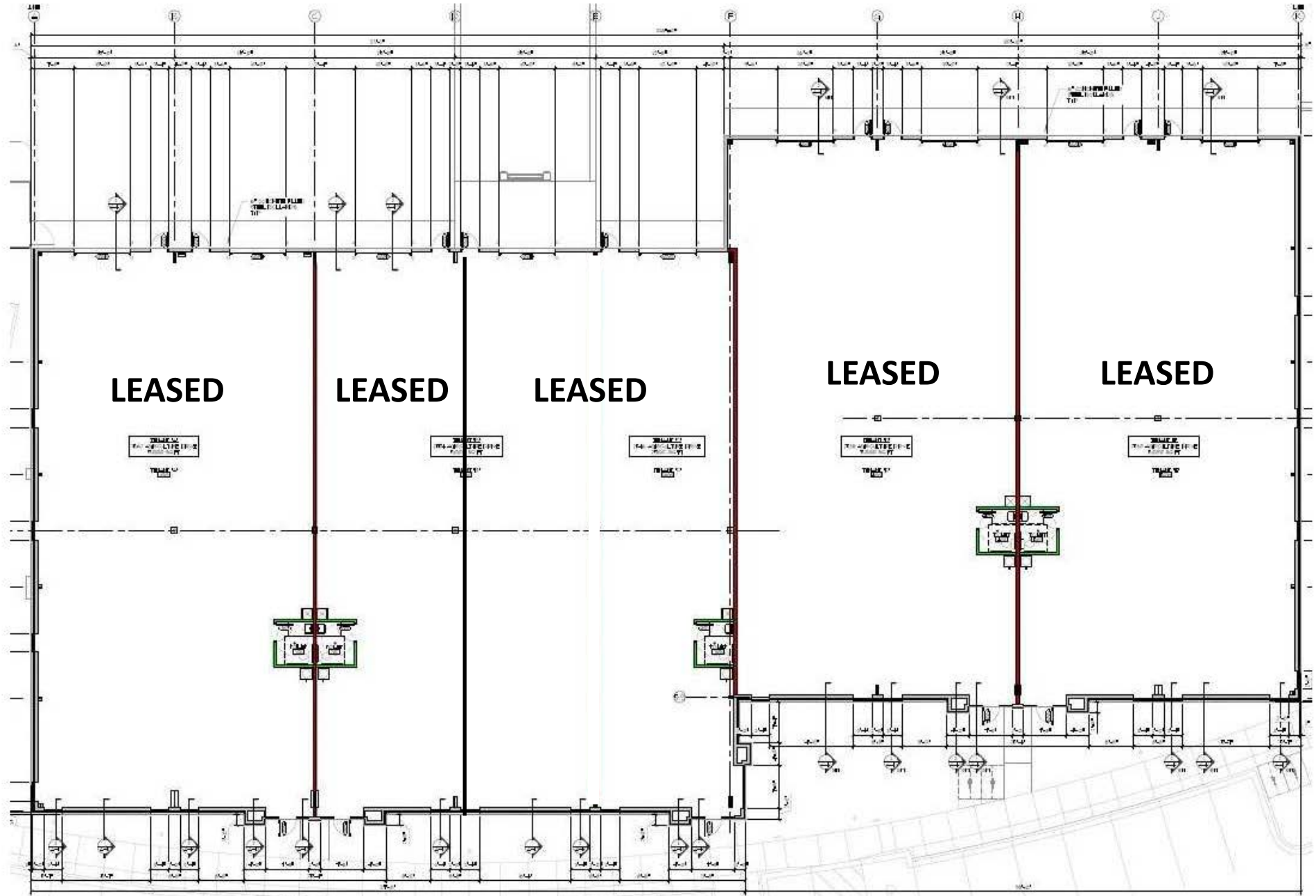
PROPERTY PHOTOS

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



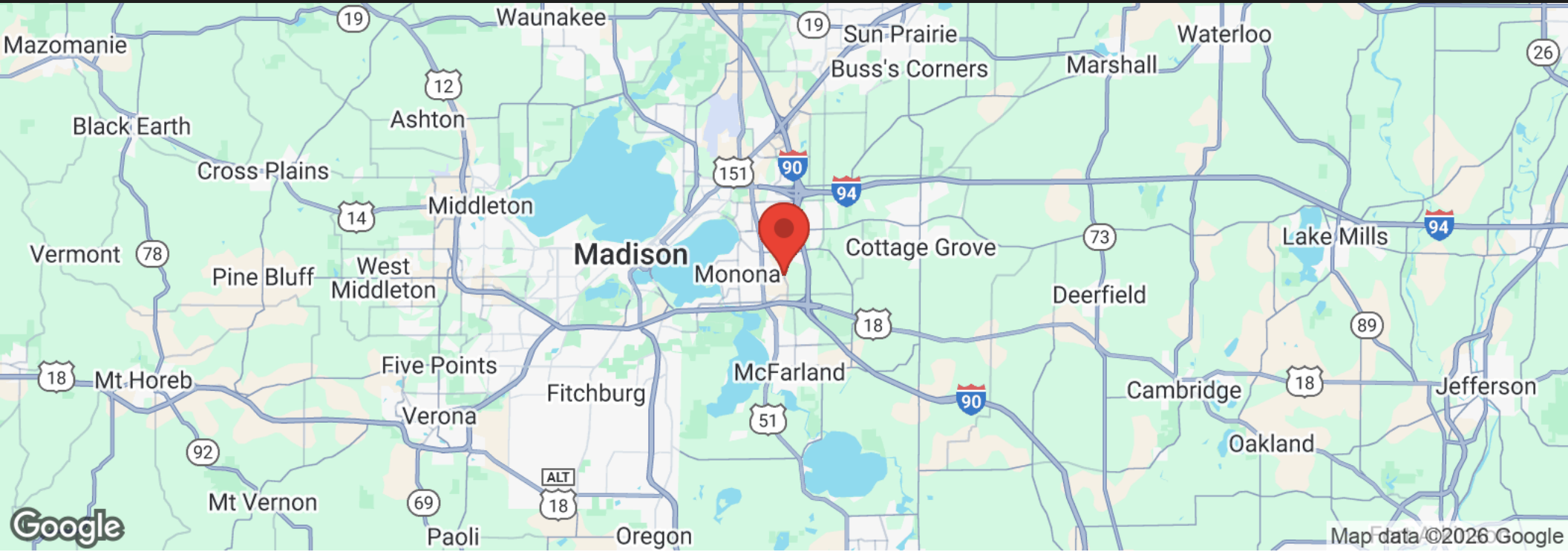
BUILDING PLAN

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



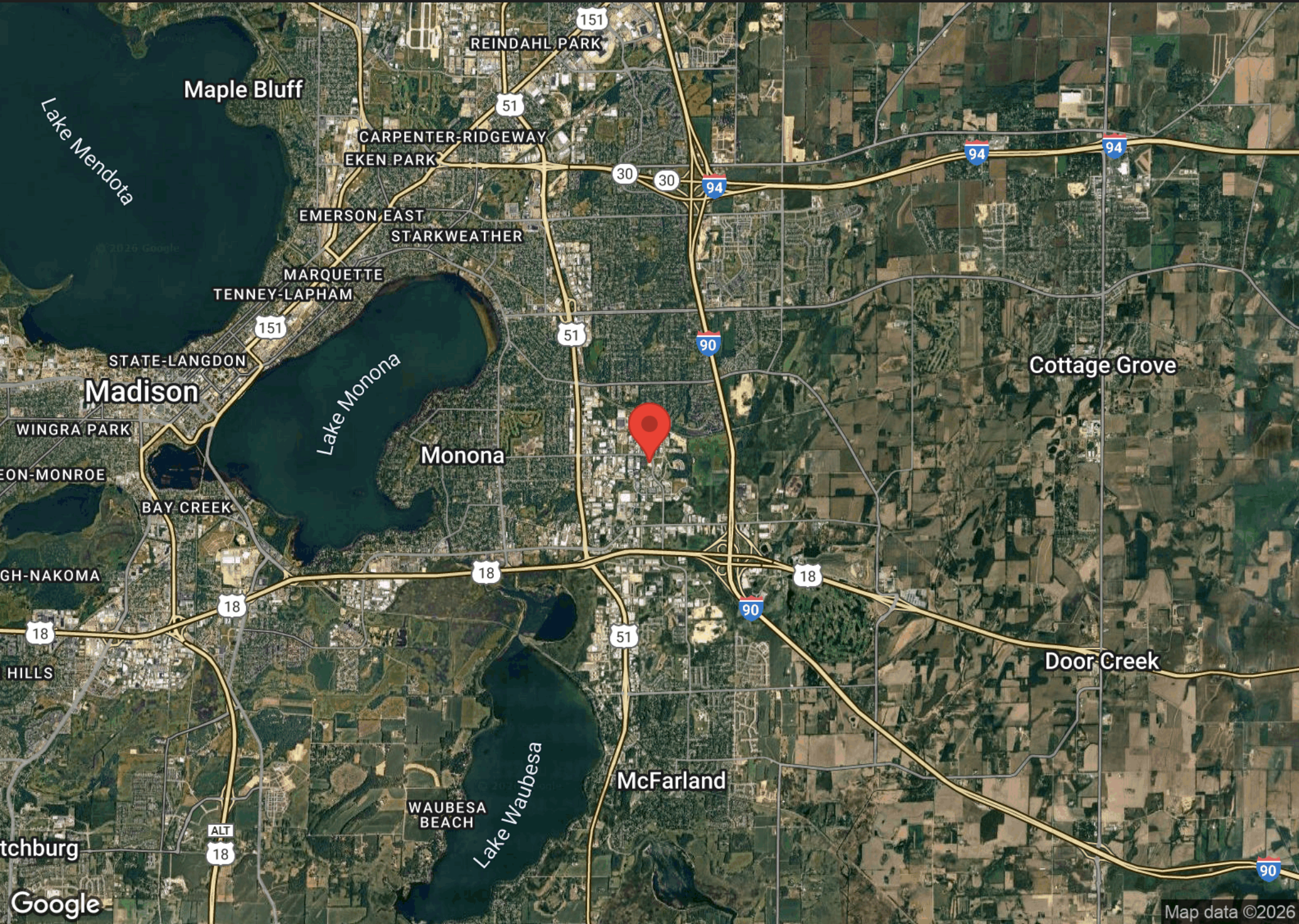
LOCATION MAPS

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



REGIONAL MAP

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718



DISCLAIMER

TJK - 2530 Agriculture Drive
2530 Agriculture Drive | Madison, WI 53718

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.