

FOR LEASE OR SALE 133,422 SF 1213 PENNSYLVANIA AVE SHEBOYGAN, WI

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STRATEGICALLY LOCATED
JUST MINUTES FROM 1-43



8 LOADING DOCKS



LOCATED IN SHEBOYGAN COUNTY OPPORTUNITY ZONE



RECENT PROPERTY
RENOVATIONS **RENOVATIONS**

- 4 NEW DOCKS
- LED LIGHTS
- PAINTED INTERIOR
- PARKING LOT

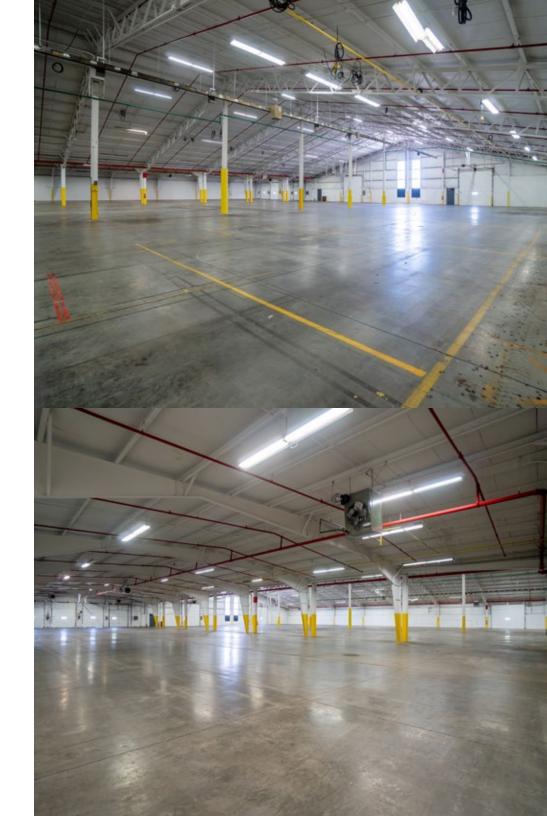


PROPERTY DETAILS

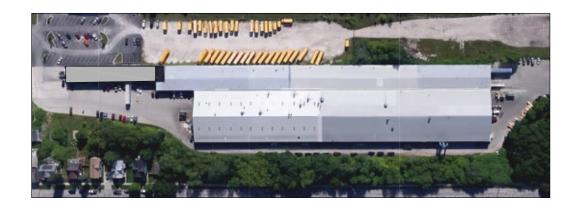
1213 PENNSYLVANIA AVE | SHEBOYGAN, WI

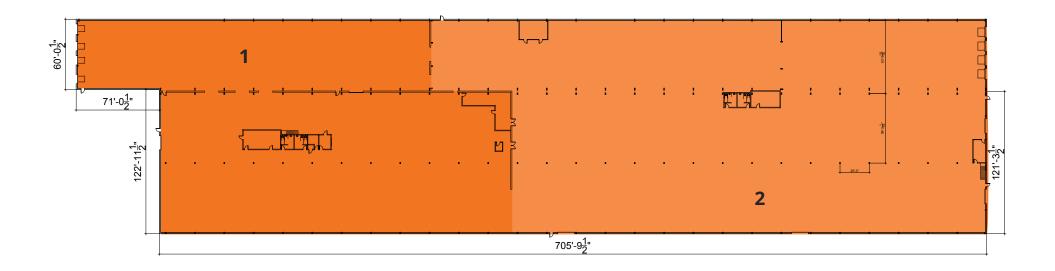
AVAILABLE SPACE	133,422 SF (Available Q1 2026)		
MINIMUM DIVISIBLE	54,700 SF		
FLOORS	1		
DOCK DOORS	8		
DRIVE-IN DOORS	5		
CRANES	Two 5-Ton		
CLEAR HEIGHT	Peak: 27' Eave: 11'		
COLUMN WIDTH/DEPTH	62' x 25', 59' x 25'		
ROOF	Pitched Metal		
WALLS	Metal and Masonry		
FLOORS	6" Reinforced Concrete		
FLOORS YEAR BUILT	6" Reinforced Concrete 1964 – 1989		
YEAR BUILT	1964 – 1989		
YEAR BUILT YEAR RENOVATED	1964 - 1989 2020		
YEAR BUILT YEAR RENOVATED FIRE SUPPRESSION	1964 - 1989 2020 100% Wet		
YEAR BUILT YEAR RENOVATED FIRE SUPPRESSION LIGHTING	1964 - 1989 2020 100% Wet LED		
YEAR BUILT YEAR RENOVATED FIRE SUPPRESSION LIGHTING POWER	1964 - 1989 2020 100% Wet LED 3-Phase; 2,000 Amps		
YEAR BUILT YEAR RENOVATED FIRE SUPPRESSION LIGHTING POWER LAND AREA	1964 - 1989 2020 100% Wet LED 3-Phase; 2,000 Amps 8.398 Acres		
YEAR BUILT YEAR RENOVATED FIRE SUPPRESSION LIGHTING POWER LAND AREA ZONING	1964 - 1989 2020 100% Wet LED 3-Phase; 2,000 Amps 8.398 Acres UI: Urban Industrial		

VIEW A VIDEO OF THIS PROPERTY



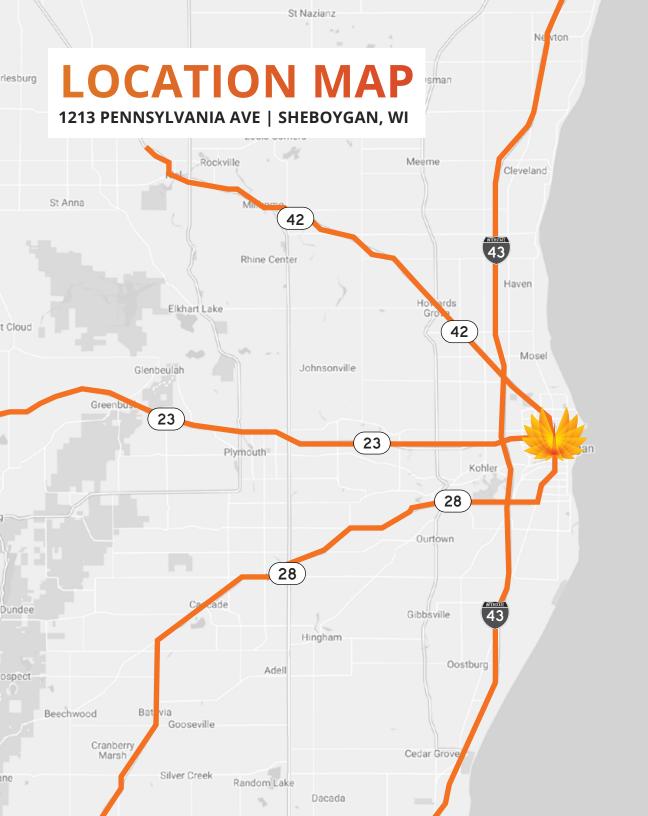
FLOOR PLAN 1213 PENNSYLVANIA AVE | SHEBOYGAN, WI





NUMBER	CURRENT USE	CLEAR HEIGHT	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	AVAILABLE	11' - 27'	4	1	54,700 SF
2	AVAILABLE	11' - 27'	4	4	78,722 SF
TOTAL					133,422 SF





MILWAUKEE	50	MILES
MADISON	60	MILES
CHICAGO	143	MILES