

Commercial/Industrial
1590750Active

15115 W Hospital Road
Hayward, WI 54843

L \$3,500,000



Type: **RE Only**
Lot Size: **0 x 0 x**
Acreage: **10.00**
Taxes/Yr: **\$1,261.67 / 2024**
Tax ID: **41544**
Addtl Tax IDs:
Water: **Well-Drilled**
Sewer: **Privy**
Serv Amps: **600**
3-Phase Power: **AtBuilding**
Sprinkler: **No**

County: **Sawyer**
Municipality: **Town of Hayward**
Building Dim: **140'x60'**
Apx Fin AG: **8,400**
Apx Fin BG: **0**
Apx Fin SqFt: **8,400**
Parking Area:
Terms:
Waterfront: **Yes**

School District: **Hayward Community**
Other Buildings: **40'x60'**

Sidewall Ht: **20**
Current Occupant: **MRS**

Restrictive Cov: **No**
Common: **No**

Water Front Type: **River**
Lake/River Name: **Namekagon**
Lake Size: **0**
Waterfront Elevation: **Elevation Low 0 - 15**

Water Front Ft: **950**
WtrFrnt Access: **Yes/OWNEDFRONTAGE**
Water View: **River View**
RoadBtwWtrfrnt:

Seasons: **4 Season**
Lake Depth: **0**
Slope:

Door 1: 14' x 14'	Loading Dock: No	Door 2: 14' x 14'	Loading Dock: No
Door 3: 19' x 18'	Loading Dock: No	Door 4: 7' x 34"	Loading Dock: No
Door 5: 7' x 34"	Loading Dock: No	Door 6: 7' x 34"	Loading Dock: No

Sub-Type: **Manufacturing/Warehouse, Office/Manufacturing, Warehouse**
Exterior Feat: **Lighting**
Interior Feat:

Basement: None	Cooling: None
Heating: Forced Air	Foundation: Poured
Fuel Source: Electric, Oil	Exterior Const: Metal
Occupancy: At Closing	Roads: Road-Town
Showing: 24 Hour Notice, Sign-on Property, Special-See Agent	Zoning: Industrial

Remark, UseShowingTime

Internet:

Directions: **Hwy 63 North to right on Hospital Rd, cross Namekagon River bridge, property on right.**
Remarks: **10-acre industrial property with 950+ ft of Namekagon River frontage just 2 miles NE of Hayward, WI. Prime location at the intersection of Hospital & Airport Roads. Directly across from Sawyer County Airport. Steel-framed main building is 140'x60' with 20' sidewalls, connected to a 3-sided 60'x40' steel-framed shop. Includes three overhead doors (19'x18', 14'x14', 14'x14'), three utility entry doors, raised office space, and two overhead heaters. Electrical service: 480v/600 amp (capable of 800 amp). Zoned industrial with potential for heavy equipment service, manufacturing, hangar use, or future waterfront development. Hayward is the county seat of Sawyer County, known for its natural beauty, outdoor recreation, and regional airport access. Airport Details: <https://www.airnav.com/airport/khyr> ; Hayward Community: <https://haywardareachamber.com/>; Sawyer County Resources: <https://sawyercountygov.org/>**
Legal: **PRT NENE Lot 1 CSM 32/265 #7899**

Condition Report: **Yes**

Seller Financing: **No**

Seller Fin Remarks:

Prepared By: Gary Nathan

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Woodland Developments & Realty

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15563 Railroad St.

Preferred Ph#: 715-699-4040

Hayward, WI 54843

Certs:



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Prepared by: **Gary Nathan**
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Woodland Developments & Realty
MLS #: **1590750**

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05/14/2025 3:46 PM
List Price: \$3,500,000







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