

# 1741 ADEL STREET

JANESVILLE, WI 53546

# \$1,700,000



## OFFERING SUMMARY

Space Available	38,540 SqFt
Year Built	1970
Land Size	7.41 acres
Property Type	Industrial
County	Rock
Construction Type	Metal, Brick
Stories	1
Parking	Paved
Offices	58% finished area, 42% unfinished production area



## ABOUT THE PROPERTY

This well-maintained industrial property is conveniently located just a few miles from interstate I-90 in an industrial district. This building has everything you need to run your business including multiple offices, conference rooms, a banquet hall, kitchen, washrooms, and plenty of storage. The unfinished production area features over 16,000 square feet of open space along with a maintenance shop. In addition, this site has a detached annex building and garage.

## PROPERTY HIGHLIGHTS

- Paved parking for 147 vehicles
- New roof in spring of 2024
- Fenced in brick patio area
- 3,200 sqft detached annex building
- 576 sqft detached garage
- Two loading docks
- 100% heated and cooled
- Located in TIF district



FOR MORE INFORMATION CONTACT:

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# 1741 ADEL ST FACILITY FACTS:

## SQUARE FOOTAGE



## ELECTRICAL SERVICE

## OTHER AMENITIES



- 38,540 square feet main building
  - 13,700 sqft of warehouse/ production space heated/ cooled.
  - 6,000 sqft approx. office space
  - 4,000 sqft approx. event hall
  - 1,000 sqft approx. commercial kitchen
- 3,200 sqft outbuilding (heated)
- 600 sqft outbuilding (unheated)
- 14' building eave height
- 13' clear height
- 1,200 amp 3ph 208
- 400 amp 3ph 208
- Fully sprinkled, with a small wet antifreeze system for an unheated dock area
- Roof EPDM new 2012
- HVAC units
  - 2 new larger units in 2018
  - others vary in age
- 2 docks
- West parking lot new in 2007 and was sealed/striped in 2018
- Monitored burglar and fire system
- Fully functional commercial kitchen
- 2 walk-in coolers
- 1 walk-in freezer