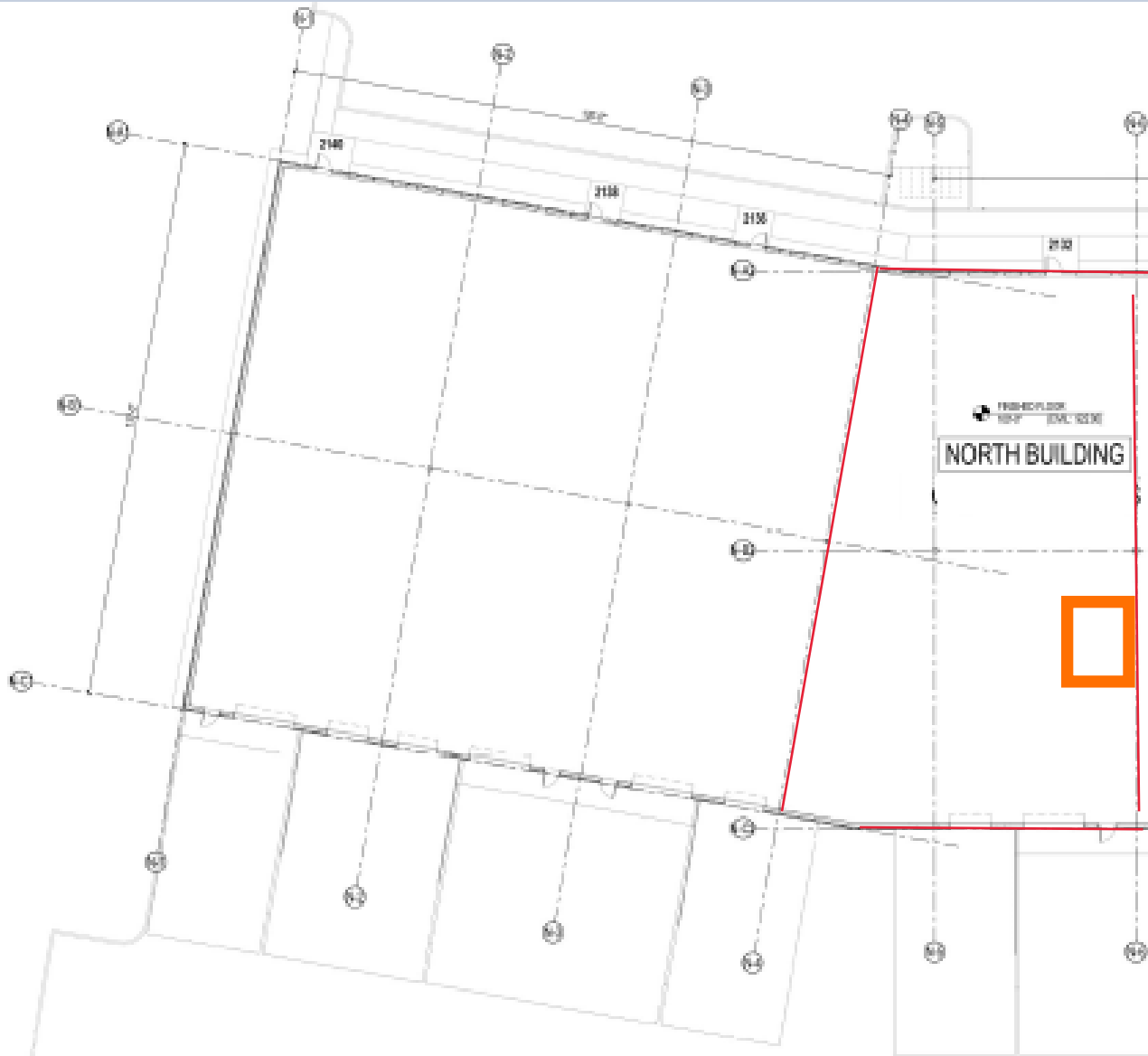


2128 City View Drive

19,175 SQUARE FEET | AVAILABLE





COMMERCE BUILDINGS FOR LEASE

**2104 City View Drive
Madison, WI 53718**

2104 City View Drive:

**2128 City View Drive:
19,175 Square Feet Available**



PROPERTY HIGHLIGHTS

Construction Type:

Tilt-up concrete with brick and glass accents

Floor Thickness: 5.5" unreinforced concrete

Roof Type: Ballasted roof with expanded polystyrene insulation

Year Built: Completion Q4 2022

Clear Height: 20'6"

Zoning: SE (Suburban Employment District)

Column Spacing: 40' x 40'

Loading Docks: 12' x 14' with no levelers – one per bay, six per building

Drive-In Doors: 8' x 9' – one per bay, six per building

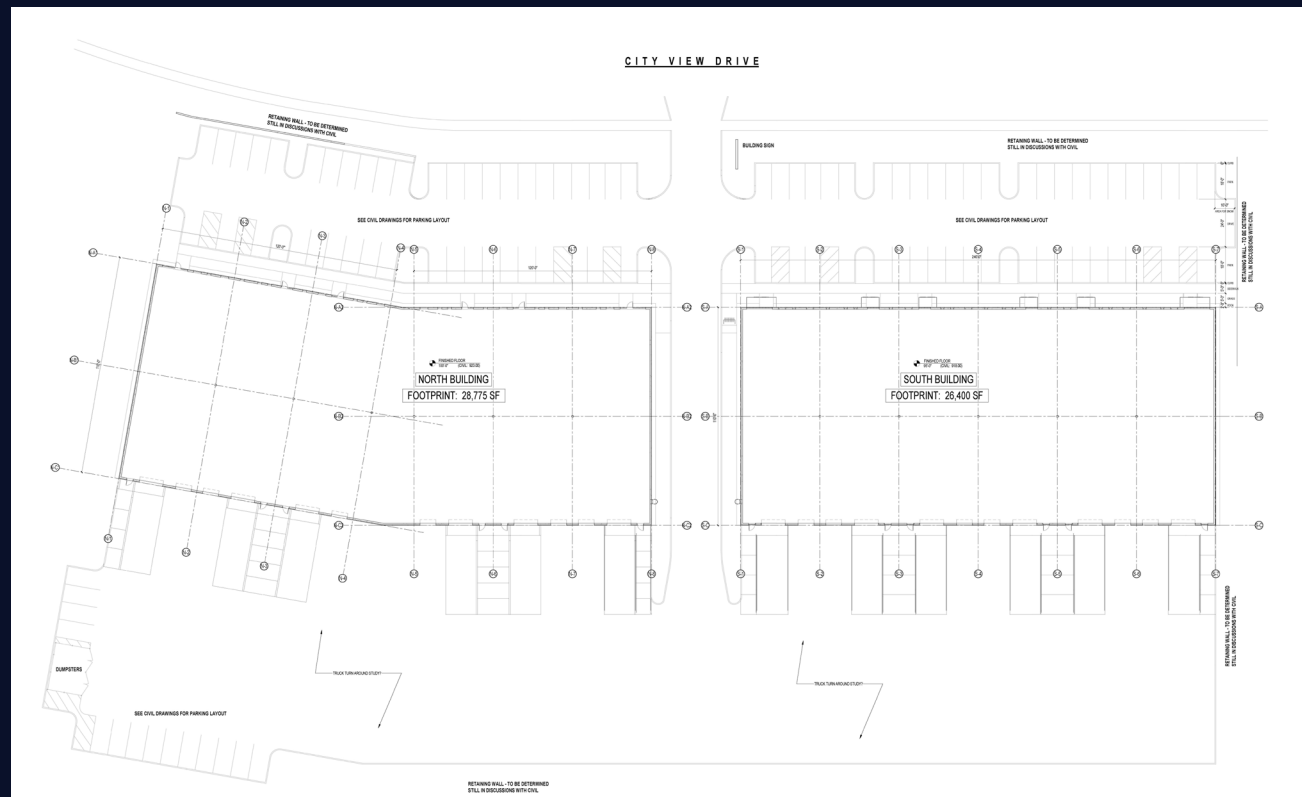
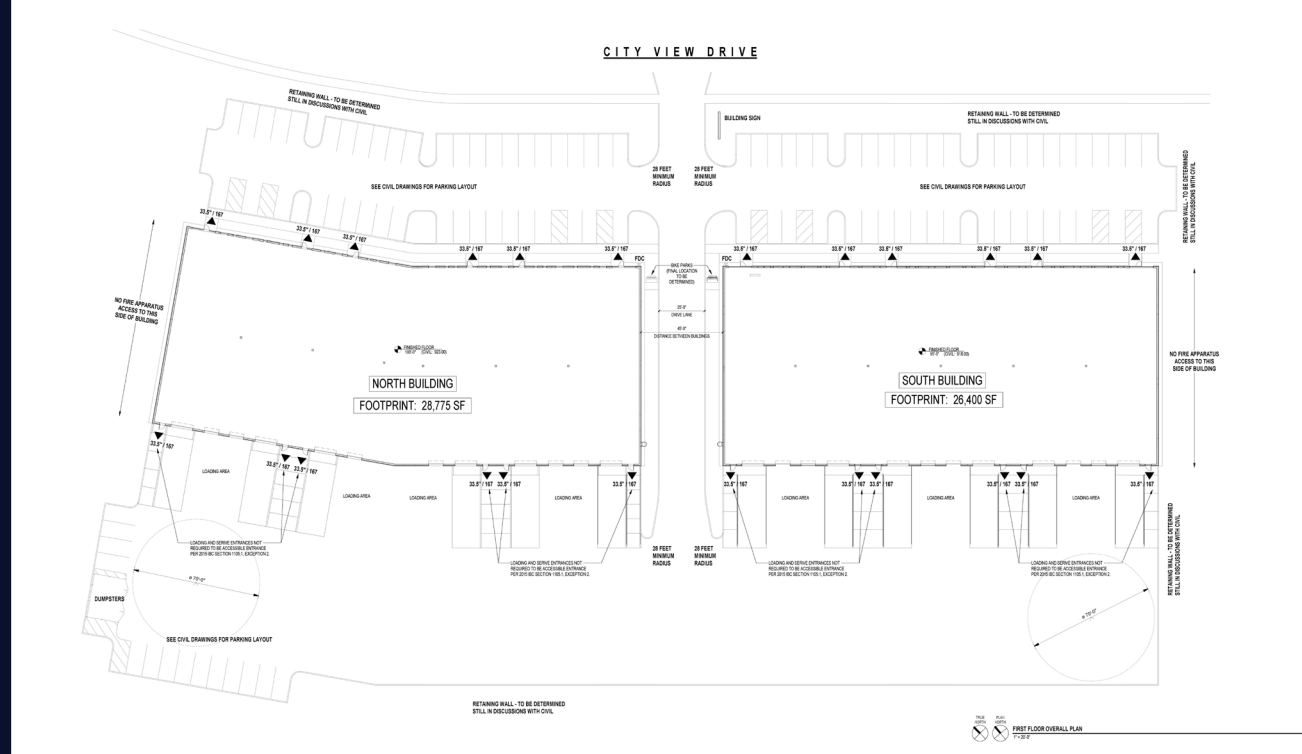
Fire Protection: Designed to protect class I - IV commodities up to 20' and 12' Group A plastics in racks

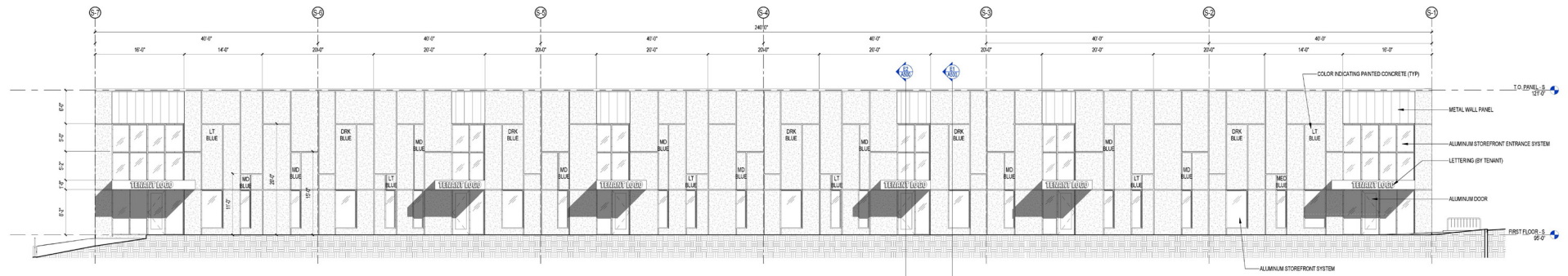
HVAC: Gas-fired unit heaters

Electric Service: 1000 amp, 208/120 volt service, multi-metered for future tenants

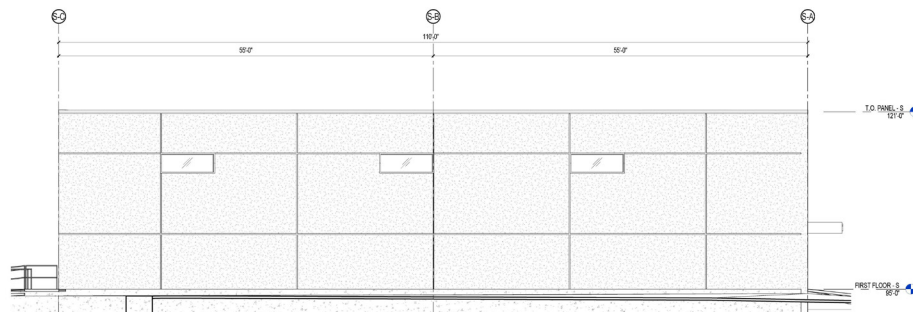
Lighting: High Bay LED fixtures

Parking: 78 regular stalls in front of the buildings
8 handicap stalls in front of the buildings
18 stalls in the back of the north building

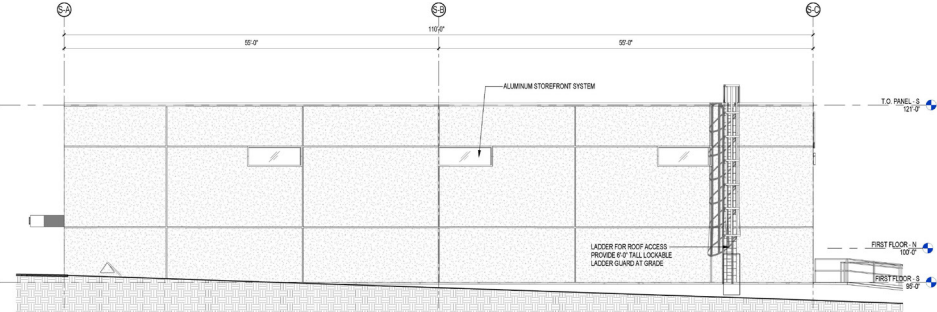




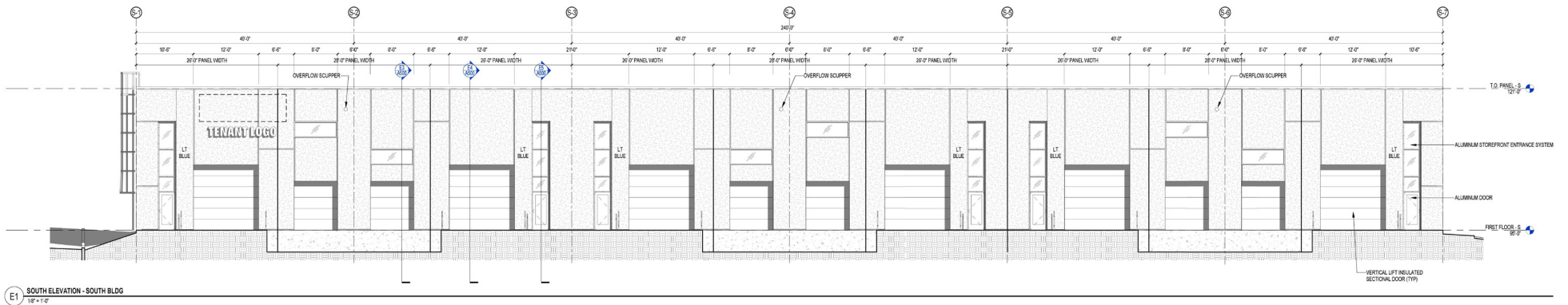
C1 NORTH ELEVATION - SOUTH BLDG
1/8" = 1'-0"



D1 EAST ELEVATION - SOUTH BLDG
1/8" = 1'-0"



D4 WEST ELEVATION - SOUTH BLDG
1/8" = 1'-0"



E1 SOUTH ELEVATION - SOUTH BLDG
1/8" = 1'-0"

NORTH BUILDING ELEVATIONS NOT PROVIDED AT THIS TIME.
ELEVATIONS ARE SIMILAR TO SOUTH BUILDING

PROPERTY ELEVATION

Status Q2 2023 Occupancy

Available Space: 11,400 - 19,175 Square Feet

Divisible to: Approximately 9,600 Square Feet



COMMERCE BUILDINGS

2104 City View Drive,
Madison, WI 53718

PROFESSIONALLY MANAGED BY:
IA Management, LLC
2810 Crossroads Dr, Suite 1200
Madison, WI 53718

FOR LEASING INFORMATION:
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608.828.8888 | bhurd@iamgtllc.com

