

# COMMERCIAL/INVESTMENT

SPECIAL NEW YEAR ISSUE

# Real Estate Digest

Published Monthly by CIREX / Data by PropertyDrive

SOUTH CENTRAL WISCONSIN LISTING GUIDE

Volume 28, Issue 1 January 2019

**FOR LEASE**

Commercial Real Estate Industry Edition

**FOR SALE**

## NGG Real Estate

Portfolio For Sale or Lease

**\$17.95/MG**



### 8413 & 8417 Excelsior Drive - Building Details

\* Located in Old Sauk Trails Business Park \* 90% Occupancy \* Strong mix of credit tenants \*

\* 8 new HVAC rooftop units \* Resurfaced asphalt parking lot \* 236 Parking Spaces \* Available Space: 1,200 - 4,341 SF



**City Center Junction**  
530-610 Junction Road  
Madison, WI

Available: 1,000 - 6,708 SF  
Lease Rate: \$26- \$29/PSF/NNN



**Sauk Point Square**  
734 N High Point Road  
Madison, WI

Available: 1,146- 3,665 SF  
Lease Rate: \$19.95/PSF/NNN



**502 S High Point Road**  
Madison, WI

Available: 17,525 - 30,050 SF  
Lease Rate: \$12/PSF/NNN  
Sale Price: \$2,500,000



**5956 Executive Drive**  
Fitchburg, WI

Former Princeton: 6,315 SF  
5957 McKee Road: 1,264 SF  
Lease Rate: \$12- \$18/PSF/NNN

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