



## Commercial Office / Warehouse For Lease Opportunity Fantastic Access to Beltline and Interstate Hwys.

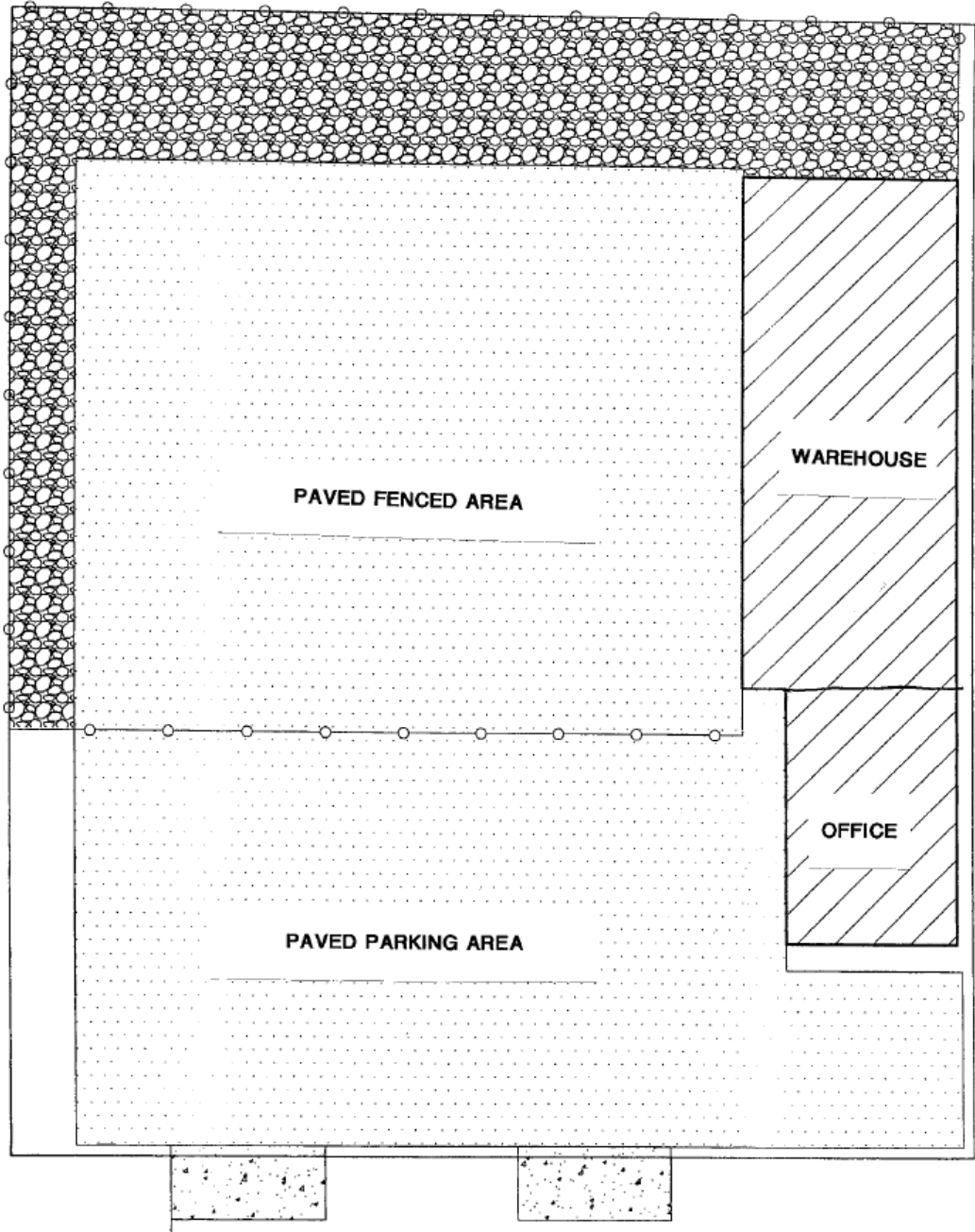
4810 Ellestad Drive, Madison, WI



- Building Description:** Very well maintained office/warehouse building. Approx. 5,400 square foot commercial building that has 1,536 s.f. of office space, 3,840 s.f. of warehouse and a fenced outside storage area. The warehouse space offers three overhead doors drive-in doors.
- Lot Size:** 38,206 s.f. / .877 Acres. 180 feet frontage on Ellestad Drive.
- Zoning:** IL – Industrial Limited, City of Madison.
- Parking:** Large paved area with fenced lot. Front door parking for the office space.
- Lease Rate:** **Price Reduced** \$4.95 per square foot net (tenant pays all additional expenses including real estate taxes, insurance and utilities). **Now \$2,050 per month.**

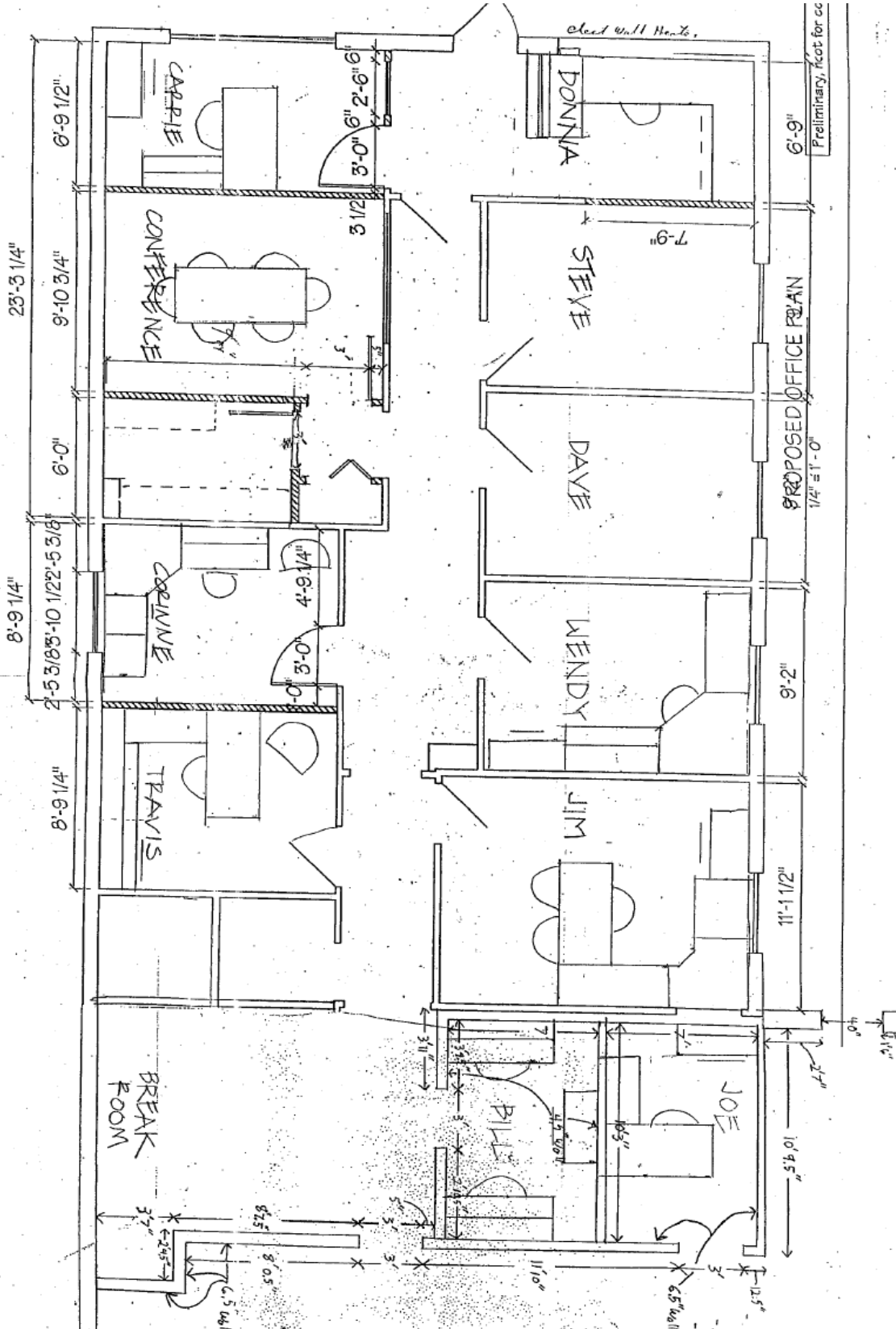
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4810 ELLESTAD DRIVE

1-30'



4810 Ellestad Drive Office Floor Plan