

# For Lease

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## Wausau Distribution Center 500 N 72nd Ave, Wausau, WI 54401

### Distribution Center Available for Lease

Colliers is pleased to offer for lease this exceptional 495,075 SF distribution center with 250,000 SF available for lease now. Wausau is the principal city and transportation hub of Northern and Central Wisconsin, and this property sits on 30.11 acres with easy access from I-39 and Hwy 29.

- High bay distribution in excellent condition
- Heart of West Wausau Industrial Park
- High pressure ESFR sprinkler
- Loading dock lights with levelers

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## Property Highlights

Address: 500 N 72nd Ave. Wausau, WI 54401

Available Space: 250,000 SF

Site Size: 30.11 Acres

Year Built: 2001

Clear Heights: 28' - 34'

Column Spacing: 30' 9" x 50'

Loading: 16 dock doors

Power: 1600 AMP / 3 phase 480 volt

Construction: Reinforced Concrete

Sprinklers: ESFR

Lighting: T-8

Parking: Ample

Zoning: IP

Lease Rates (NNN): \$4.95/SF NNN



# Floor Plan



N



# Location Overview

## Marathon County



Population

138,563 (2024)



Workforce

66% of population  
between ages 19-75



Median  
Household  
Income

\$75,478 (2024)



Businesses

5,065 (2024)

## Web Links

<https://www.marathoncounty.gov/>

<https://www.wausauwi.gov/>



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