

For Sale

50,000 SF Freestanding Building

cresa



Purchase Opportunity

Office | Lab | Biotech | R&D

5520 Research Park Drive
Fitchburg, WI 53711

For Sale

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5520 Research Park Drive is located in the Fitchburg Research Park in Wisconsin, home to Class A office, life sciences, healthcare, retail, and distribution buildings. 5520 Research Park Drive offers an excellent opportunity to purchase a well-maintained property that is suitable for office, R&D, technology, or lab. The building features 42,000 SF of office space over two floors and 8,000 SF of former data center space with 16' clear height, 12" raised floors, significant power distribution, and a dock-high loading door.

The open layout and existing infrastructure provides flexibility and ease of redevelopment for multiple buyers and user types.

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Property Overview

Building Size	50,000 SF
Stories	2
Year Built	1998
Power	4,000 amps @ 277/480v; 2 services from redundant substations
Back-up Generator	Available
Fiber	6 carriers provide service to the building
Loading	One (1) dock-high loading door with hydraulic lift
Parking	3.56/1,000 SF
Parcel Size	3.6 acres
Zoning	Specialized Industrial
Sale Price	Contact broker for pricing

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Interior Photos - Office



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Data Center

Description	Former Tier 1 data center
Size	8,000 SF
Year Built	2002
Flooring	12" raised floors
Power	4,000 amps @ 277/4800v



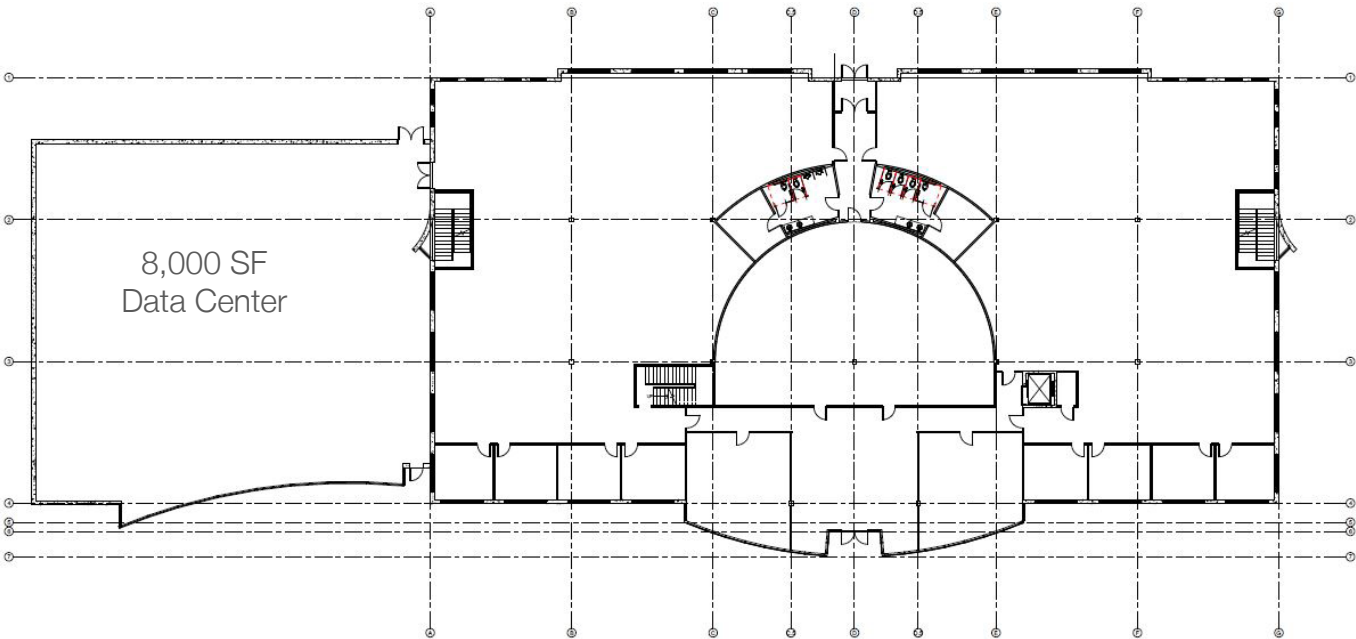
Loading

Loading Dock	1
Type	Dock-high loading platform with hydraulic lift

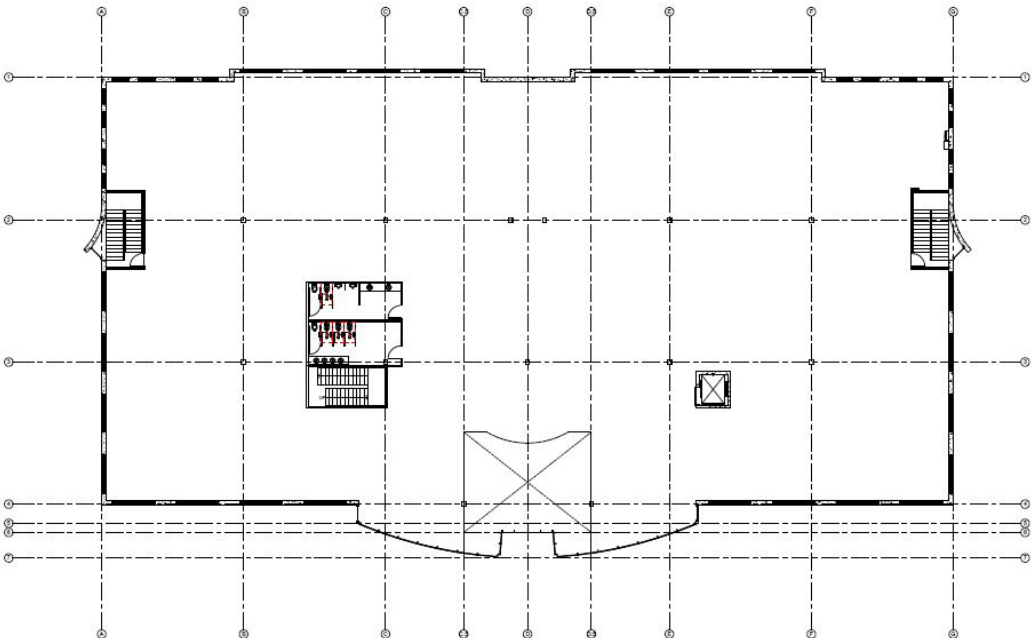


Floor Plates

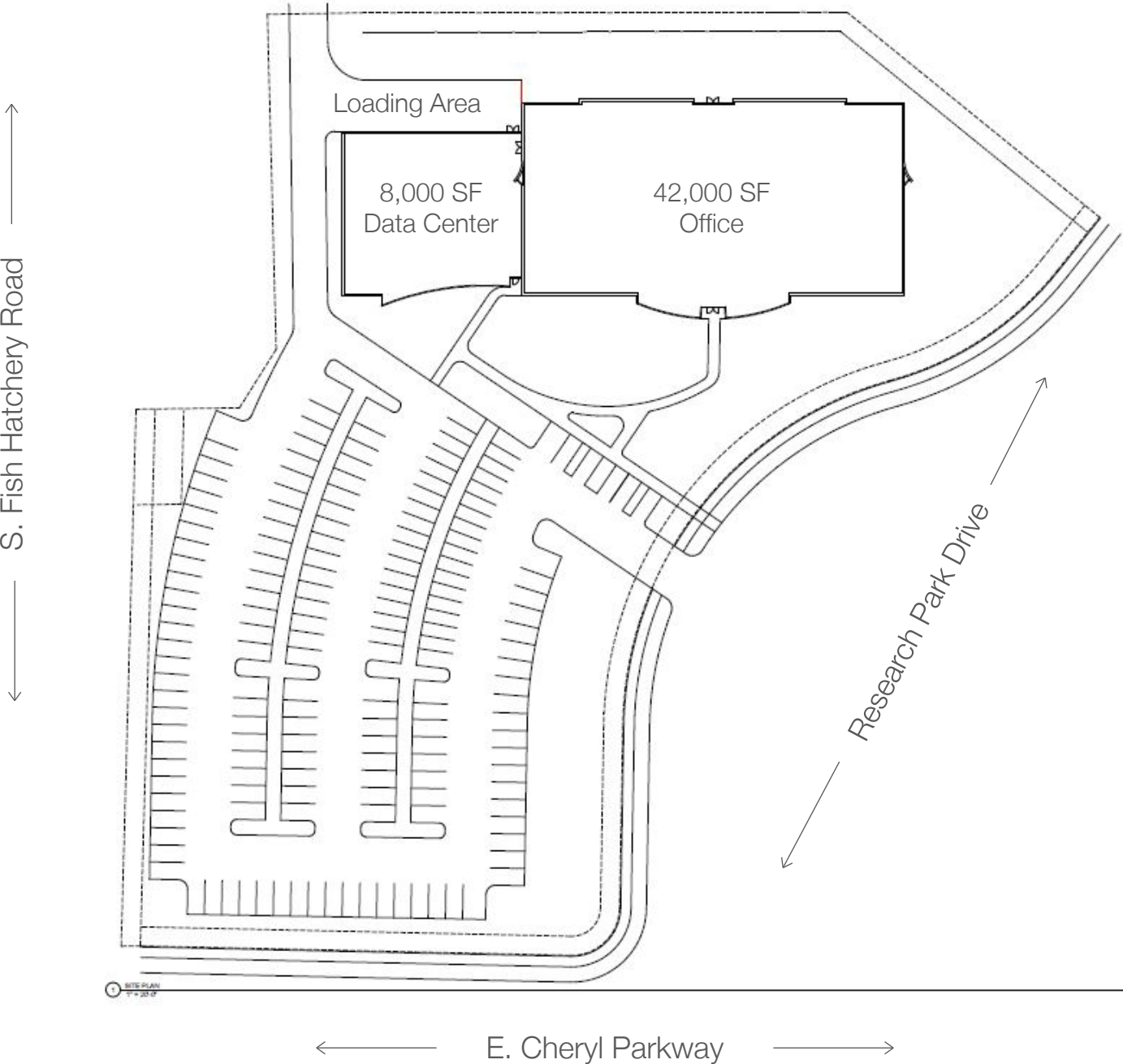
Ground Floor



Second Floor



Site Plan



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Hypothetical Lab Renderings



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Neighboring Companies

Fitchburg, WI

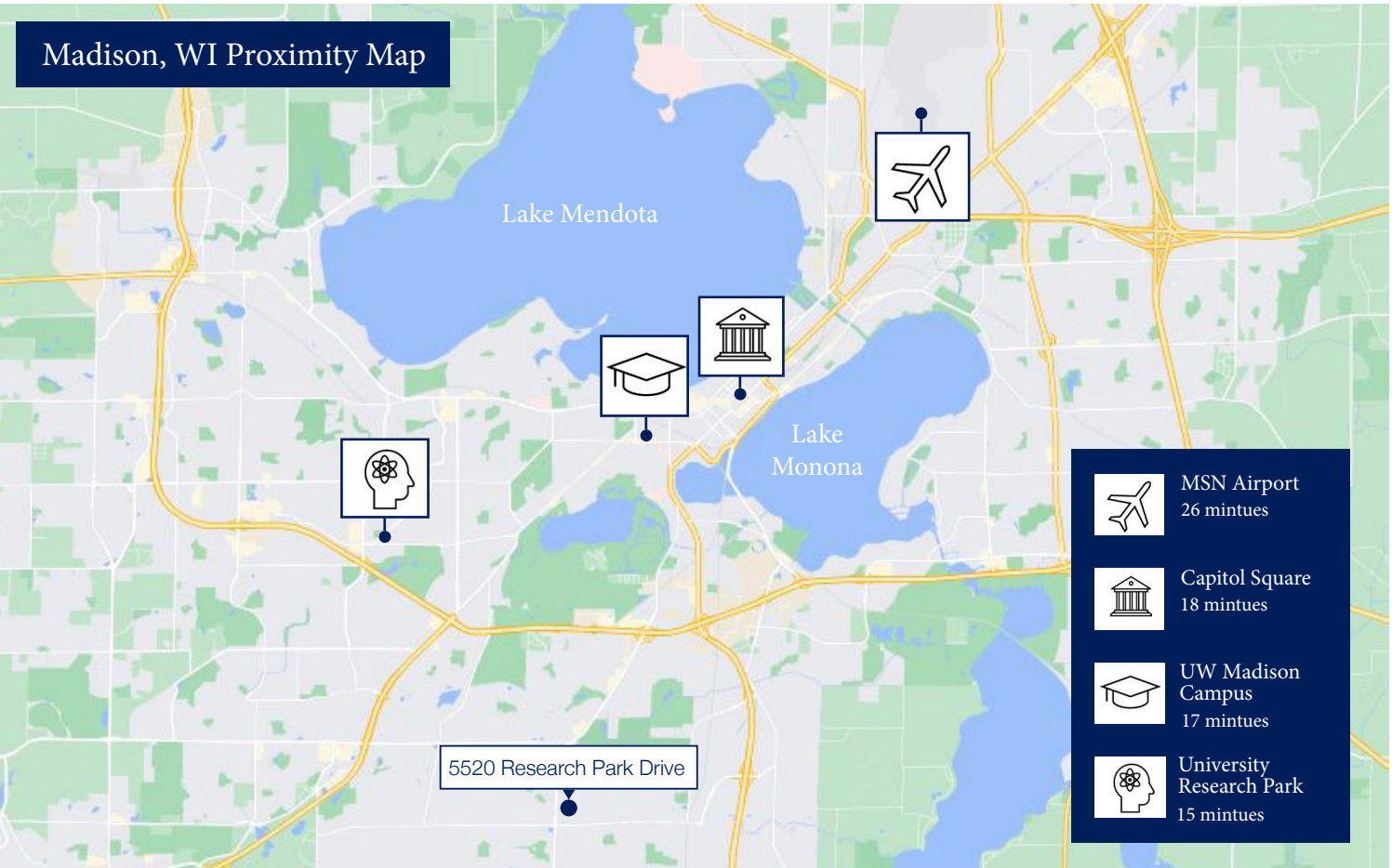


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Aerial View & Proximity Map



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