



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

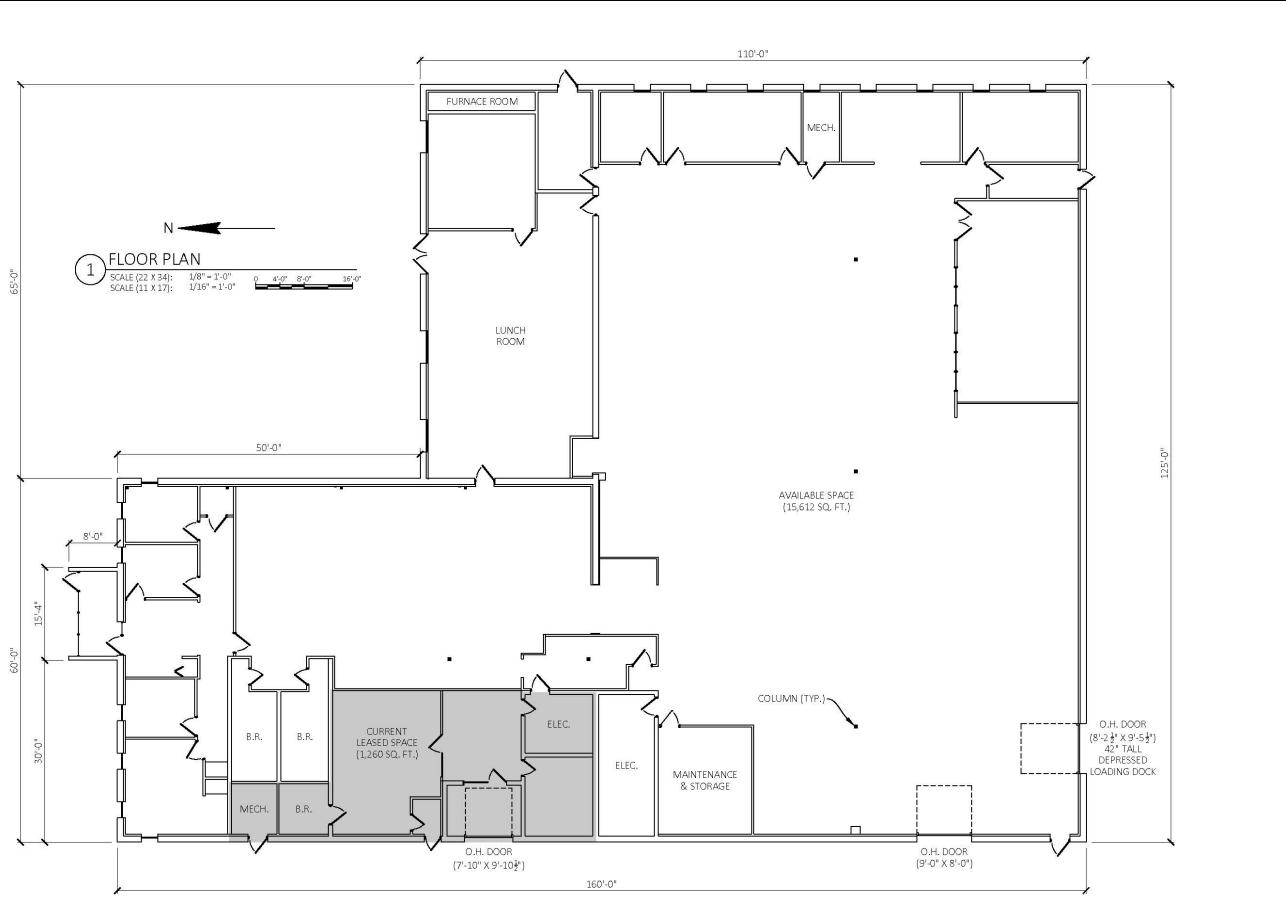
Kevin Scott Feather
Commercial Sales
Direct: 7155231167
kevinscottfeather@gmail.com
License #: 58639-90



INDUSTRIAL PROPERTY FOR LEASE

310 W SOUTH ST
RICE LAKE, WI 54868

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



REVISIONS	PROJECT NO.	PROJECT MANAGER	BRUCE MARKGREN, P.E.	2020 COLLEGE DRIVE, P.O. BOX 230	FEATHER REAL ESTATE GROUP, INC.	"AS-IS" FLOORPLAN FOR 310 W. SOUTH ST
ING BY DATE	REVISIONS	REVISIONS	REVISIONS	RICE LAKE, WI 54868-0230 TELEPHONE: (715) 254-7008 FAX: (715) 254-3202	RICE LAKE, WI	FLOOR PLAN



Feather Real Estate Group
3011 S. Main Street, Suite 4
Rice Lake, WI 54868
Office: 7157190880
featherrealestategroup.com

Marketing package created by www.CREBuilder.com

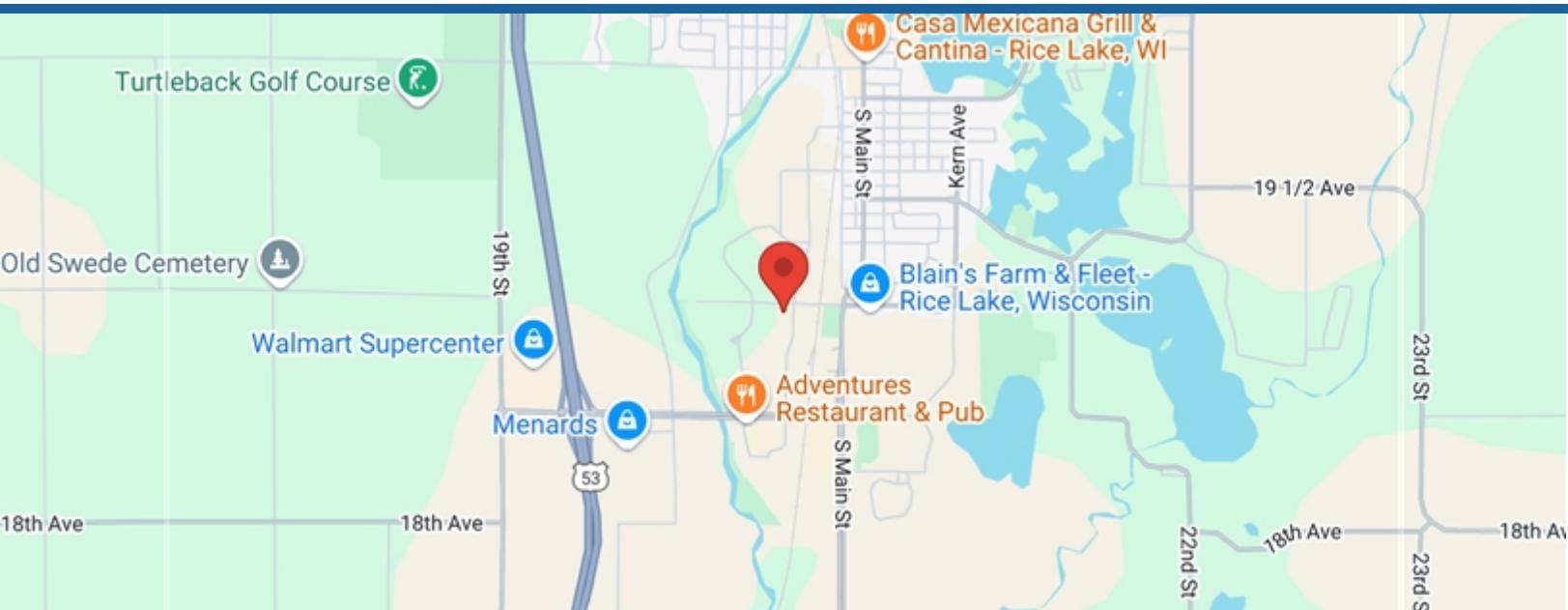
Charles S Feather
President
Mobile: 7153086600
charles@featherrealestategroup.com
License #: 57513-90

Kevin Scott Feather
Commercial Sales
Direct: 7155231167
kevinscottfeather@gmail.com
License #: 58639-90



INDUSTRIAL PROPERTY FOR LEASE

310 W SOUTH ST
RICE LAKE, WI 54868



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



Feather Real Estate Group
3011 S. Main Street, Suite 4
Rice Lake, WI 54868
Office: 7157190880
featherrealestategroup.com

Marketing package created by www.CREBuilder.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



INDUSTRIAL PROPERTY FOR LEASE

310 W SOUTH ST
RICE LAKE, WI 54868



Feather Real Estate Group
3011 S. Main Street, Suite 4
Rice Lake, WI 54868
Office: 7157190880
featherrealestategroup.com

Marketing package created by www.CREBuilder.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



INDUSTRIAL PROPERTY FOR LEASE

310 W SOUTH ST
RICE LAKE, WI 54868

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



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



INDUSTRIAL PROPERTY FOR LEASE

310 W SOUTH ST
RICE LAKE, WI 54868



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

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: _____

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Copyright © 2016 by Wisconsin REALTORS® Association

Drafted by Attorney Debra Peterson Conrad

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.