



2537 Daniels Street
Madison, WI 53718

For Sale or Lease

Lab/Flex/Manufacturing

64,940 SF / Divisible to 27,021 SF or 37,919 SF

Madison runs near 2% life-science lab vacancy — among the tightest markets in the U.S. University Research Park and Forward BIOLABS operate near capacity, leaving scaling biohealth companies with few infrastructure-rich options to grow into.

For More Information



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2537 Daniels is a former corporate-HQ flex facility whose core systems— redundant power, full climate control, heavy electrical service, and dock + drive-in loading—are exactly what laboratory, R&D, process, and light-manufacturing tenants require. It is furnished, in like-new condition, and ready to convert to wet/dry lab and pilot space.

LAB- & PROCESS - READY INFRASTRUCTURE

■ Redundant power

Heavy electrical service with two back-up generators— keeps freezers, incubators, cold rooms, fume hoods, and sensitive instruments running through any outage.

■ 100% climate controlled

Building-wide HVAC holds stable temperature and humidity for lab, cleanroom build-out, and process environments.

■ Real loading

One dock (expandable to two) plus two drive-in doors for equipment moves, materials, and pilot / process logistics.

■ IL zoning

Industrial-Limited permits R&D, laboratory, light manufacturing, and assembly uses.

■ 14'–18' clear & furnished

Open engineering, private offices, conference, training, and warehouse — move-in ready and reconfigurable.

■ Access & parking

3 stalls / 1,000 SF; immediate Beltline, US-51 & I-39/90/94 access; ~8 min to Dane County Regional Airport.

~2%

Greater Madison life-science lab vacancy

— among the tightest in the U.S. across ~4.8M SF of inventory. University Research Park and Forward BIOLABS run near capacity, and graduating biohealth companies have few mid-size, infrastructure-rich options to expand into.



Conditioned warehouse / process bay with dock & drive-in loading.



Suite 101 overhead door — drive-in equipment & materials access

AVAILABLE SPACE

CONFIGURATION	SIZE
Suite 101	27,021 SF
Suite 100	37,919 SF
Full building	64,940 SF

IDEAL USERS

Graduating biohealth scale-ups

Companies outgrowing incubator / shared-lab space that need their own dedicated, infrastructure-ready facility with room to expand.

Process, pilot & production

Biomanufacturing, cell & gene, diagnostics, and contract manufacturing needing power redundancy, climate control, and dock / drive-in loading.

Cleantech & advanced materials

Renewable-chemistry and hardware pilots that value heavy power, two generators, and IL zoning for light manufacturing.

Mission-critical & continuity

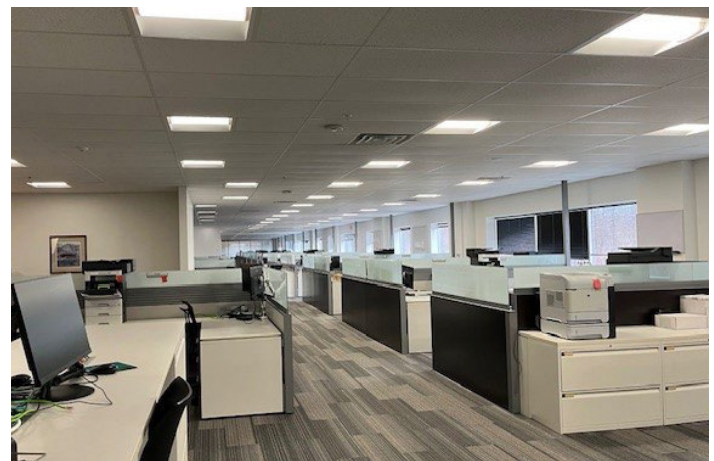
Clinical, medical-device, data-recovery, and institutional users who require backup power and a hardened, climate-controlled envelope.

LOCATION

- **Immediate interstate access** — Beltline (US-12/18), US- 51, and the I-39/90/94 interchange minutes away.
- **~8 minutes to Dane County Regional Airport.**
- **Healthcare & bio neighbors** on Madison's east side, including GE HealthCare nearby.
- **75 mi to Milwaukee · 140 mi to Chicago** — central to the Midwest bio corridor.
- **Furnished & like-new** — lower up-front cost than a cold shell or new build.



Training / collaboration & kitchenette areas.



Open engineering / bullpen — reconfigurable to lab or office.

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