

# *for* Sale | Lease

The  
Carey  
Group  
*presents*



## **319 YARD DRIVE | MADISON, WI**

The Carey Group is pleased to offer for sale or lease the CSS Building located in the Silicon Prairie Business Park at 319 Yard Drive in Madison, WI. The building has a total of 16,301 SF which is comprised of 9,029 SF of office space and 7,272 SF of warehouse space.

The building is equipped with a server room, backup generator and UPS. This excellent value-add provides a unique opportunity for clients requiring a stable, highly redundant facility designed to address any potential connectivity or power requirement issues.



**The Carey Group**  
*Real Estate Services, LLC*

**Contact | Kevin Carey**

200 River Place | Suite 130 | Monona, WI 53716

Phone (608) 213-8962

Email [kevin@thecareygroup.net](mailto:kevin@thecareygroup.net)

[www.thecareygroup.net](http://www.thecareygroup.net)

## 319 YARD DRIVE | MADISON, WI

### Offering Details

Size	16,301 SF [expandable] Office: 9,029 SF Warehouse: 7,272 SF
Lot Size	2.98 Acres
Offering Price	\$1,490,000
Lease Rate	\$10.00/ SF NNN
Assessed Value	\$1,564,000 [2014]
Taxes	\$37,870.38 [2014]
Year Built	2007
Zoning	IL

### Building Details | Features

- | Office
  - High-end concrete block building with glass perimeter
  - 23 Private Offices
  - Ample Open Office Space
  - 2 Large Conference/Training Rooms
  - Copy/File/Work Room
  - Large Break Room
  - Locker Room with Shower



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### Building Details | Features [Continued]

#### | Warehouse

2 Docks with Levelers

1 Drive-in Door, with Remote

T-8 Lighting

Make-up air unit

Gas-fired unit heaters in warehouse

Ceiling clearance height of 20 feet

#### | Server Room

Supplemental Cooling Unit

230 KW Backup Generator

UPS

#### | Parking

43 Stalls—Expandable, On-Street Parking Available

#### | Additional Value Add

Building is designed to expand an additional 14,000 SF

Building signage facing Mineral Point Road and Yard Drive

Only 2 miles to Beltline Highway via Mineral Point Road



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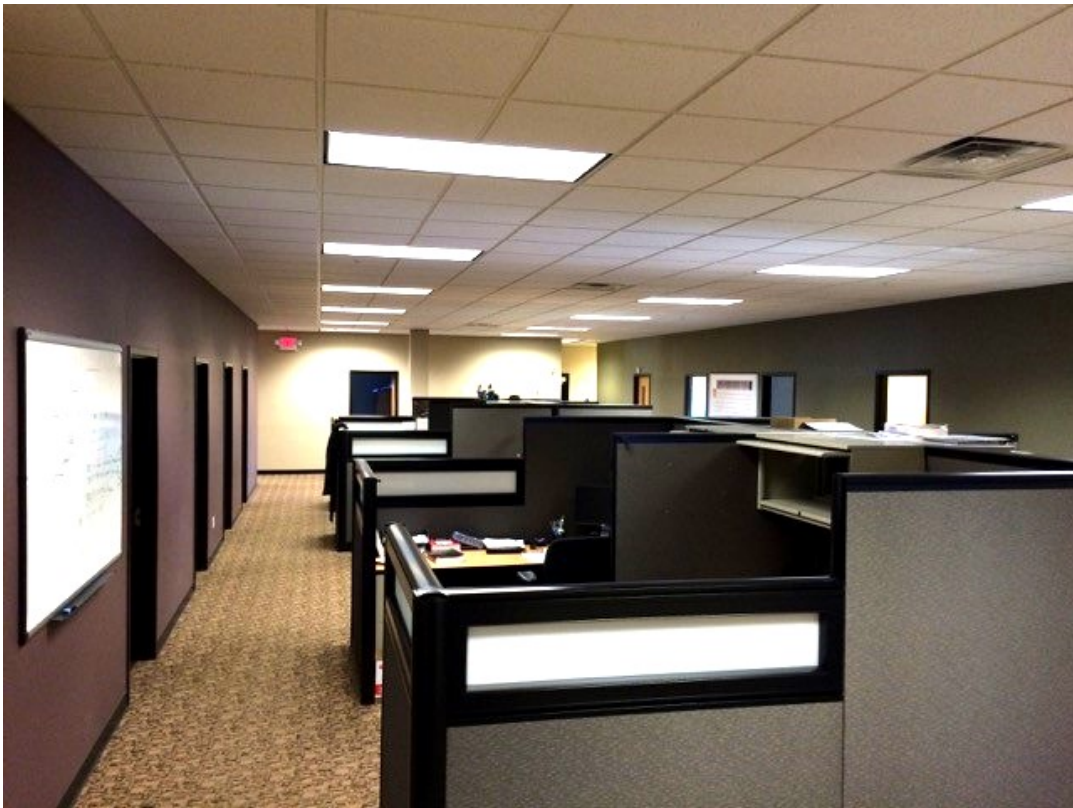
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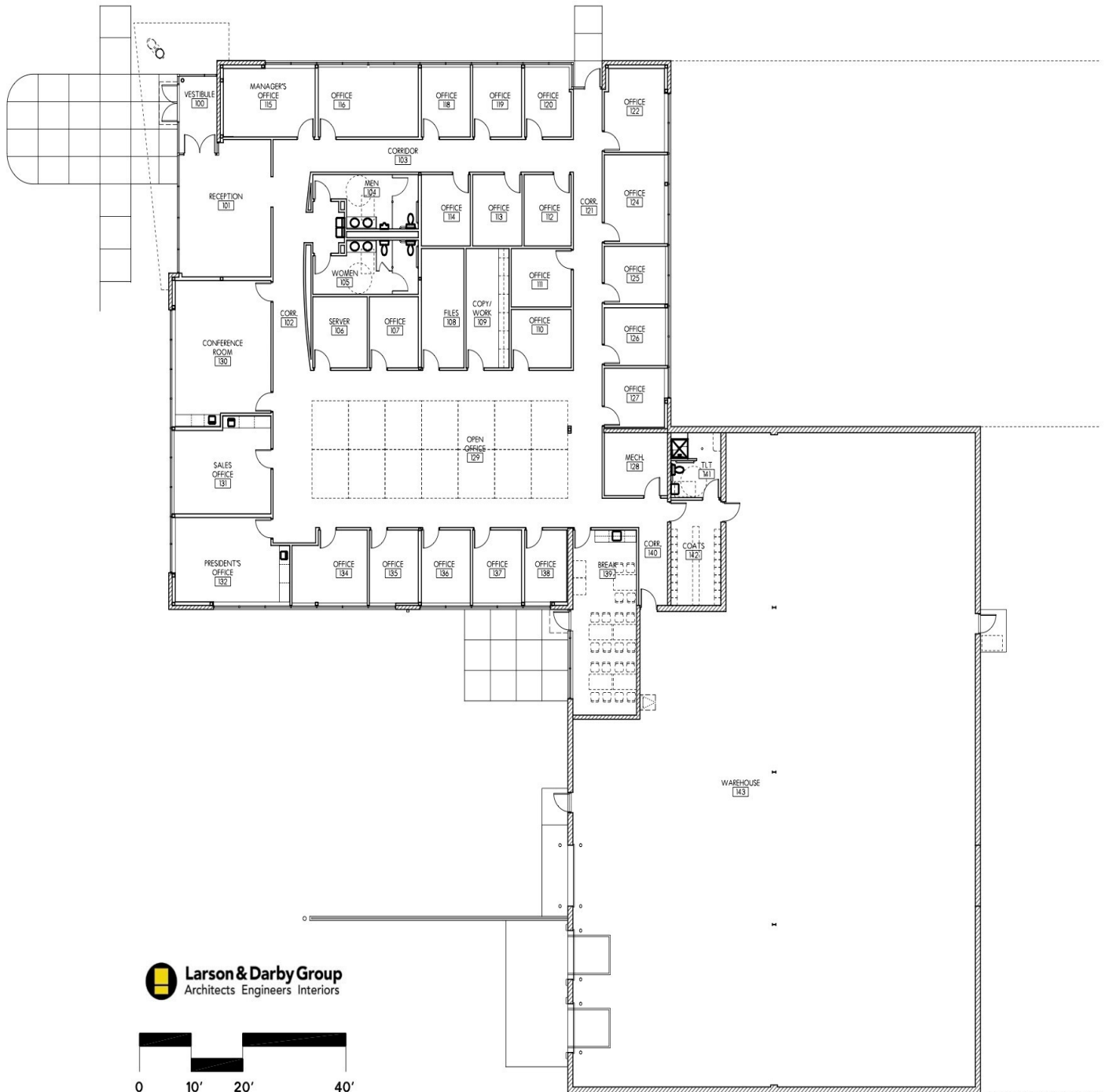


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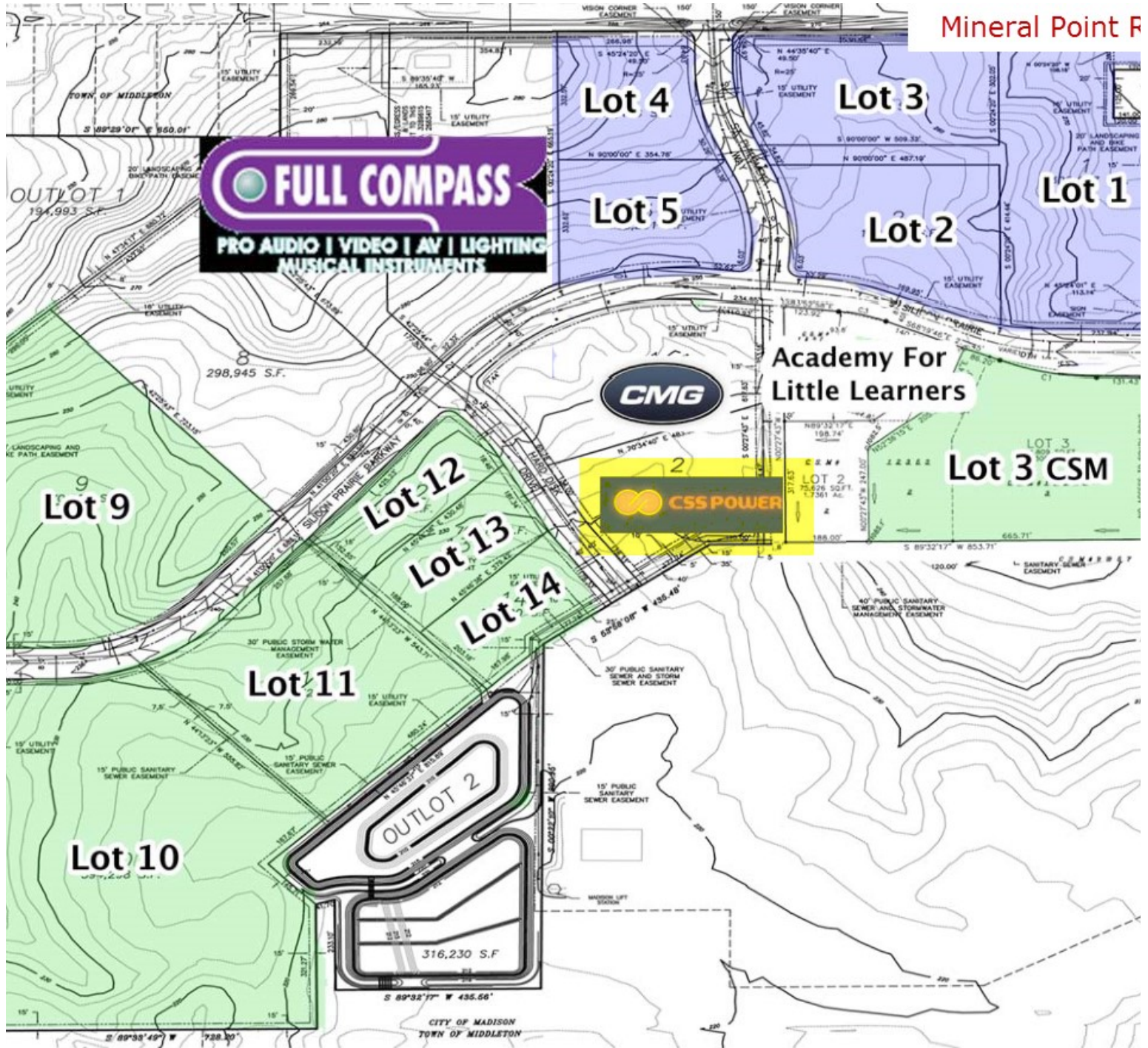
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# Silicone Prairie Business Park



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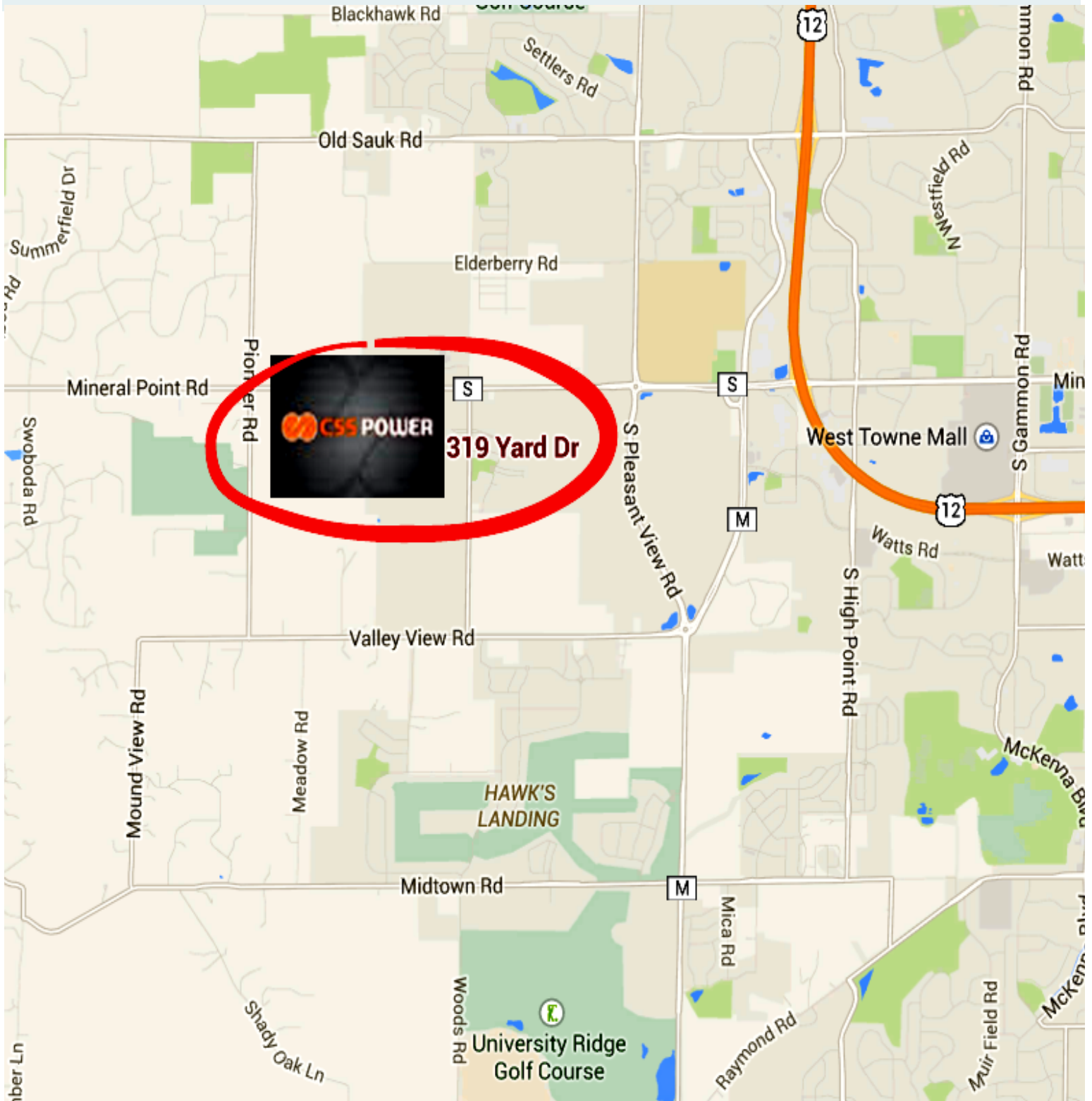
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We would love to discuss this property with you.

For more information please contact:

**KEVIN CAREY**

**The Carey Group | KW Commercial**

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