



Historic Urban Living

Tobacco Lofts at Findorff Yards is an extraordinary restoration and adaptive reuse of two historic tobacco warehouse buildings by Urban Land Interests to create a vibrant urban environment rooted in history but loaded with smart modern touches.

First, the History Lesson

The two structures were originally built for the American Tobacco Company between 1899 and 1901 to sort and store leaf tobacco. Grown throughout Dane County, leaf tobacco was used primarily as cigar wrappers. The workers sorting the tobacco, mainly women and girls, could make as much as \$1.50 per day.

The west building is notable for being designed by the new but soon-to-be-prominent Madison architectural firm of Claude and Starck. Both structures have cream brick walls set on hand-cut stone foundations. The floors, columns, and roof structure are timber. The buildings were heralded for having all the modern amenities including steam heat, electric lights, city water and sewer, and an electric elevator.

By 1919, the American Tobacco Company had been sold to the P. Lorillard Company, whose faded name still graces the walls of the complex. The buildings ceased being used as tobacco warehouses in 1939, after mass produced cigarettes became more popular than cigars wrapped in Wisconsin tobacco leaves. Since 1939, the buildings have been used for storage, a lumber yard and a woodworking shop while awaiting the next stage in their history.

Originally an industrial district that developed along the railroad corridor, the character of the area began to change shortly after the warehouses were built when the beautification efforts of the Madison Park and Pleasure Drive Association resulted in the filling of the shoreline in the vicinity with sand dredged from nearby Lake Monona. This park-building effort resulted in the creation of a new residential neighborhood that filled in as Madison grew.

Today, the urban neighborhood is still intact, but most of the historic buildings and warehouses in the railroad corridor have been lost. These buildings, now on the National Register of Historic Places, are the only survivors of what was once a thriving Madison industry.

**TOBACCO
LOFTS**
AT FINDORFF YARDS



Next, the Good Stuff

Now the buildings have become 61 loft apartments, authentic in every sense of the word, featuring soaring ceilings, exposed heavy timbers and unique unit layouts.

Located in the diverse and dynamic Bassett Neighborhood nestled near Monona Bay, the Tobacco Lofts are just 6 blocks west of the Capitol, adjacent to City park land and a bike path that connects to all Madison has to offer.

The enduring materials of this historic building are thoughtfully showcased in the unit interiors, which feature the original timber columns and ceilings, exposed brick walls, large windows, and ceiling heights up to 20' married to sophisticated contemporary amenities like sleek gourmet kitchens with granite slab counters and stainless steel appliances. Old and new converge to create truly inspired spaces for living.

The residences include exceptional studio, one-bedroom and two-bedroom apartments, some with lofts, ranging from 643 to 1470 square feet, and from affordable to unbelievable. The center of the community, literally and figuratively, is the landscaped courtyard with wooden boardwalk and bocce court. The property features state-of-the-art geothermal heating and cooling, which uses the constant temperature deep within the earth to provide environmentally friendly individual temperature control to each of the units with minimal electricity and no natural gas.

Tobacco Lofts at Findorff Yards. Your brand-new urban home, over one-hundred years in the making, awaits your arrival.

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Property Amenities

- ❖ Buildings on National Register of Historic Places
- ❖ Landscaped central courtyard with historic boardwalk
- ❖ Bocce court
- ❖ Adjacent to City park and bike path
- ❖ Located 6 blocks west of Capitol
- ❖ Ample surface parking
- ❖ Secure indoor parking available
- ❖ Storage lockers available
- ❖ On-site management office
- ❖ Geothermal heating and cooling system

Unit Features

- ❖ Original heavy timber columns and ceilings
- ❖ Exposed historic brick walls*
- ❖ Large operable windows with screens and miniblinds
- ❖ Skylights*
- ❖ 9' 6" to 20' ceilings
- ❖ Loft units with two-story living space available*
- ❖ Variety of finish and color options
- ❖ Sealed concrete floors*
- ❖ Maple doors
- ❖ Central air conditioning
- ❖ Granite slab kitchen counters
- ❖ Stainless steel appliances including microwave
- ❖ Glass-top range
- ❖ Pull-out kitchen faucets
- ❖ Contemporary cabinets with stainless pulls
- ❖ Under-cabinet lighting
- ❖ Track and pendant lights
- ❖ Tile kitchen and bathroom floors
- ❖ Tile showers with glass doors and deep basin tubs*
- ❖ Walk-in closets*
- ❖ Full size front-loading stacked washer and dryer

****Select units only***

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