

# New CIREX listings



#20154131 **NEW!**

7181 Big Sky Dr, Madison Co.

Avail Sq. Ft.: 1,000  
 Rate Sq. Ft.: \$16.00  
 Term: 1 Gas/Elec: inc.  
 RE Tax/Ins/CAM: inc. Avail: Now  
 Parking: Yes Ins Parking: Yes

West side office space available for lease just minutes away from West Towne Mall. This prime location offers easy access to the Beltline Highway and the Mineral Point Rd corridor. The first floor corner suite provides an ideal mix of open reception area, and private offices.

**Key Commercial Real Estate LLC**  
 Aimee Bauman, CCIM 608-729-1801  
 Beth Iyer 608-729-1811



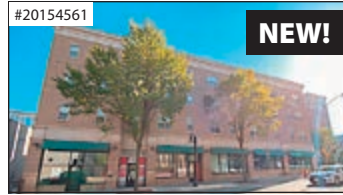
#25051 **NEW!**

5310 Wall St.

Avail Sq. Ft.: 950-3,245  
 Rate Sq. Ft.: \$10.00-\$11.00  
 Term: 3-5 Avail: Now

5310 Wall Street is a one-story, multi-tenant office building in The Park at High Crossing that offers an urban work-live-play environment without the urban congestion and cost. The space is divided into individual office suites that each have their own entrances, breakrooms, and restrooms.

**IA Management LLC**  
 Ben Hurd  
 608-422-5665  
 bhurd@iamgtllc.com



#20154561 **NEW!**

**THE VARSITY**  
 409 N Lake St

Avail Sq. Ft.: 680  
 Rate Sq. Ft.: \$40.00  
 Term: 5-10 Jani: n.i.  
 Avail: Now Zone: PD  
 Hwy Exp: Yes Docks: Yes

Expand your client base at this Highly Visible location that offers >2.5M annual pedestrian foot traffic and ~33,200 VPD. Ideal for an established operator looking to lease a prime location in the Heart of Downtown Madison.

**ABSTRACT Commercial Real Estate LLC**  
 Heather Ewing, CCIM  
 Phone 608-239-4781  
 heather@abstract-cre.com



#20154291 **NEW!**

808 Industry Rd, Sauk City Co.

Avail Sq. Ft.: 30,940-56,682  
 Rate Sq. Ft.: \$7.00  
 Term: 3-10 Avail: Now

30,940 sq. ft. distribution center with an 18,760 sq. ft. mezzanine, 4,800 sq. ft. of cold storage and 2,182 sq. ft. of office space available for lease. Back up generator, geo-thermal heating and cooling, LEDs throughout, racking on the first floor and mezzanine included, solar power, fully sprinklered. No expense spared.

**Wisconsin Commercial Real Estate**  
 Jesse Schluter  
 608-669-2671  
 jesse@wicommmercialre.com



#20147992 **NEW!**

115 Dane St Dane

Asking: \$3,200,000  
 Bldg Sq. Ft.: 60,131  
 Acres: 2 RE Tax: \$43,739  
 Parking: Yes Docks/OH Doors:

CI-1 zoning allows for many types of light manufacturing and other types of general commercial uses. Manufacturing, fabrication, packaging and assembly of products are all listed as Permitted Use within the district.

**Targa, Inc**  
 Robin F. Koth 608-836-0500  
 Lindsay A. Koth 608-836-0500

## Publication Deadlines

**February's Deadline**  
 Friday, January 14th

**March's Deadline**  
 Tuesday, February 15th

**April's Deadline**  
 Tuesday, March 15th

Cirex Monthly is driven by Property Drive's data base. ONE BOOK, ONE DATA BASE.

# CIREX inside covers 2022

To reserve yours call **608-345-2880**



#20152752 **NEW!**

455 S Jct Rd

Asking: \$2,500,000.00  
 Avail Sq. Ft.: 17,000  
 Land: 52754.00 Parking: Yes  
 Ins Parking: Yes Zone: CC

Modern office building in a great location. High visibility with good traffic counts and easy access from Mineral Point Road. The building is currently leased by State Bank of Cross Plains. They plan to vacate the building when it is sold. This is a great opportunity for an owner/ occupant.

**Park Towne Realty LLC**  
 Mike Ring  
 608-833-9044  
 miker@parktowne.com



#20147402 **NEW!**

**Berber**

5520 Research Park Dr, Fitchburg

Asking: \$6,500,000.00  
 Avail Sq. Ft.: 50,000  
 Land: 154638.00 Parking: Yes  
 Ins Parking: Yes Hwy Exp: 1  
 OH Doors/Docks: 1 Zone: Commercial

Price is \$6.5 Million . 50,000 sq ft contiguous building . 42,000 sq ft office plus 8,000 sq ft Data Center wing. Data Center's best use is to convert to laboratory or small manufacturing, distribution center. Data Center currently a Tier 1.

**Research Park Properties, LLC**  
 Saeed Nowrasteh  
 608-213-3876 snowrasteh@aol.com



#20154282 **NEW!**

**808 Industry Rd,**  
 Sauk City, Sauk Co.

Asking: \$4,500,000.00  
 Avail Sq. Ft.: 30,940-87,114  
 Land: 153331.20 Parking: Yes  
 Ins Parking: Yes

Rare opportunity to acquire a 51,558 sq. ft. distribution facility with 31,192 sq. ft. of metal mezzanine space and an additional 4,364 sq. ft. of office space (87,114 useable sq. ft.). Seller (credit tenant) to lease back 15,818 sq. ft. of warehouse (with a 12,432 sq. ft. mezzanine).

**Wisconsin Commercial Real Estate**  
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 608-669-2671  
 jesse@wicommmercialre.com



#20153992 **NEW!**

**Former Pizza Hut**  
 1424 US-51, Stoughton

Asking: \$699,000.00  
 Avail Sq. Ft.: 4,350  
 Land: 39000.00 Parking: Yes  
 Ins Parking: Yes

Former 4,350 sq. ft. Pizza Hut on a 39,000 sq. ft. lot for sale in Stoughton, WI. Huge visibility in a mature retail neighborhood with easy access of Hwy 51. Seller to replace a portion of the roof as part of the Pizza Hut de-branding prior to closing.

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