



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



Location Overview

Marathon County



138,563 (2024)

Population



66% of population
between ages 19-75

Workforce



\$75,478 (2024)

Median
Household
Income



5,065 (2024)

Businesses

Web Links

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

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



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