

# 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

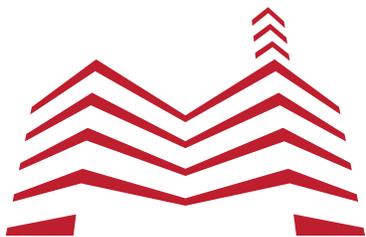


## 1,000,000+ SQUARE FEET OF MANUFACTURING SPACE

ACROSS MULTIPLE BUILDINGS

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

**PROPERTY INFO**



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**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](http://www.datausa.io); [www.visitmadison.com](http://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.