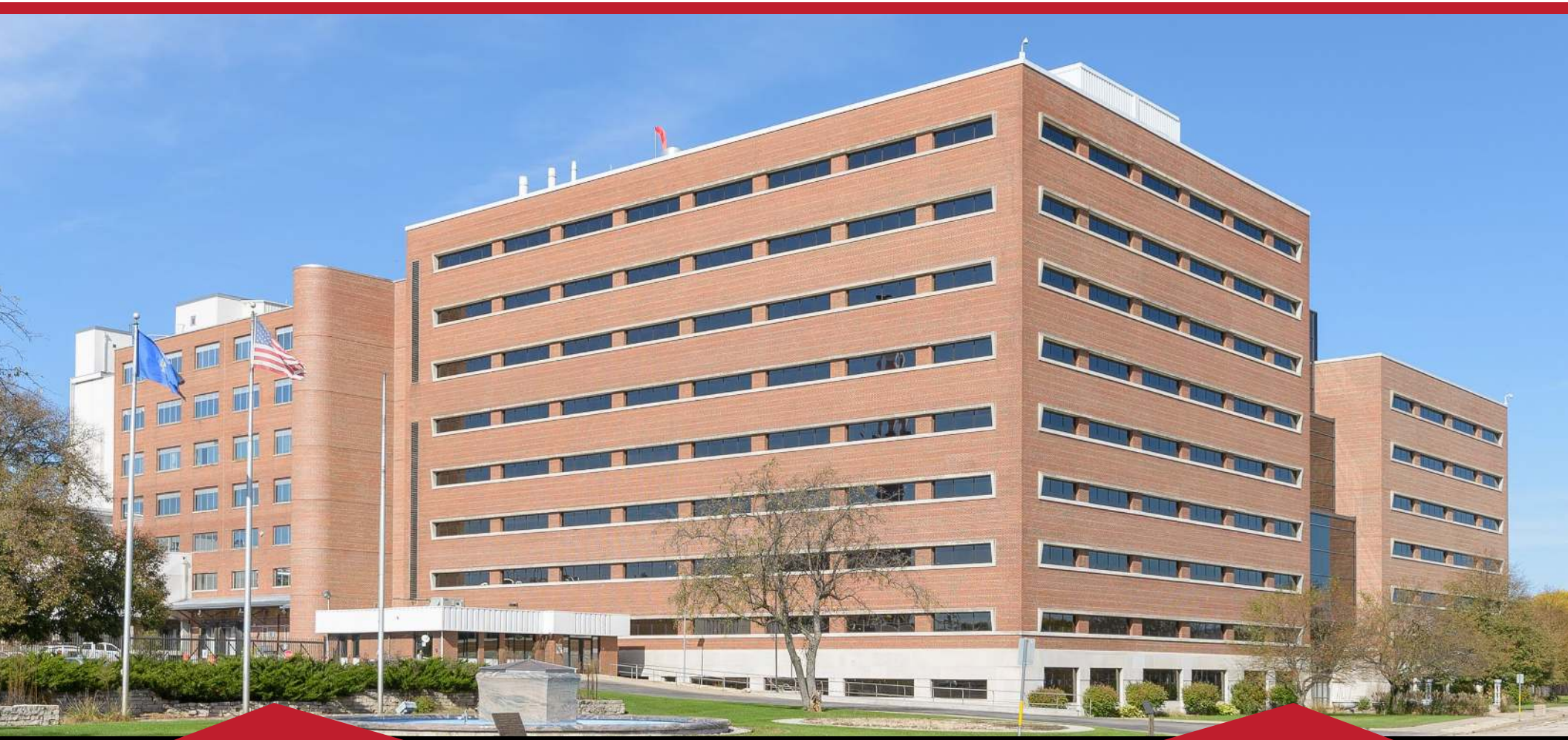
HISTORY IN THE RE-MAKING

MID MADISON
COMMERCE CENTER



910 MAYER AVENUE | MADISON, WI

FORMER **OSCAR MAYER** HEADQUARTERS **NOW AVAILABLE**

- **ENTIRE CAMPUS** AVAILABLE FOR SALE OR LEASE
- **INDIVIDUAL BUILDINGS** AVAILABLE FOR LEASE
- **BUILD-TO-SUIT(S)** FLEXIBLE SIZES & TERMS

HEAVY POWER
15 MW FROM TWO DIFFERENT SUBSTATIONS

SECURITY
ONSITE

MULTIPLE
FIBER FEEDS

METRO BUS
DEPOT ONSITE

RAIL SERVICE
AVAILABLE

EXTENSIVE
AREA AMENITIES

1.7 MILLION SF | **MULTIPLE** BUILDINGS | UP TO **70 ACRES** OF **DEVELOPABLE** LAND

300,000+
SQUARE FEET OF
OFFICE SPACE
IN A NINE-STORY BUILDING

- 34,000 SF floor plates
- 12-foot clear height floor-to-ceiling
- Concrete construction
- 100,000 SF of additional office available to convert
- Views of downtown Madison

180,000
SQUARE FEET OF
COLD STORAGE
WAREHOUSE

- 30'+ clear height
- 25 dock doors
- 40-foot column spacing
- Can be used as dry space

58,000
SQUARE FEET OF
RETAIL/FLEX SPACE
ON HIGH VISIBILITY CORNER

- Stand-alone structure
- Divisible to 10,000 SF
- Front door parking

65,000
SQUARE FEET OF
WAREHOUSE/FLEX
WITH 20' CLEAR HEIGHT

- Eight (8) dock doors
- 20-foot column spacing

1,000,000+
SQUARE FEET OF
MANUFACTURING SPACE
ACROSS MULTIPLE BUILDINGS

- 12-foot clear height
- Buildings vary from 2 - 8 stories

PROPERTY INFO

MID MADISON
COMMERCE CENTER

HISTORY IN THE RE-MAKING

AERIAL

0.0 MILES
MADISON METRO (ONSITE)

1.0 MILE
DANE COUNTY REGIONAL AIRPORT

3.0 MILES
WISCONSIN STATE CAPITOL

3.5 MILES
UNIVERSITY OF WISCONSIN

4.5 MILES
I-90 AND I-94 INTERCHANGE

30,000+
ANNUAL AVERAGE DAILY TRAFFIC

NON-STOP

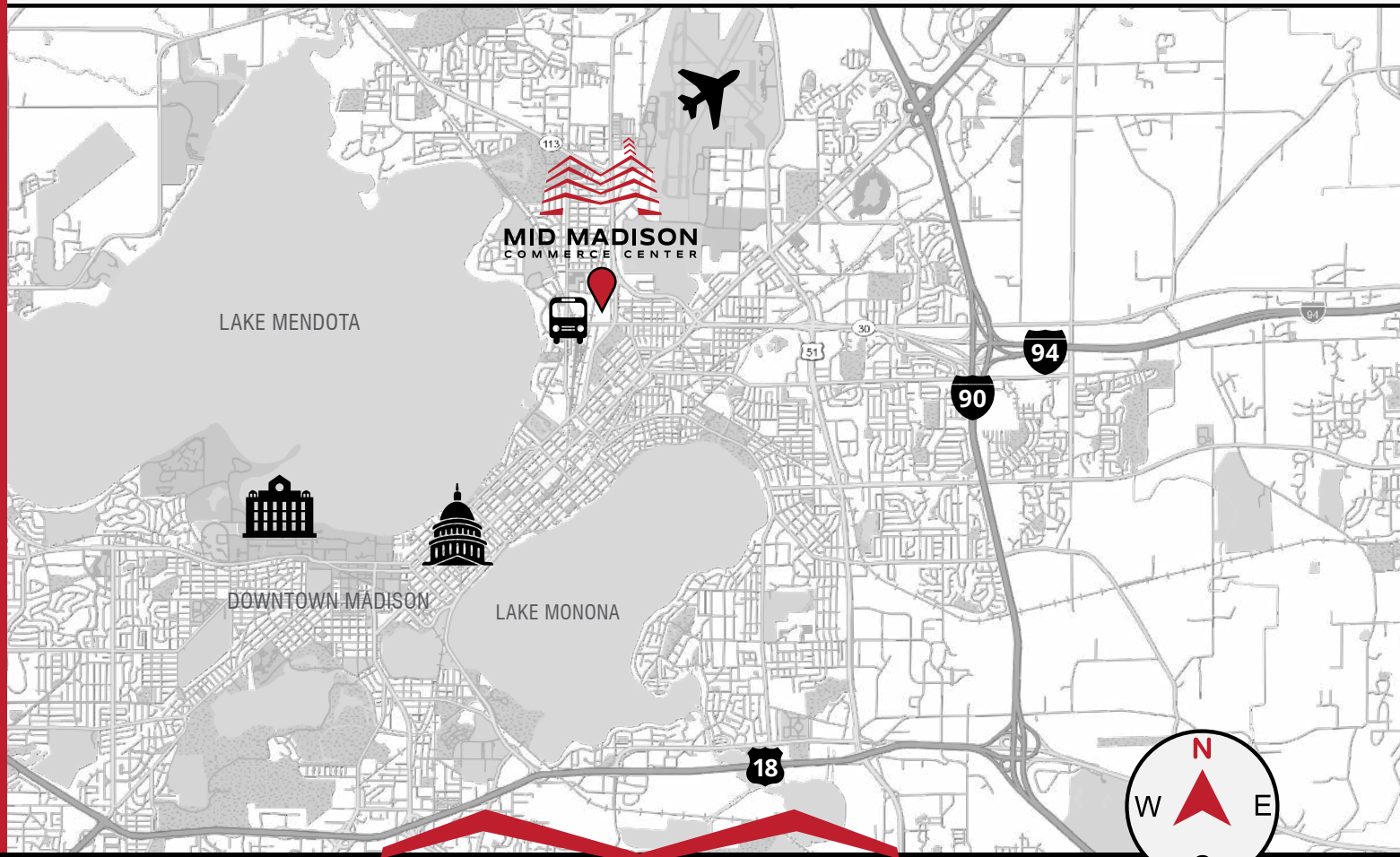
FLIGHTS FROM MADISON TO

15 MAJOR

MARKETS INCLUDING

SILICON VALLEY*

* Beginning June 2018



LOCATION

Madison, Wisconsin consistently ranks as a top community in which to live, work, play, and raise a family. The Madison Metropolitan Service Area — made up of Dane, Iowa, Columbia and Green counties — ranked No. 5 in 2015 for corporate facility investment among metro areas with populations between 200,000 and 1 million, in annual rankings by Site Selection magazine.

Innovation is a hallmark of Madison and its surrounding communities. Home to the University of Wisconsin's flagship campus, the region benefits from the university's leading position in academic research and patents. The community fosters a collaborative environment with multiple partnerships among industry, academia and entrepreneurs. Madison is home to state government and a robust business community.

MSA POPULATION
866,475

MEDIAN AGE
36.1

MEDIAN INCOME
$64,174

NUMBER OF EMPLOYEES
362,860

MEDIAN PROPERTY VALUE
$228,500

#1
Best U.S. Cities for Quality of Life
NerdWallet.com, August 2014

#1
Most Compact Mid-Sized City
Smartgrowthamerica.org

#5
Best Cities for Young Professionals
Forbes, August 2016

#1
Best City for an Active Lifestyle
Wallethub, January 2017

#2
Best City for Post-Graduation
Glamour, March 2016

#7
Best Area for STEM Professionals
WalletHub, January 2017

SOURCES: www.datausa.io; www.visitmadison.com; Site Selection Magazine

MADISON, WI

MID MADISON
COMMERCE CENTER

For more information or to schedule a tour, please contact:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.