


Zimpro Park

**BROADWING**  
advisors 

Siemens Energy Inc 

Wisconsin River

## OFFICE & INDUSTRIAL/WAREHOUSE FOR SALE

301 West Military Road | Rothschild, WI

### THE OFFERING

Broadwing Advisors, LLC, on behalf of the property's ownership is offering for sale the property located at 301 West Military Road, Rothschild, WI. The facility consists of warehouse, office, fabrication, flex, and lab space.





## ASKING PRICE

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- \$5,695,000
- \$40.85 PSF

## PROPERTY DETAILS

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- **Building Size:** ~139,439 total square feet  
Primary: 133,039 SF  
Improved Temp Storage: 6,400 SF
- **Land Area:** 24.68 acres
- **Building Type:** Office & Industrial/Warehouse
- **Zoning:** I1, Light Industrial
- **Parcel Number:** 17628072659964
- **Parking Lots:** 220 Total Stalls (4 ADA spaces)

## OFFICE BUILDING

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- Mix of open workstations & private offices
- Lunchroom
- Adjacent to walking path on Wisconsin River
- Building automation system - HVAC controls

## PILOT PLANT & TEST LABS

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- **R&D Chemistry Labs** - 25 hoods
- **Pilot Plant:** includes ~30ft clear heights, drive-in doors, and 5 ton crane

## FABRICATION & WAREHOUSE

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- 17 drive-in doors & loading dock
- Three 10 ton cranes & one 5 ton crane
- Generous clear heights
- Mezzanine office
- Ample parking with two driveway entrances allow for both car and truck traffic

For more information and Offering Memorandum, please contact:

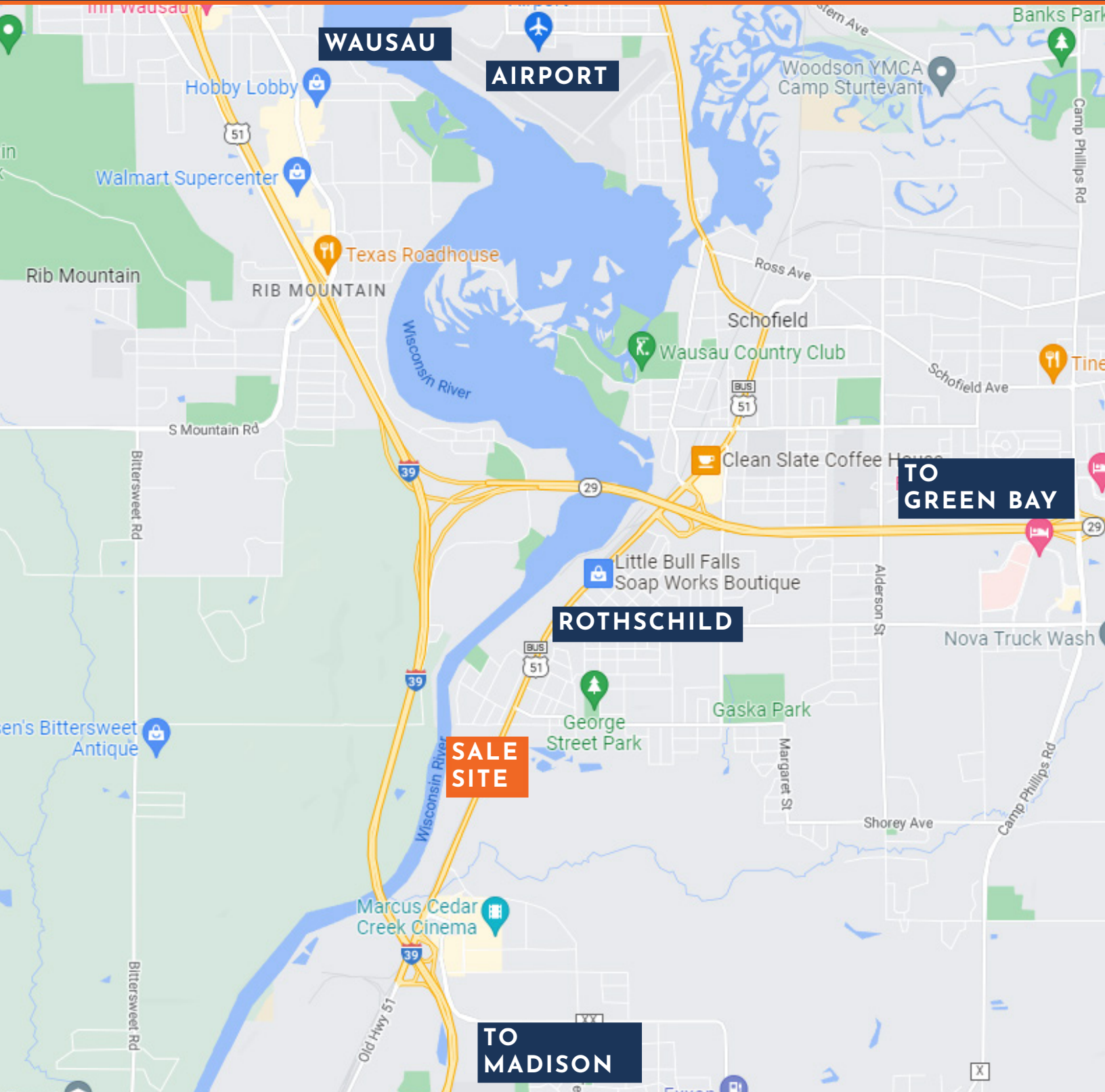
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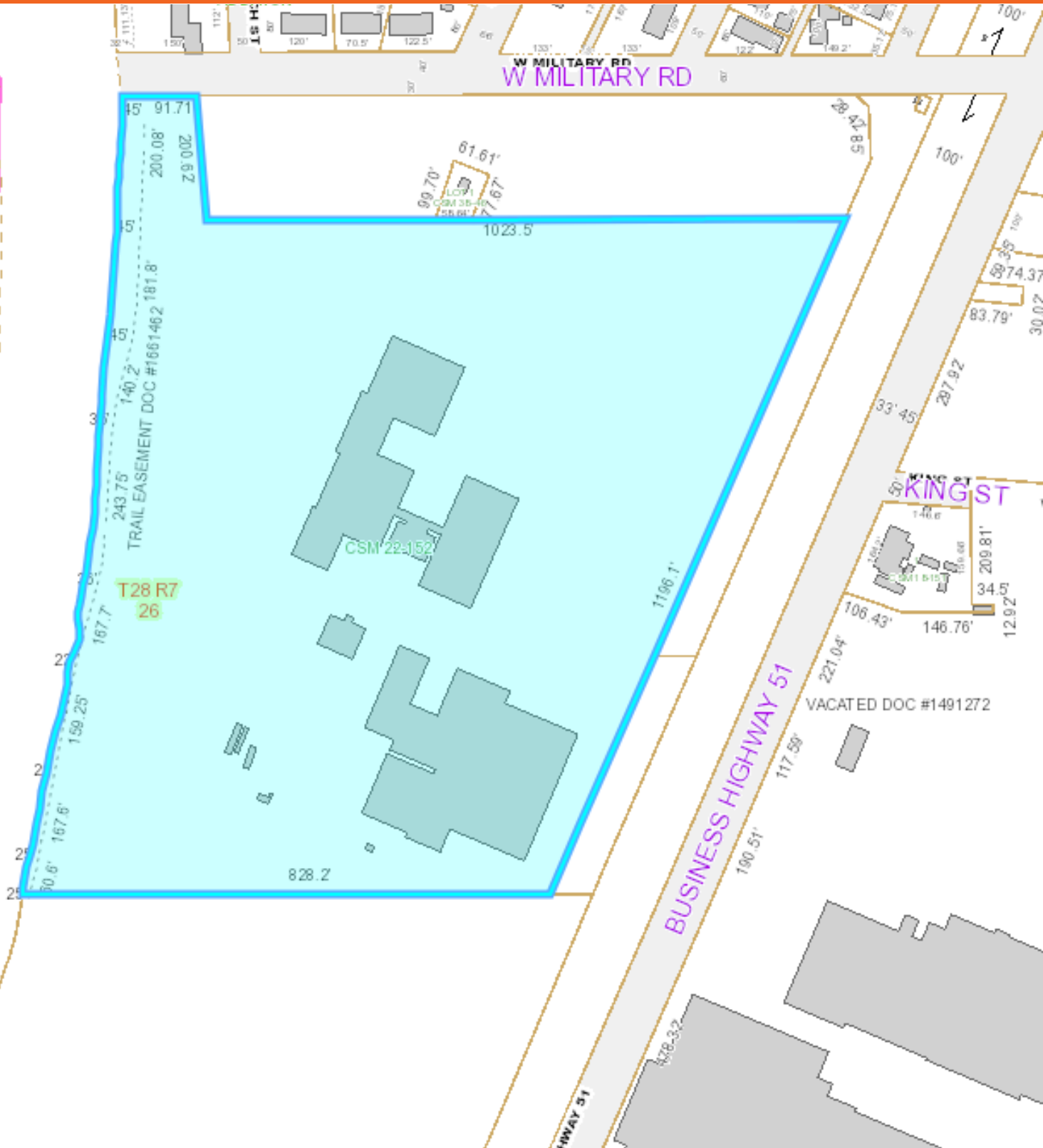
**Emily M. Mehl**  
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## LOCATION

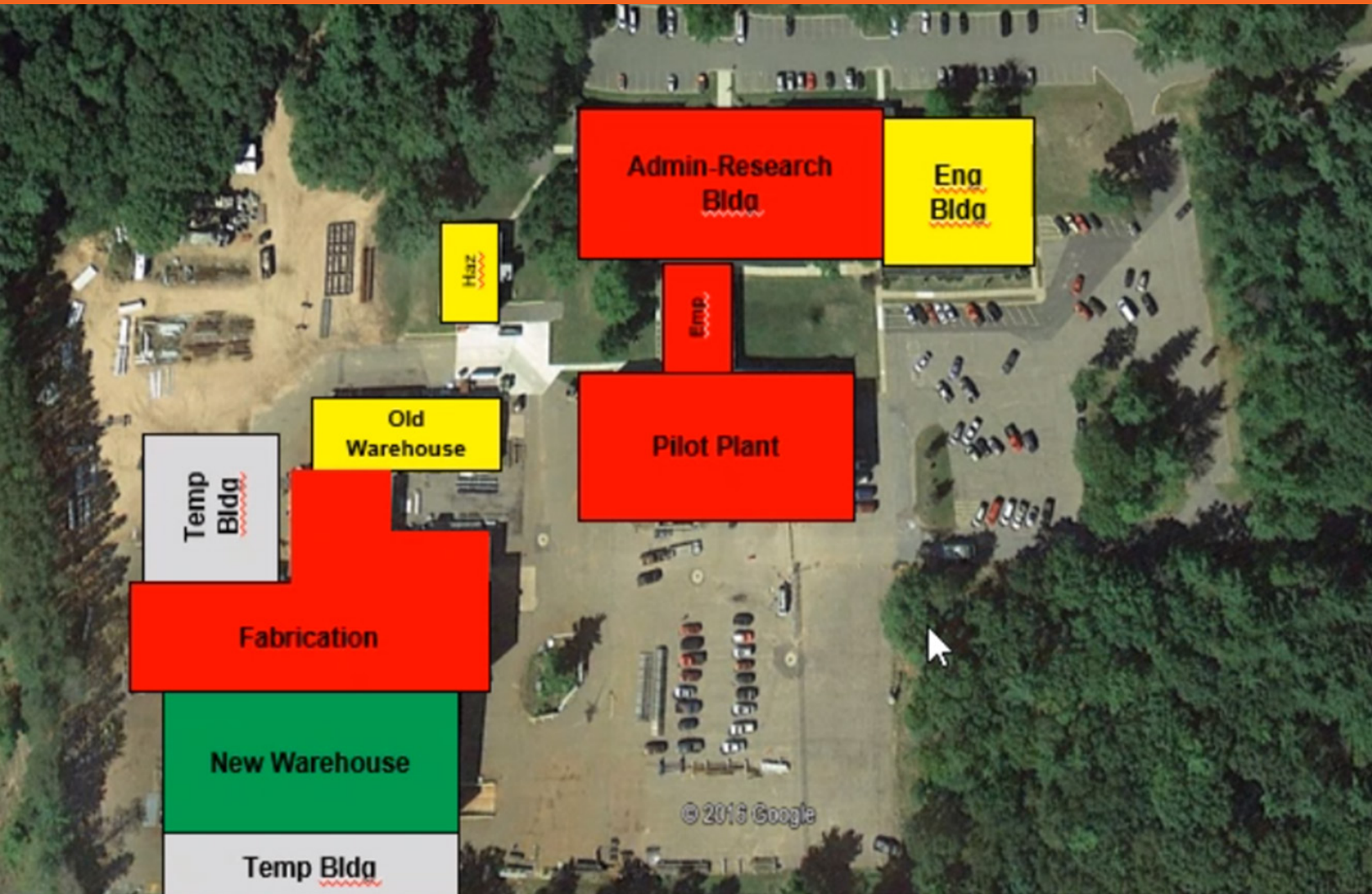


## SITE





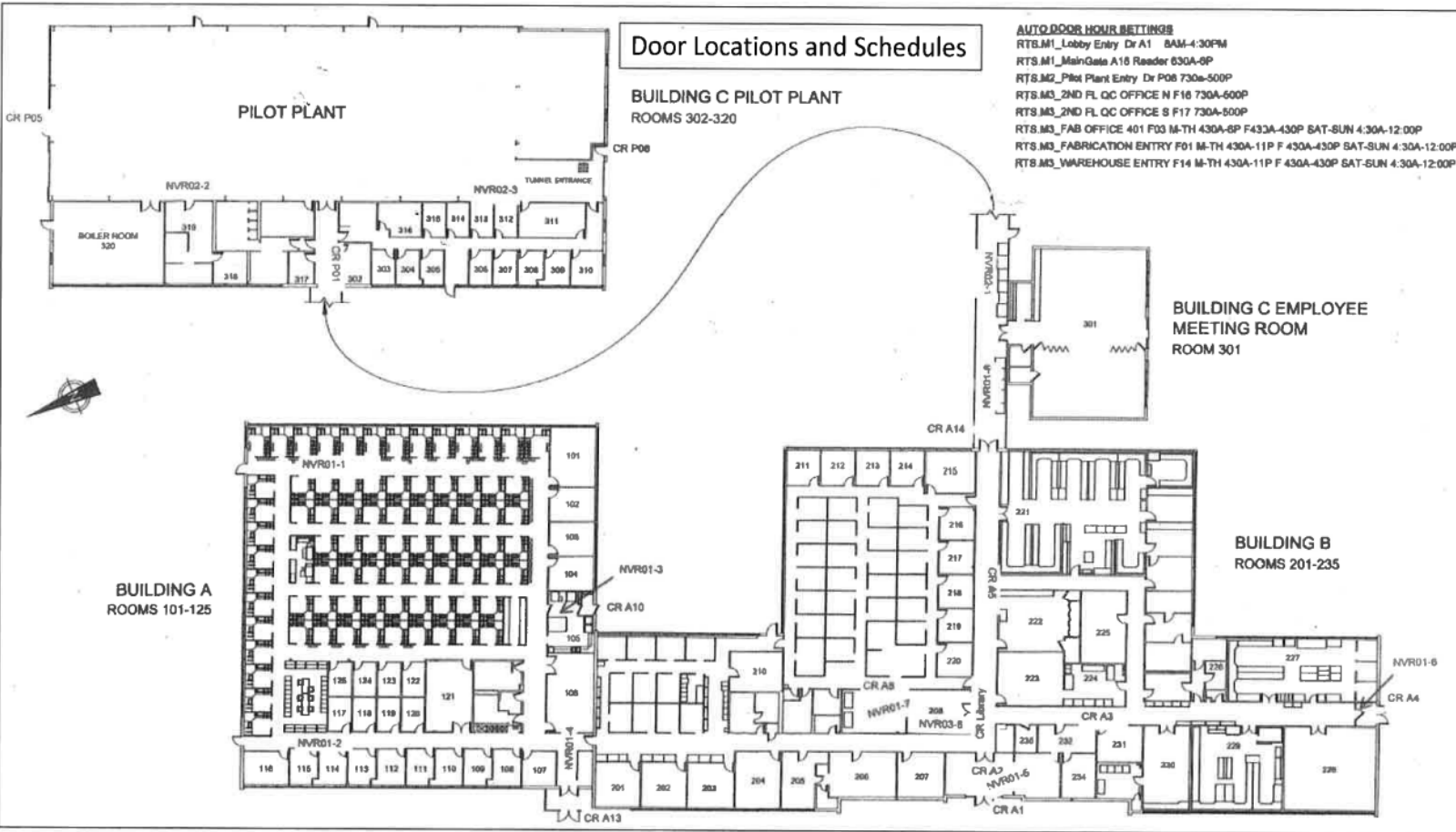
## BUILDING DETAIL



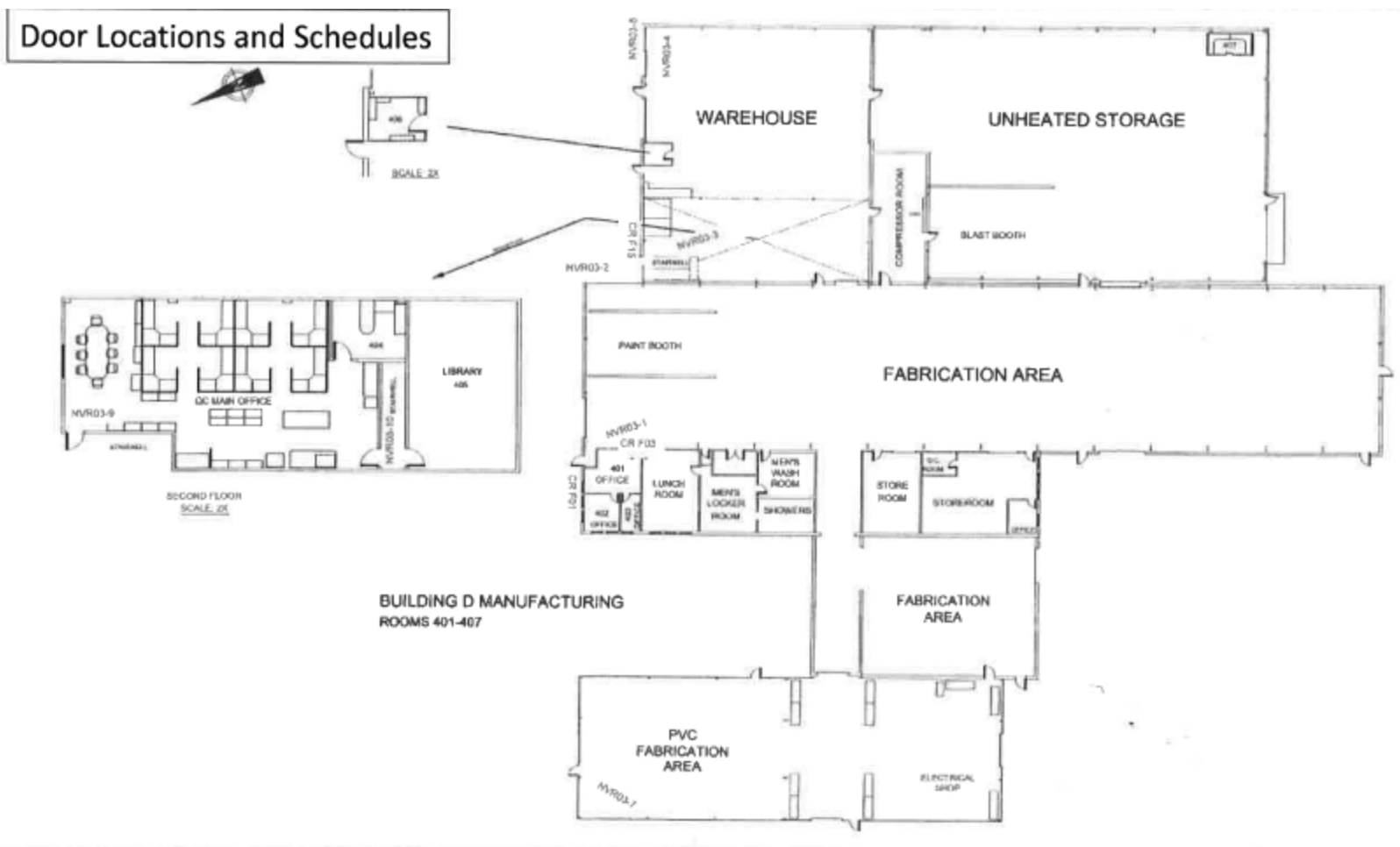
	Year Built	Rentable Space
Admin-Research Office Building	1961	25,558
Engineering Building	1974	15,220
Employee Building	1997	2,700
Pilot Plant	1961	17,190
Hazard Storage	1982	3,111
Old Warehouse	1974	7,500
Fabrication	1974	26,780
New Warehouse	1997	19,980
Dome Temp Building	2015	15,000
Temp Building	NA	6,400



## FLOORPLAN - OFFICE

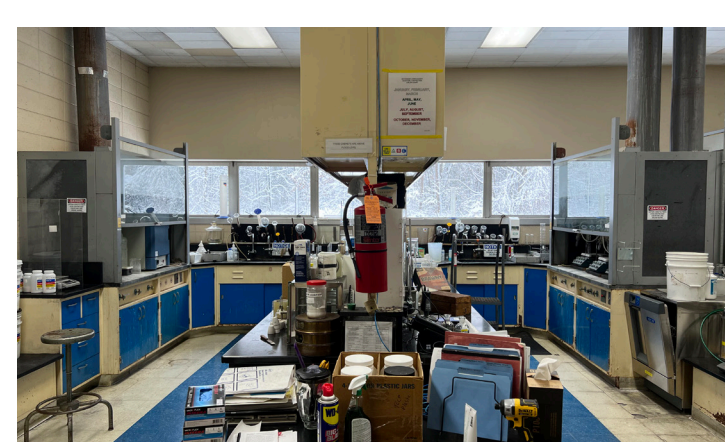


## FLOORPLAN - INDUSTRIAL & WAREHOUSE





## PHOTOS - OFFICE & ENGINEERING BUILDING





## PHOTOS - PILOT PLANT & WASTE STORAGE





## PHOTOS - FABRICATION & WAREHOUSE

