



## Warehouse/Office/Retail/Showroom on 30 acres

12446 W State Highway 81, Beloit, WI 53511



**Jason McGill**

KJK & Associates

2906 Market Place Dr, Fitchburg, WI 53719

[Jason@kjkrealty.com](mailto:Jason@kjkrealty.com)

(608) 438-7587



# Warehouse/Office/Retail/Showroom on 30 acres

\$2,000,000

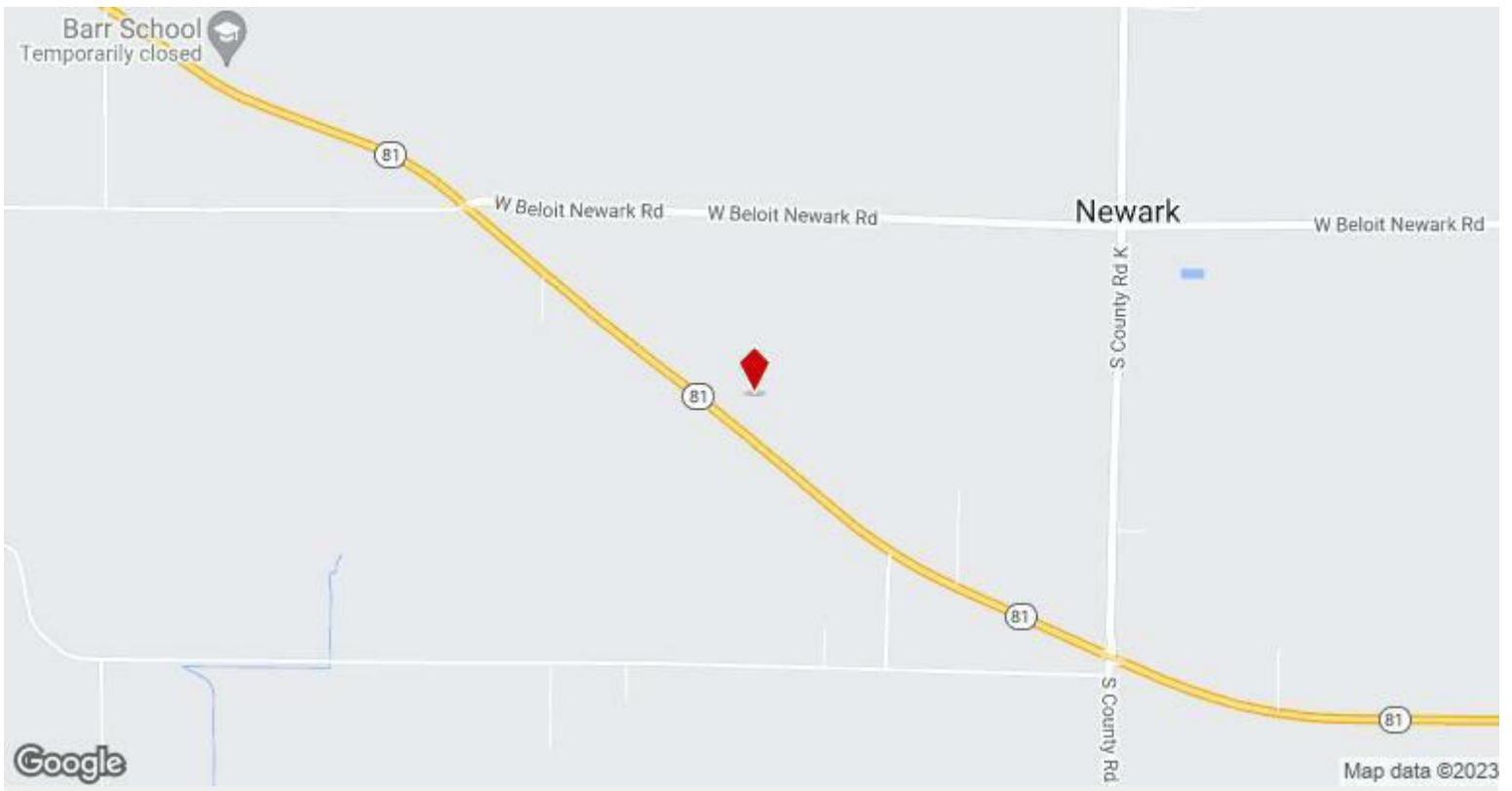
Warehouse/Office/Retail/Showroom on 30 acres available.

Enjoy this flex, multi-use warehouse for expansion or relocating your company near the Wisco-Illinois boarder. Over 17,000 square feet available between two buildings privately located on 30 acres outside of Beloit. The main building is over 7,000 sf of warehouse with semi dock and 2 drive in doors. Retail, office and showroom equal over 5,300 square feet. Warehouse is temperature controlled. Second warehouse is over 4,500 sf and heated. Office area is just under 700 sf. Room to expand and grow....

- 17,025 sf - 12,500 sf main and 4,525 sf second warehouse
- 30 acres of country setting
- Temp controlled, 2 drive in doors and semi dock



Price:	\$2,000,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	29.88 AC
Rentable Building Area:	12,943 SF
Rentable Building Area:	12,400 SF
No. Stories:	1
Year Built:	1997
Tenancy:	Single
Parking Ratio:	2.82/1,000 SF
Clear Ceiling Height:	20 FT
No. Dock-High Doors/Loading:	1
Zoning Description:	A-1



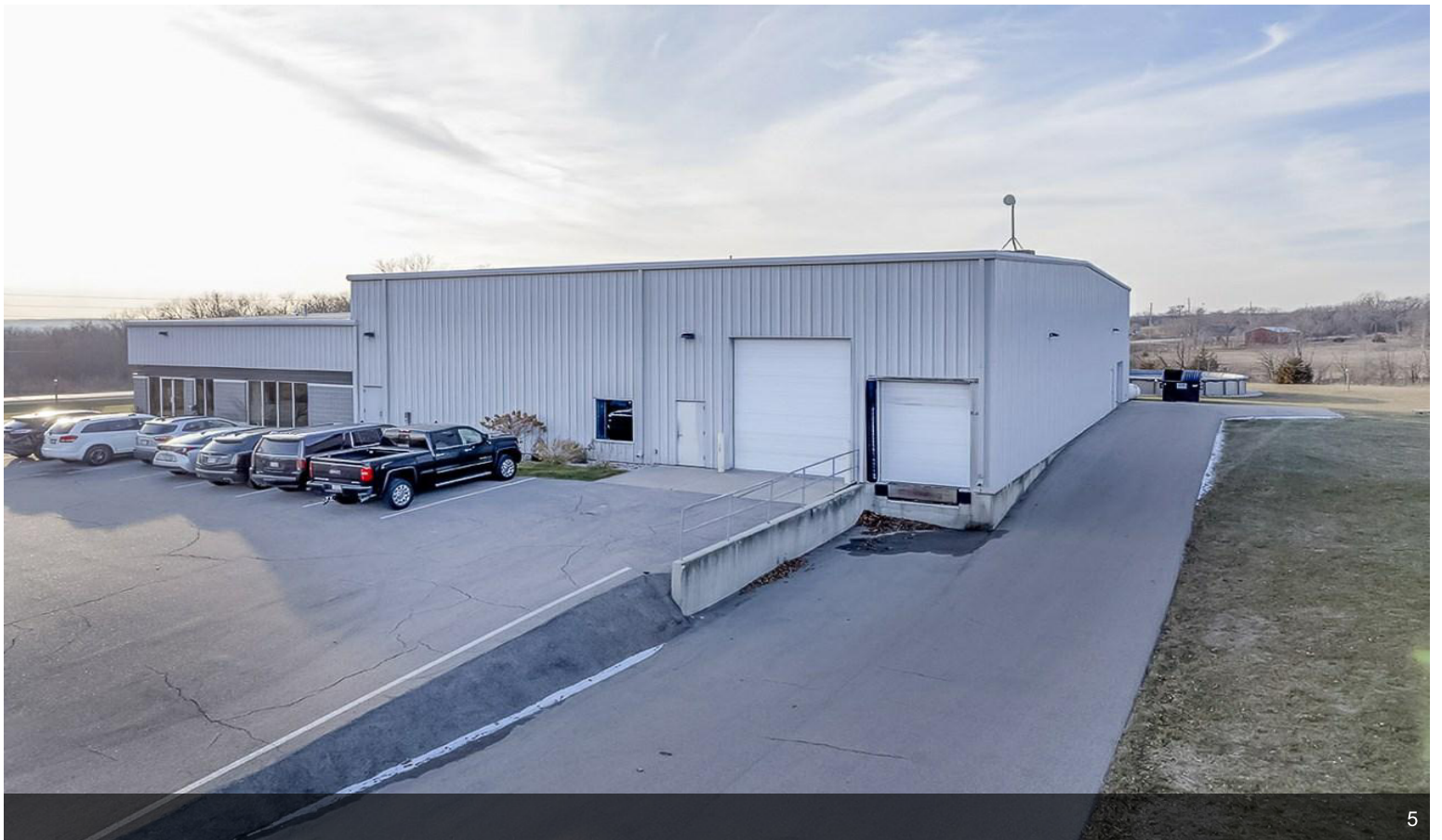
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# Property Photos



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# Property Photos



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# Property Photos



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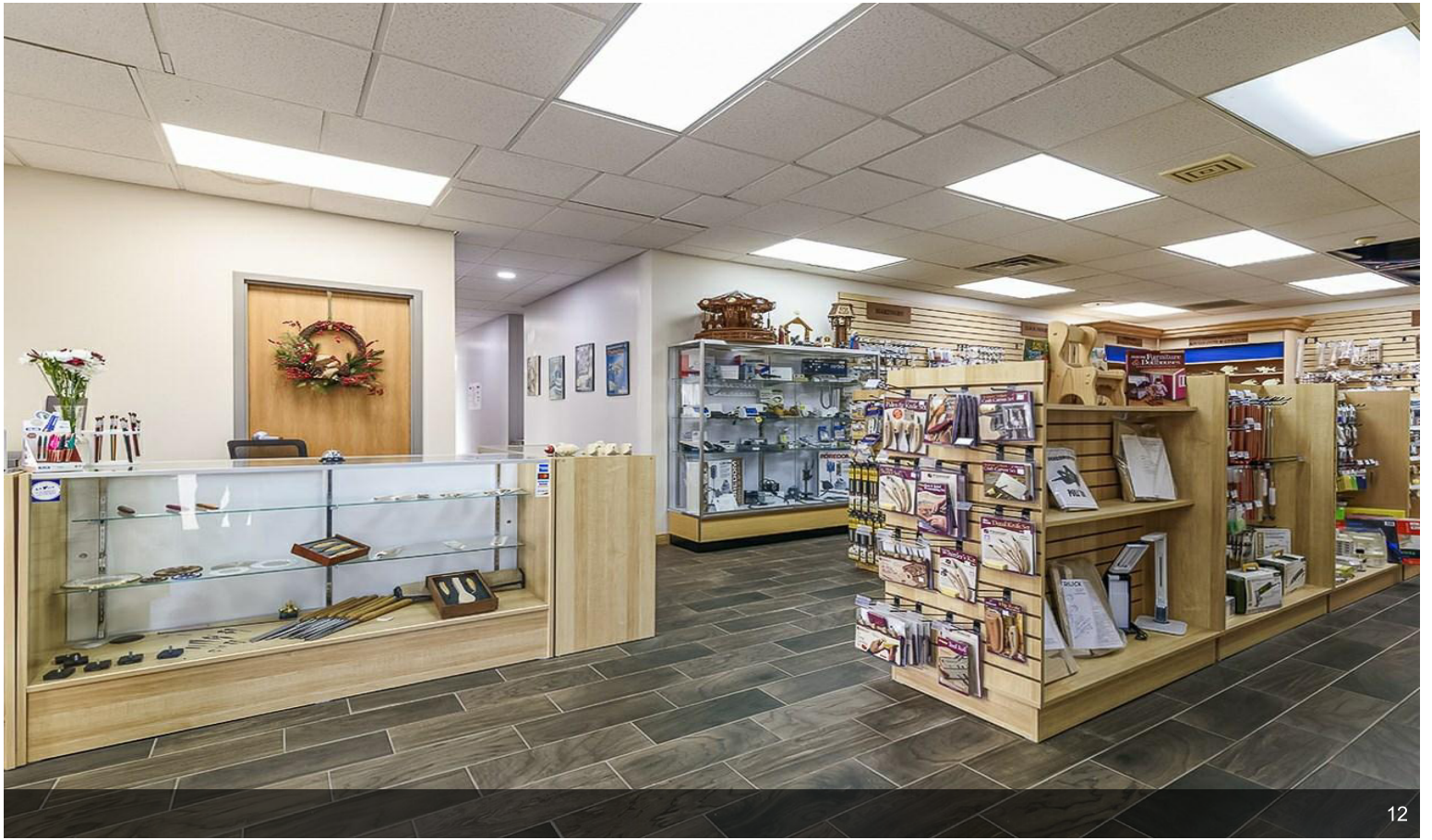


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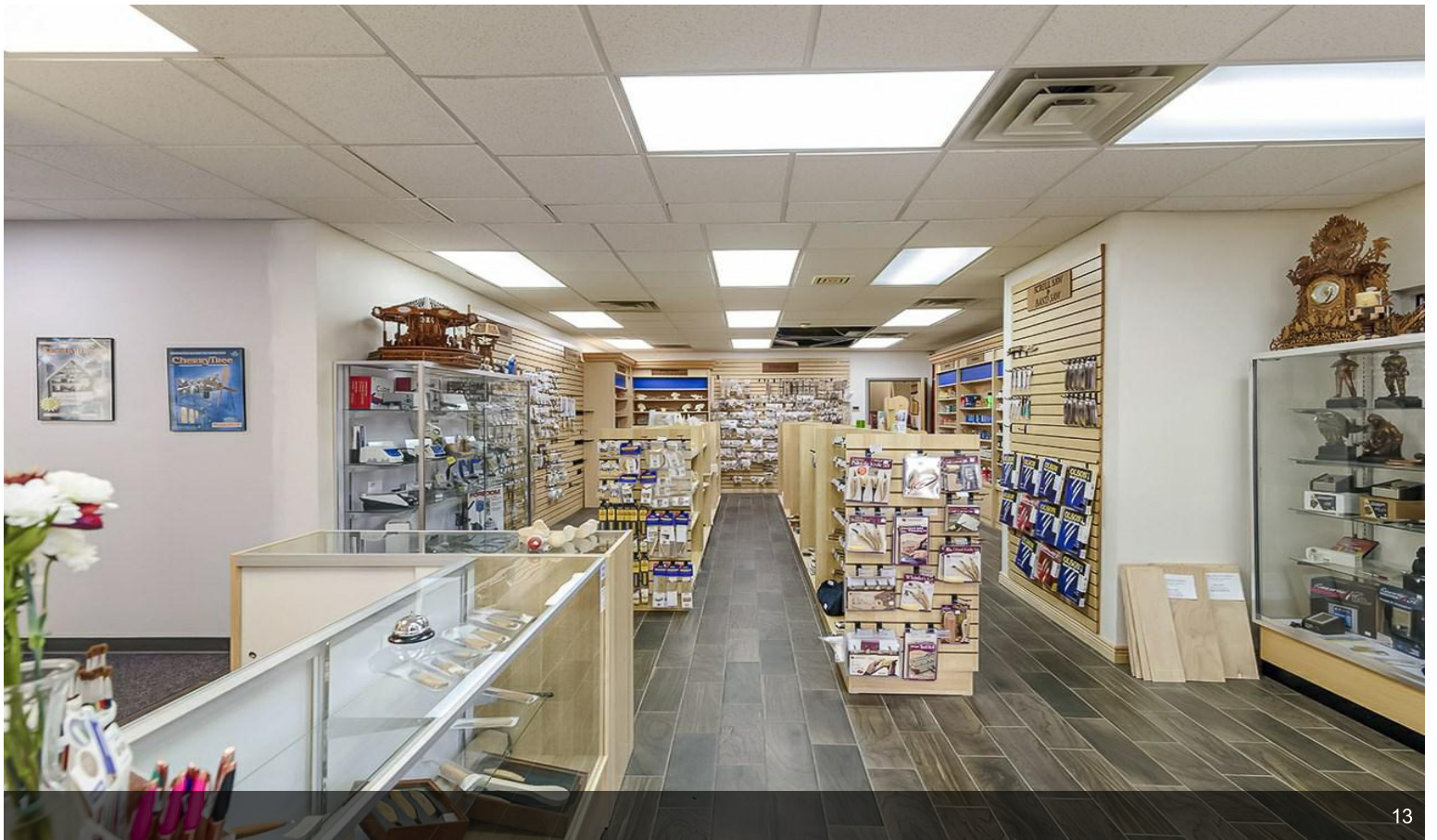




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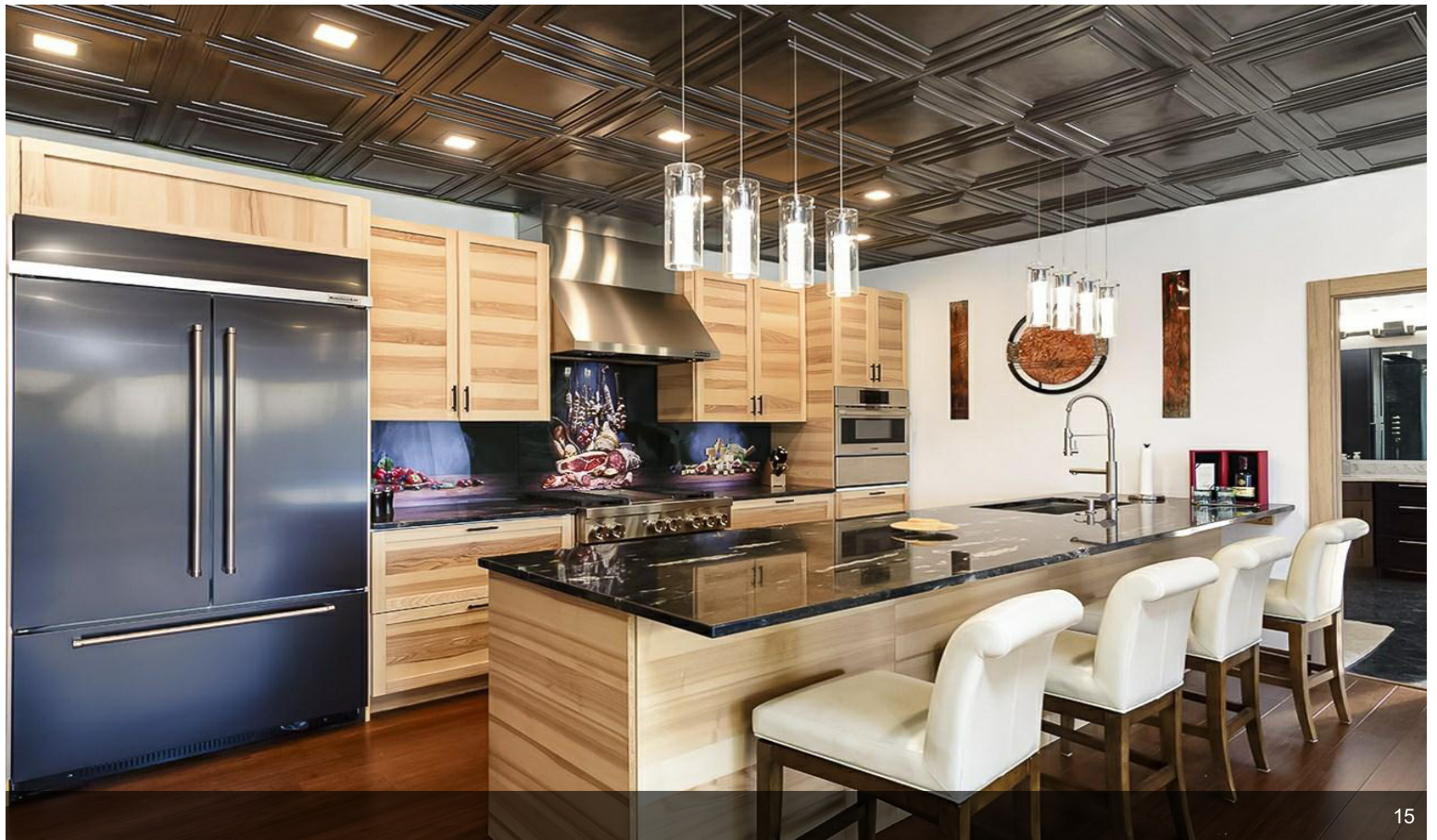
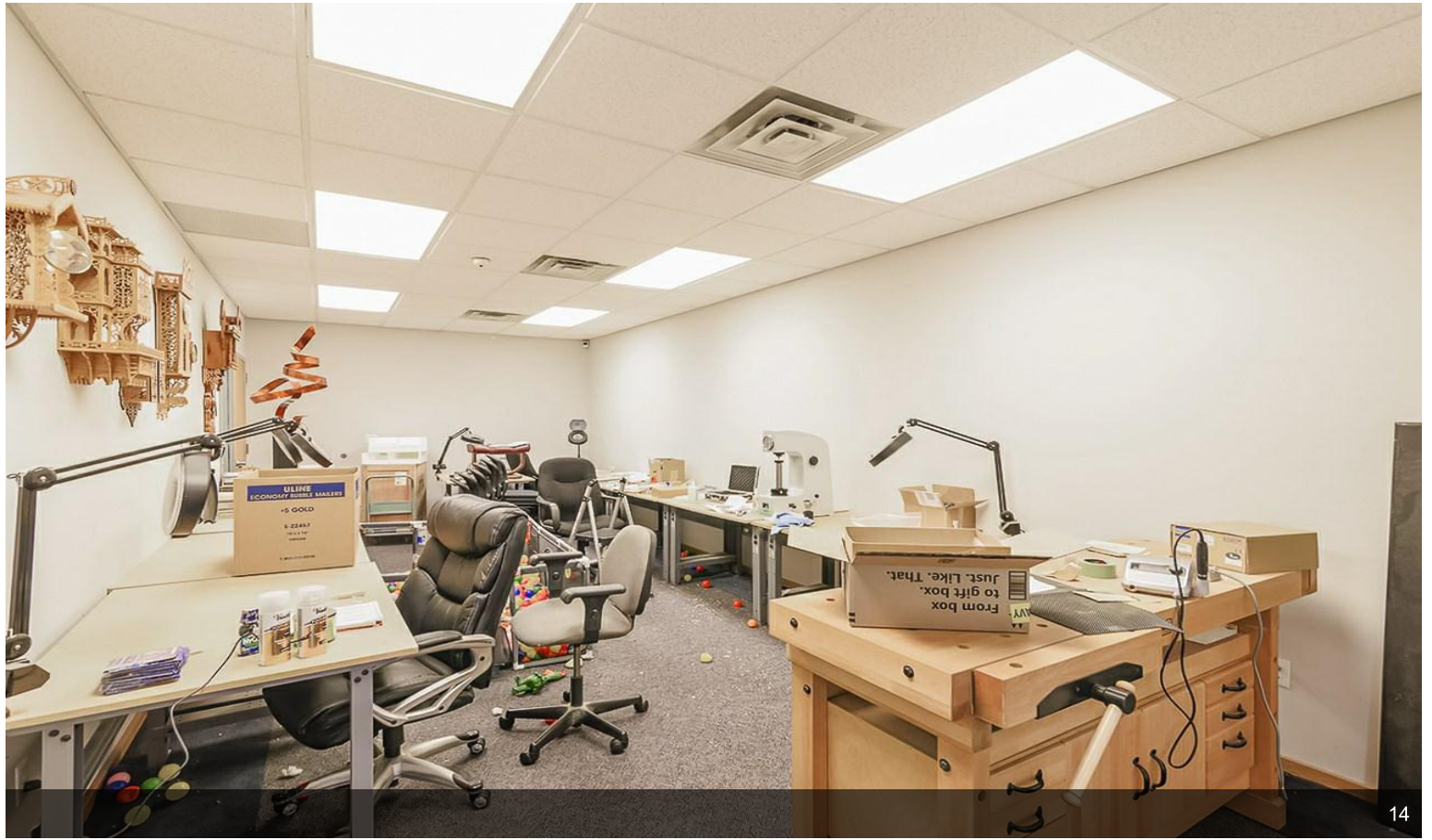
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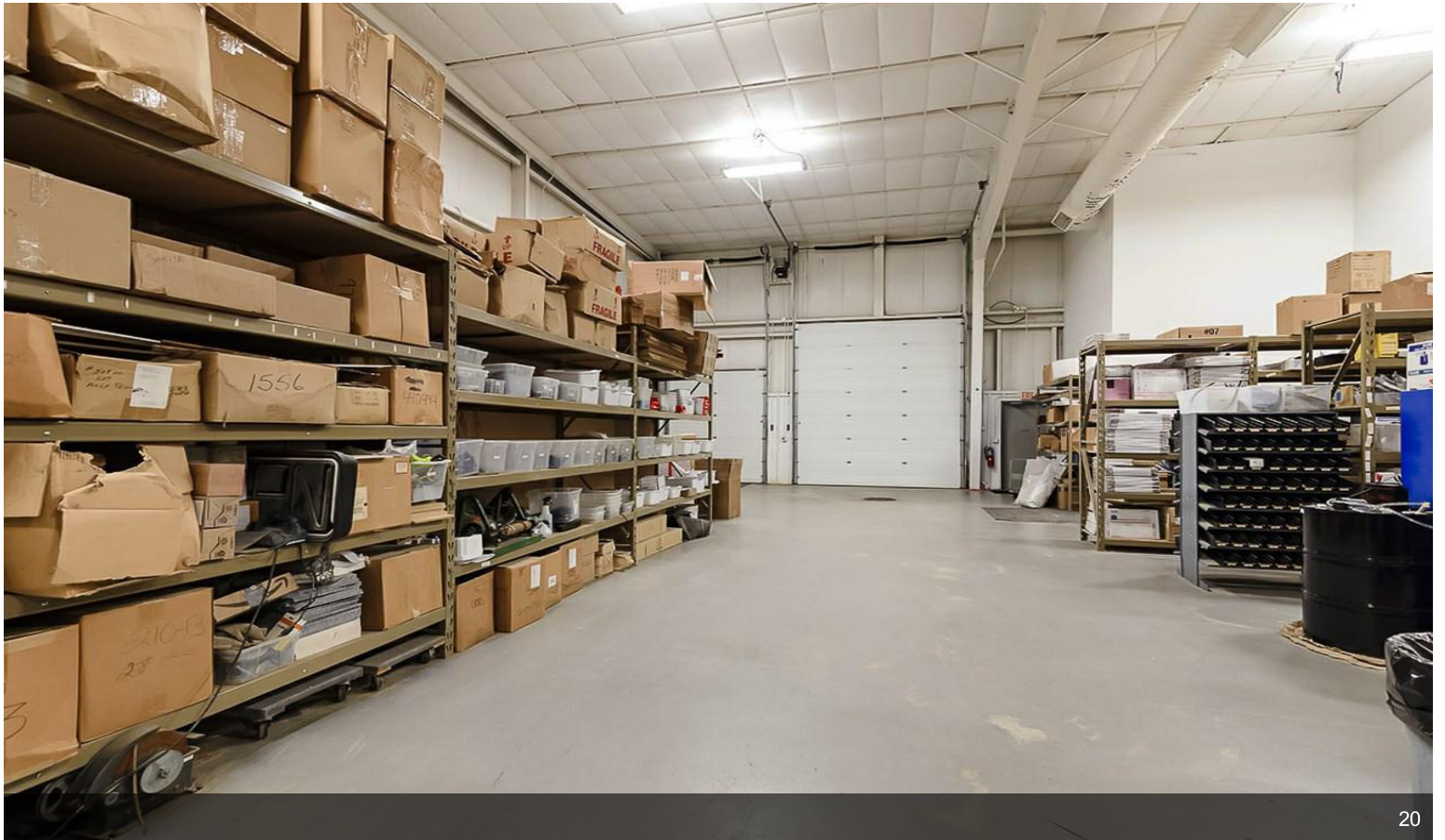


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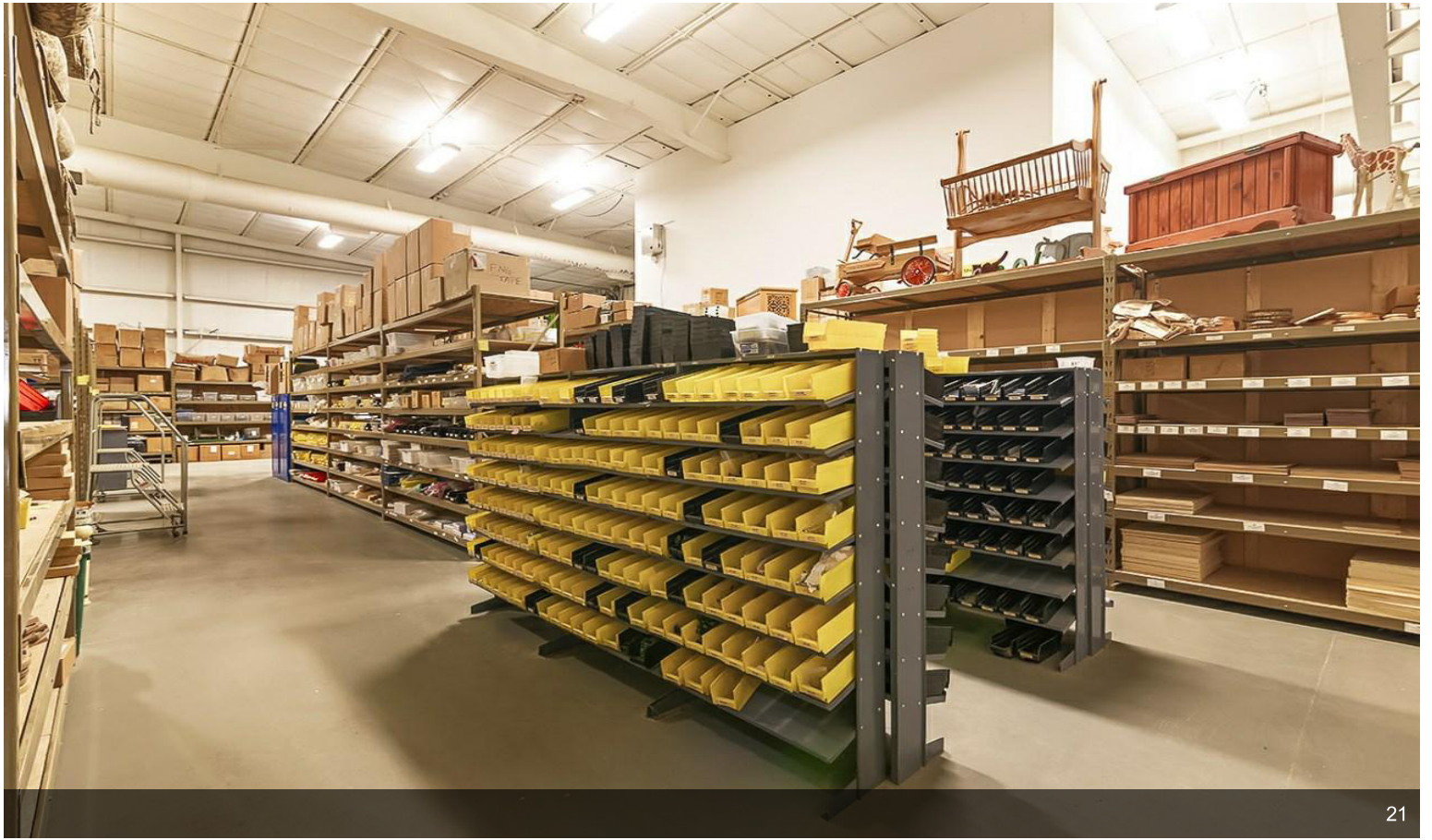


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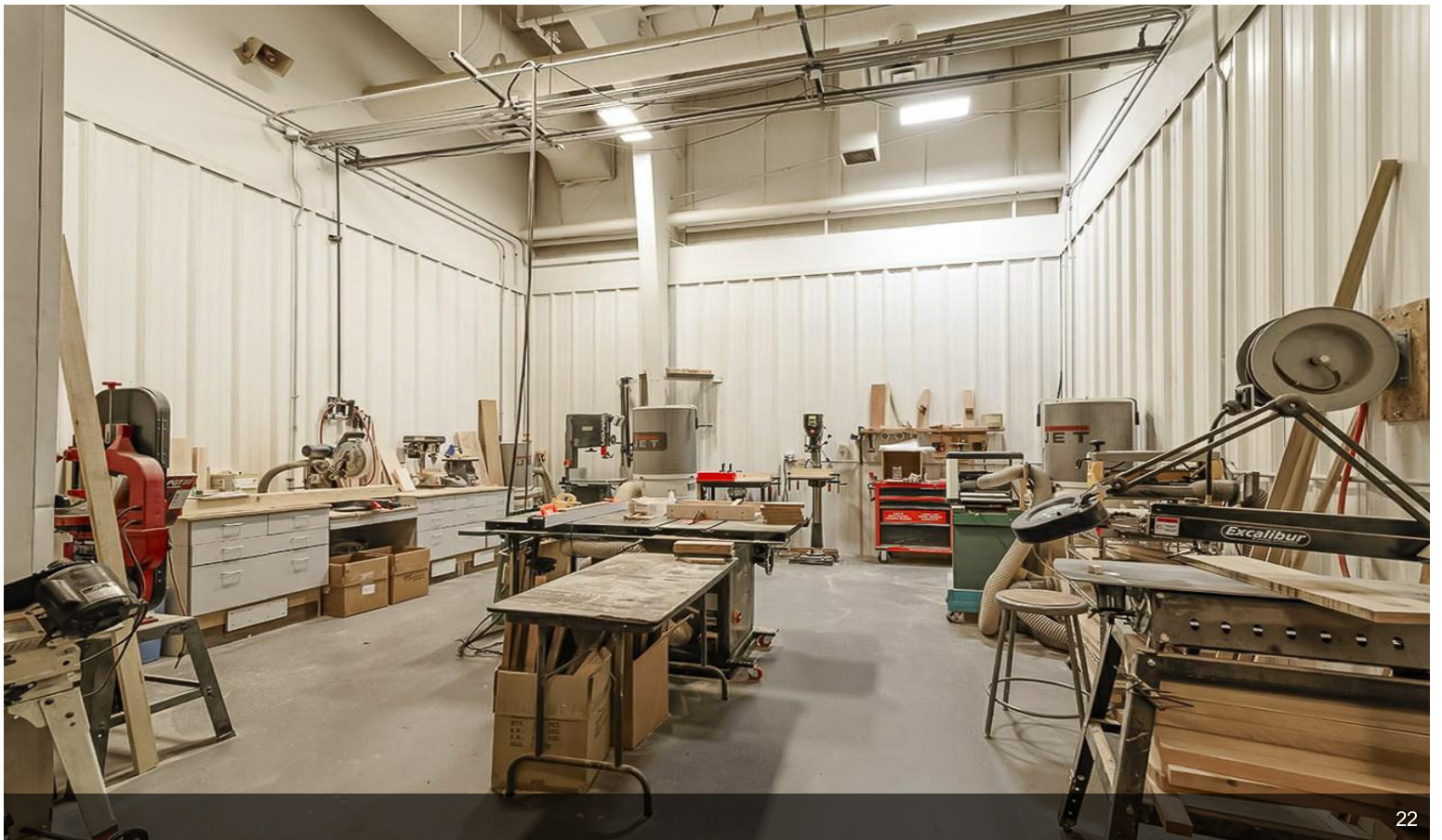




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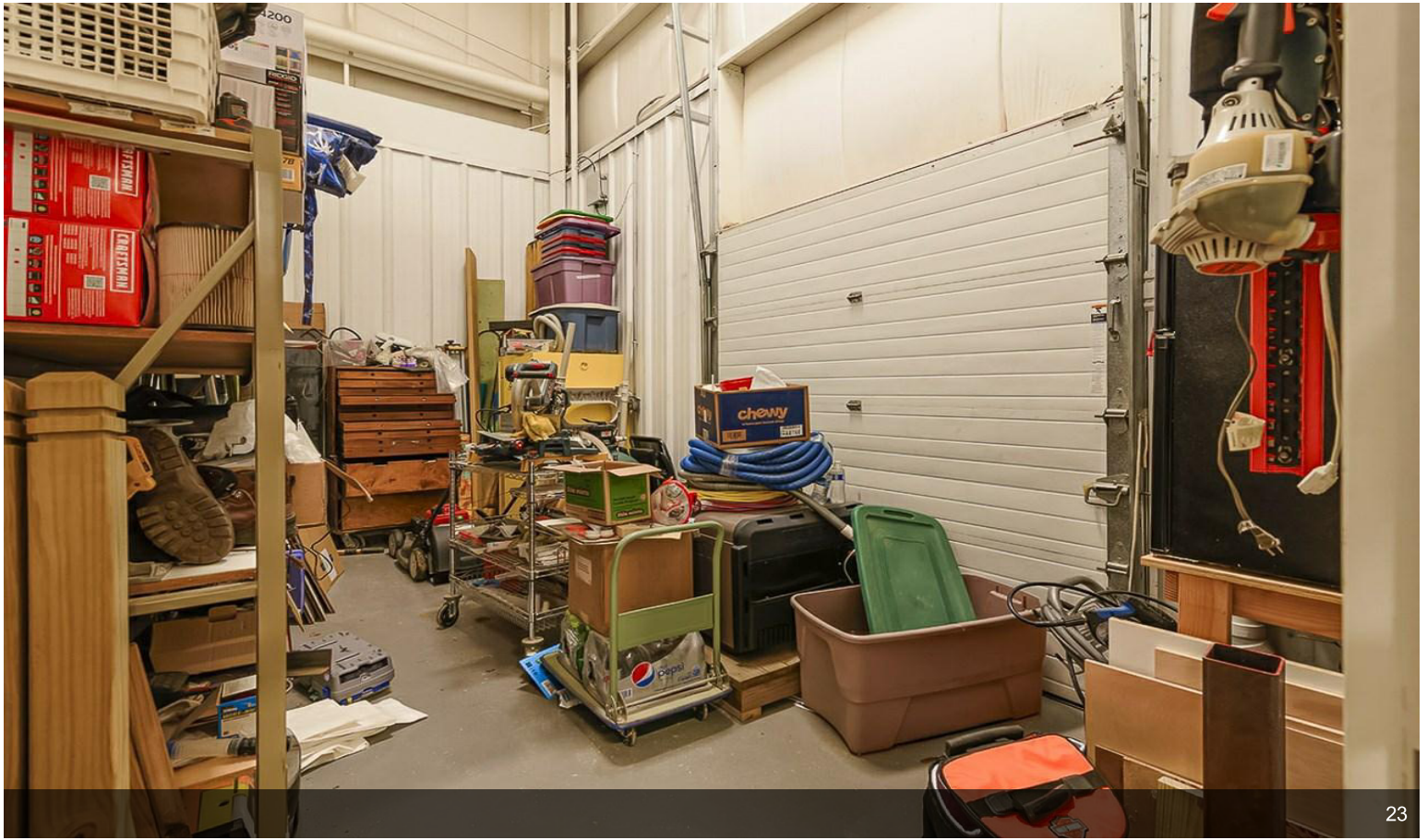
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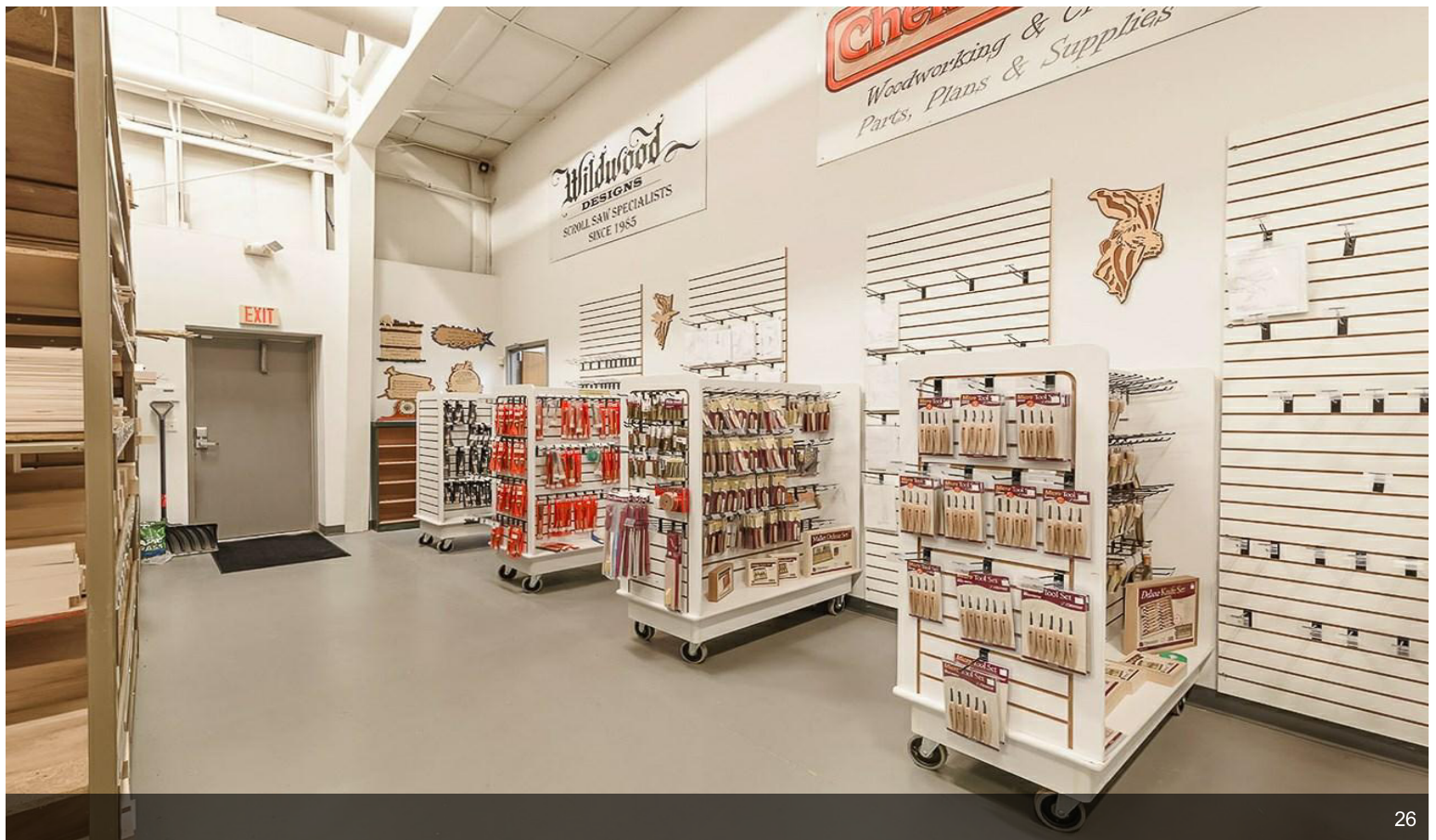
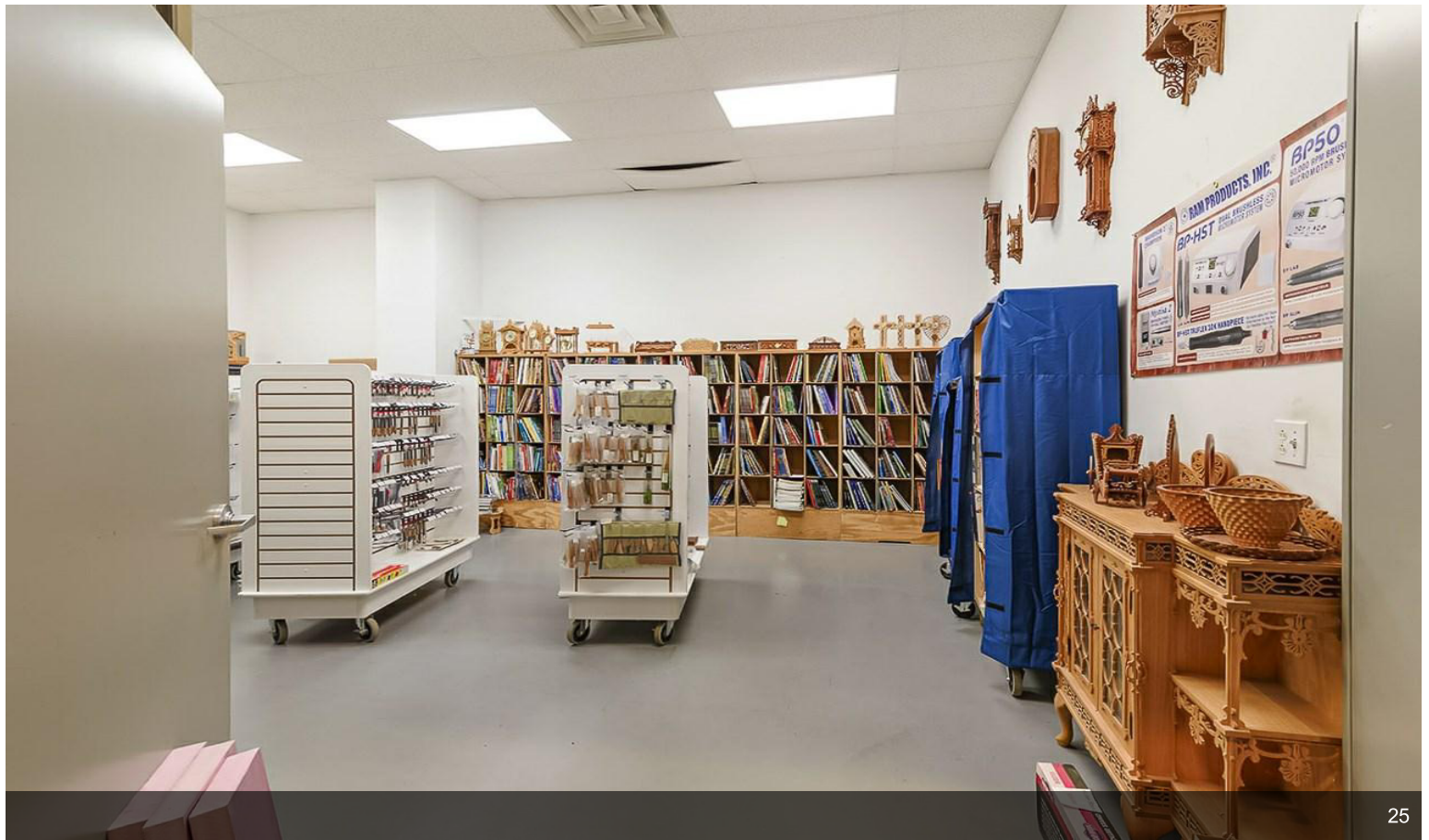


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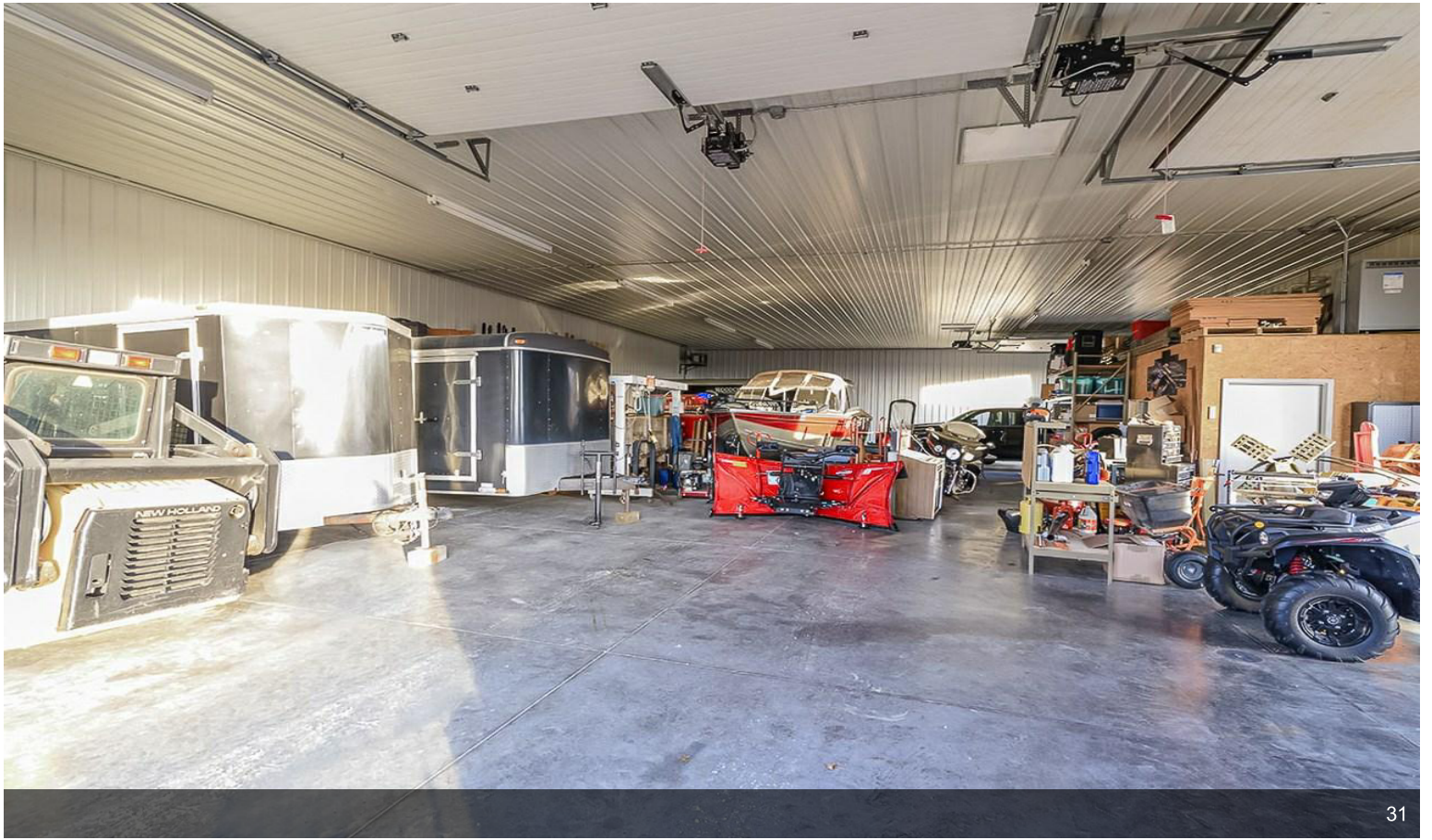


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