



INDUSTRIAL PROPERTY FOR LEASE

310 W SOUTH ST
RICE LAKE, WI 54868



OFFERING SUMMARY

Building SqFt 16,872 SqFt

Available for Lease 15,612

Year Built 1983

Lot Size (SF) 148,017.00 SqFt

Parcel ID 276-8001-29-000

Zoning Type INDUSTRIAL

County Barron

Lot Size (acres) 3.40

Docks 1

PROPERTY OVERVIEW

Industrial building for Lease. 15,612 sq. ft. property situated on a 3.40 AC lot located in Rice Lake, Wisconsin. 81 Parking spots for visitors, employees, and fleet vehicles. 1 quick-access loading bay plus drive in door. Zoned for distribution, storage or light manufacturing. Property has 400a/600v 3p power, 12' clear height ceiling with open production area, huge employee break area and multiple offices.

PROPERTY HIGHLIGHTS

- Originally built in 1983 for Cray Research. The property has undergone extensive improvements including new asphalt parking lot in 2023.



Feather Real Estate Group

3011 S. Main Street, Suite 4

Rice Lake, WI 54868

Office: 7157190880

featherrealestategroup.com

Charles S Feather

President

Mobile: 7153086600

charles@featherrealestategroup.com

License #: 57513-90

Kevin Scott Feather

Commercial Sales

Direct: 7155231167

kevinscottfeather@gmail.com

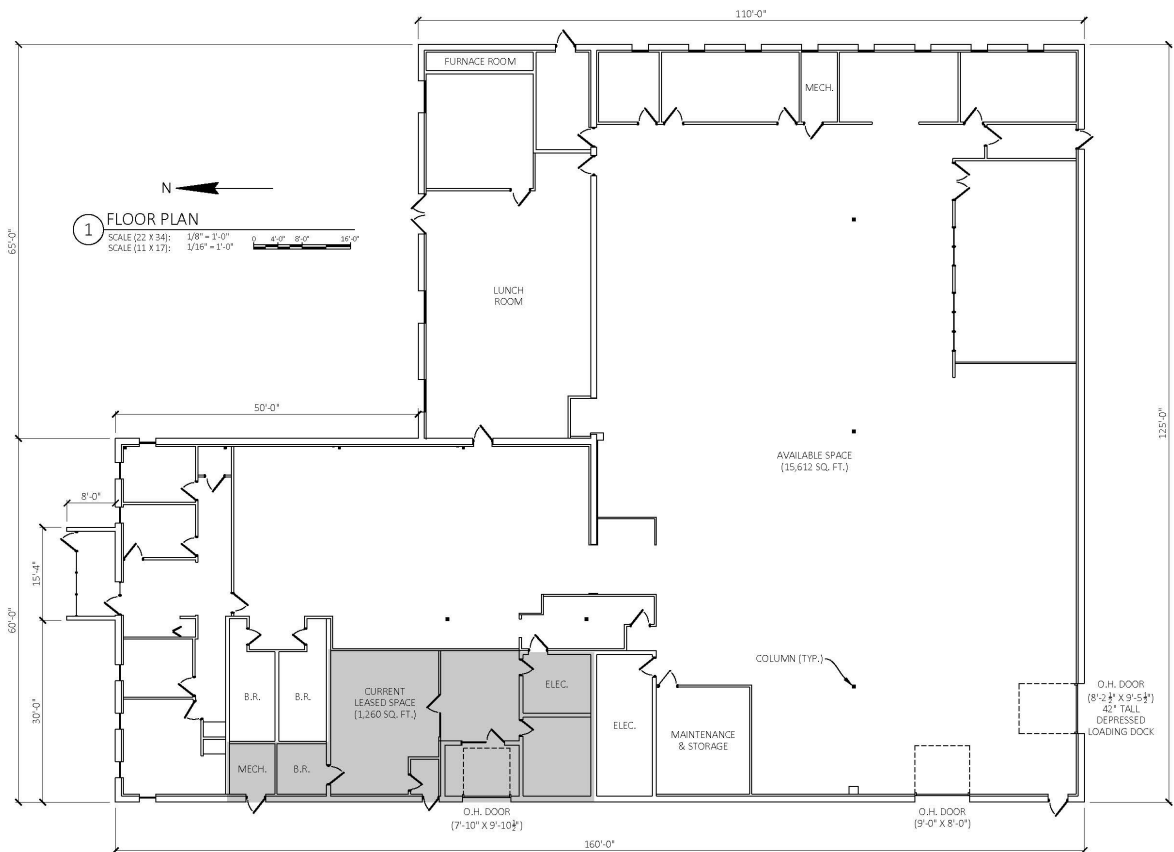
License #: 58639-90



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1	--	Negotiable	NNN	15,612 SF	Negotiable



NO.	BY	DATE	REVISIONS	REC. PROJECT NO.	PROJECT MANAGER: BRUCE MARKGREN, P.E.	COOPER ENGINEERING	2580 COLLEGE DRIVE, P.O. BOX 229 RICE LAKE, WISCONSIN 54868-0290 TELEPHONE (715) 254-7008 FAX (715) 254-3325	FEATHER REAL ESTATE GROUP, INC. RICE LAKE, WI	"AS-IS" FLOORPLAN FOR 310 W. SOUTH ST FLOOR PLAN	SHEET 1 OF 1
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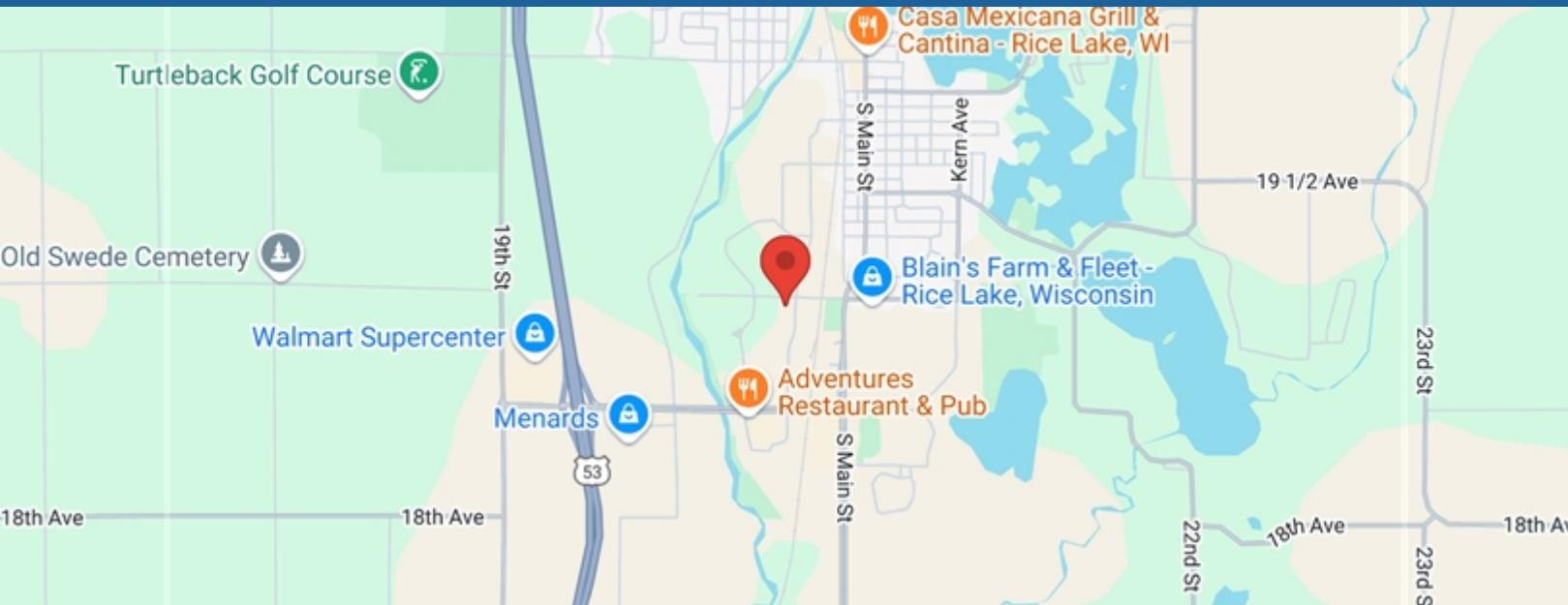
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,621	10,856	14,045
2010 Population	1,815	11,093	14,663
2024 Population	2,342	11,955	15,573
2029 Population	2,521	12,166	15,794
2024-2029 Growth Rate	1.48 %	0.35 %	0.28 %
2024 Daytime Population	6,225	15,344	17,843

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	64	726	796
\$15000-24999	128	436	525
\$25000-34999	76	448	537
\$35000-49999	159	738	934
\$50000-74999	215	977	1,250
\$75000-99999	122	661	904
\$100000-149999	154	676	1,011
\$150000-199999	51	250	336
\$200000 or greater	48	354	460
Median HH Income	\$ 57,113	\$ 55,381	\$ 59,308
Average HH Income	\$ 79,713	\$ 82,061	\$ 85,423

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	691	4,583	5,781
2010 Total Households	888	5,005	6,428
2024 Total Households	1,017	5,267	6,752
2029 Total Households	1,109	5,405	6,903
2024 Average Household Size	2.2	2.2	2.25
2024 Owner Occupied Housing	596	3,263	4,438
2029 Owner Occupied Housing	682	3,491	4,709
2024 Renter Occupied Housing	421	2,004	2,314
2029 Renter Occupied Housing	426	1,914	2,194
2024 Vacant Housing	92	465	587
2024 Total Housing	1,109	5,732	7,339



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ABOUT RICE LAKE

Rice Lake is a city in Barron County in northwest Wisconsin, United States, on the shore of the lake with the same name. The city is a commercial and tourist center for the surrounding rural areas. As of the 2020 census, the city had a total population of 9,040.



CITY OF RICE LAKE

Incorporated 3/31/1887

AREA

City	9.7 sq mi
Land	8.6 sq mi
Water	1.1 sq mi
Elevation	1135 ft

POPULATION

Population 9,040



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DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
28 Firm is no longer providing brokerage services to you.

29 The following information is required to be disclosed by law:

30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).

31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____

40 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 **By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that**

42 _____ and _____ are
43 _____ Agent's Name ▲ _____ Firm's Name ▲

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

45 **THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's**
46 **signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm**
47 **will provide brokerage services related to real estate primarily intended for use as a residential property**
48 **containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE**
49 **ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

50 **See the reverse side for definitions and sex offender registry information.**

51 _____
52 Customer Signature ▲ _____ Date ▲ _____ Customer Signature ▲ _____ Date ▲
53 Customer's Name: _____ Customer's Name: _____

54 NOTICE ABOUT SEX OFFENDER REGISTRY

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 DEFINITION OF MATERIAL ADVERSE FACTS

58 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
61 or affects or would affect the party's decision about the terms of such a contract or agreement.

62 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
63 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
64 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
65 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
66 contract or agreement made concerning the transaction.