



1824 HAYNES DRIVE, SUN PRAIRIE, WI 53590

SUN PRAIRIE BUSINESS PARK | DANE COUNTY | HWY 151

BUILDING INFORMATION

Available Space	54,337 SF
Building Size	79,087 SF
Expansion Option	Up to 53,075 SF*
Office Space	5,512 SF
Clear Height	28'-0"
Car Parking	28 Spaces
Loading	3 Docks (Expandable) 3 Drive-In Doors
Fire Protection	Wet System
Power	600 amps, 208V, 3-phase service
Land Area	4.03 Acres
Zoning	SI (Suburban Industrial)
Construction	Pre-Cast Panel

*Adjacent land is available for build-to-suit development or future expansion. Plans provided for build-to-suit can be modified to best suit user requirement.

*Buildings are available for lease individually.

AREA INFORMATION

Sun Prairie Business Park was established in 1983 and has grown into one of the Madison area's premier business parks, spanning more than 430 acres. Home to over 40 businesses and approximately 1,600 employees, the park offers a thriving, well-maintained environment that supports a mix of industrial, manufacturing, and distribution operations.

Located approximately 1.5 miles from a full-diamond interchange at Bristol Street and Highway 151, 1824 Haynes Drive provides excellent regional connectivity with quick access to I-39/I-90/I-94.



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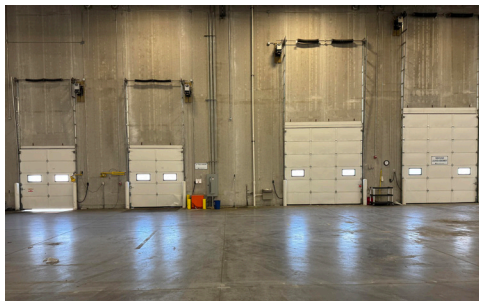
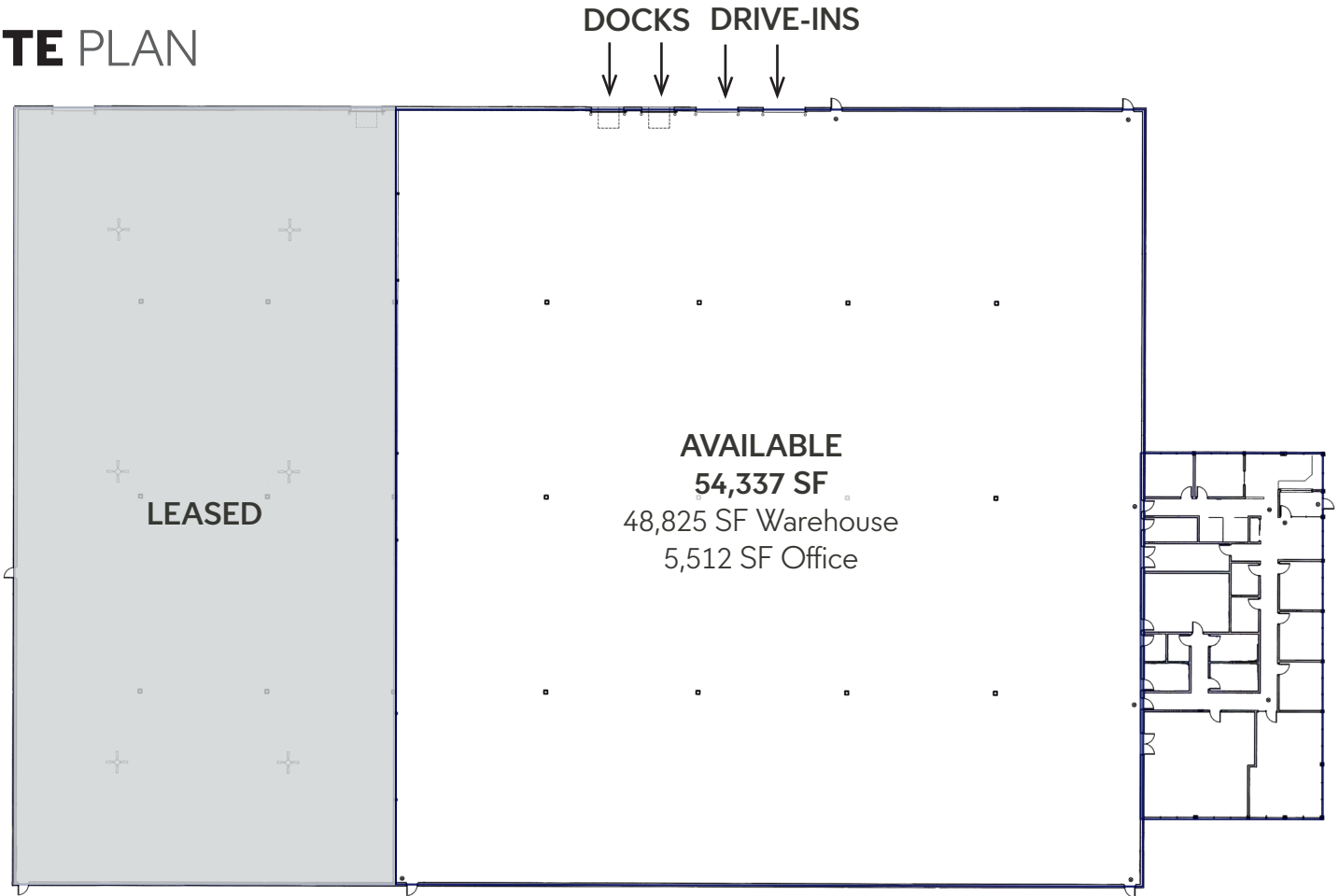
TRAVEL DISTANCES

- 1.7 Miles to Hwy 151 Access
- 18 Miles to Madison, WI
- 50 Miles to Janesville, WI
- 60 Miles to Beloit, WI
- 75 Miles to Milwaukee, WI

ADDITIONAL INFORMATION

- Additional land available for future expansion
- Low Wisconsin tax environment
- Stable, pro-business economic climate
- Access to ample skilled and unskilled workforce
- Professional ownership and property management

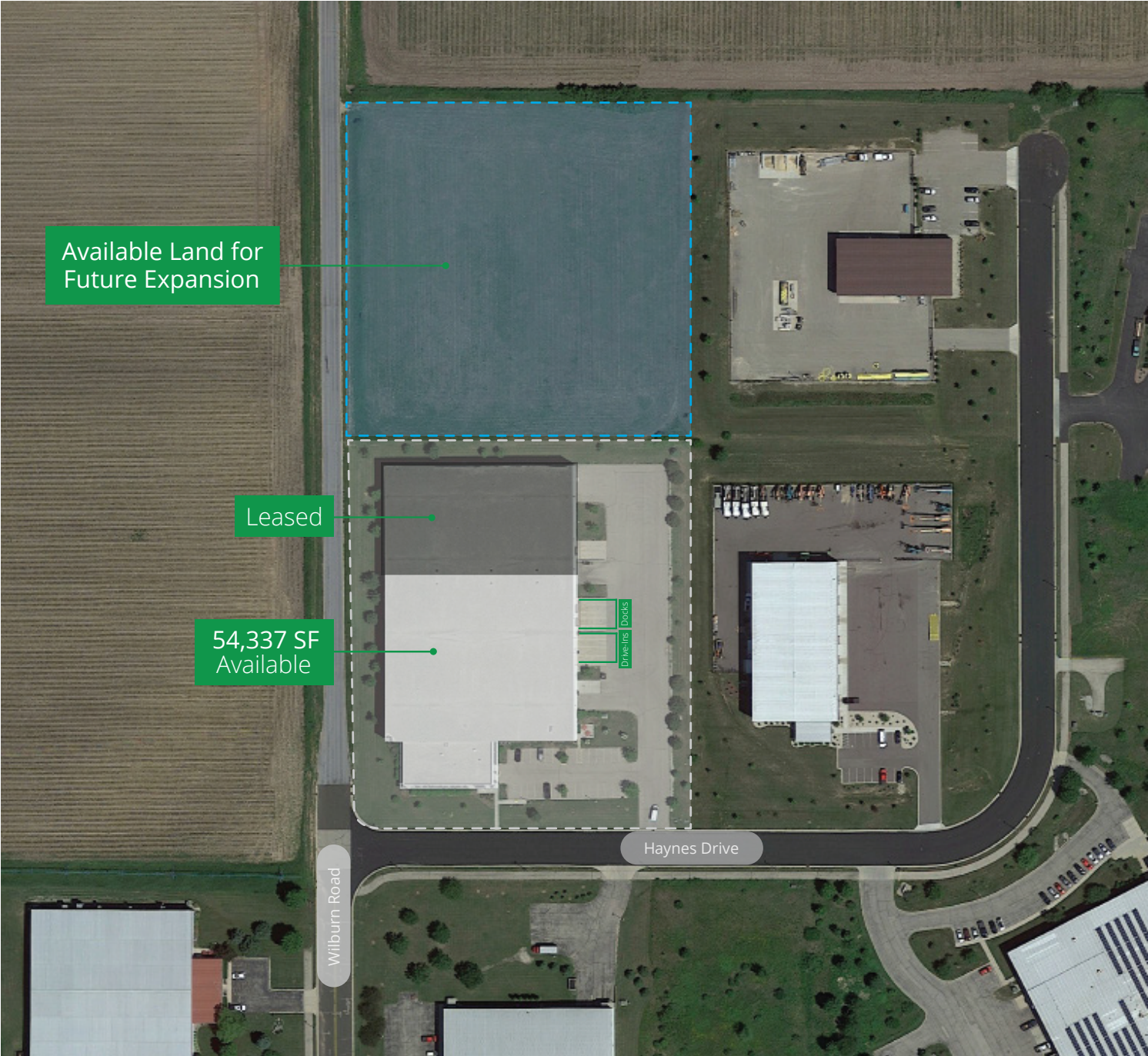
SITE PLAN



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PROPERTY AERIAL



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EXPANSION OPTION

