

For Sale or Lease

45,000 SF - 119,000 SF Available

930 Single Ave, Wausau, WI



Accelerating success.



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The Offering

Colliers is pleased to present the opportunity to acquire or lease the industrial facility located at 930 Single Ave in Wausau, Wisconsin. The property consists of approximately $\pm 119,000$ square feet across multiple buildings situated on ± 6.39 acres.

The property includes $\pm 107,000$ SF of manufacturing/distribution space and $\pm 12,000$ SF of office space. The building features multiple loading positions, grade-level access, and heavy power.

This offering presents a strong opportunity for owner-users or investors to acquire a functional industrial property with immediate occupancy potential within the Wausau industrial corridor, that can accommodate manufacturing, distribution, or assembly operations.

Highlights:

- $\pm 119,000$ SF industrial facility
- ± 6.39 acres total across two parcels
- .68 acre paved outside storage/trailer parking lot
- 10 dock doors and 5 drive-ins
- Clear heights ranging from approximately 12'-18'
- 240/480V 3-phase power (400 amp)
- Separate 6,000 SF standalone office building also for sale at 911 E Thomas St, Wausau, WI
- Flexible layout suitable for manufacturing, warehouse, or distribution users
- Available for sale or lease with immediate occupancy



Property Details

Address:	930 Single Ave, Wausau, WI 54403 907 Mcintosh St, Wausau, WI 54403
PID's:	291-2907-364-0973 291-2907-364-0978
Building SF:	930 Single Ave Total SF: ±119,000 SF <ul style="list-style-type: none">• Suite 100: ±45,000 SF• Suite 200: ±74,000 SF
Site Size:	930 Land Area: 5.71 acres 907 Parking Lot: .68 acres
Year Built:	1983
Loading:	Suite 100: 6 dock doors (3 exterior, 3 interior) & 2 drive-ins Suite 200: 4 dock doors & 3 drive-ins
Clear Heights:	12'-18'
Construction:	Masonry & Metal
Power:	240/480 V 3 phase Power 400 Amp
2025 Total Taxes:	\$41,645
Lease Rate:	\$4.25/SF NNN
Sale Price:	\$4,500,000 (\$37.82/SF)

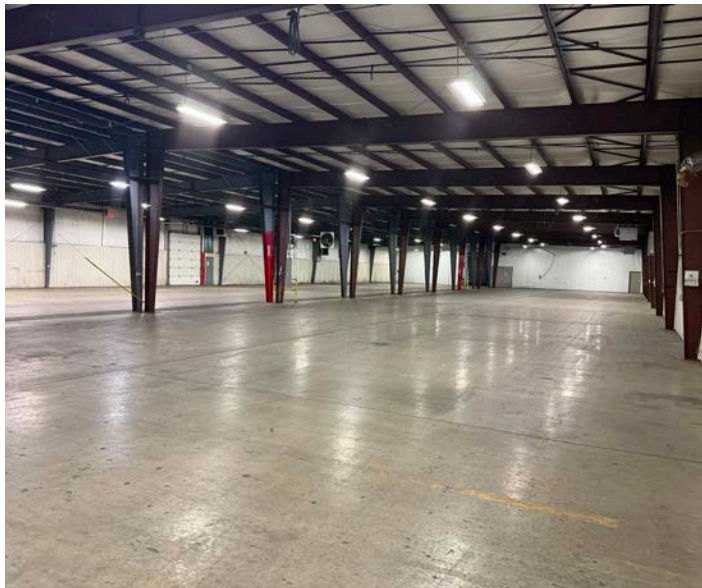
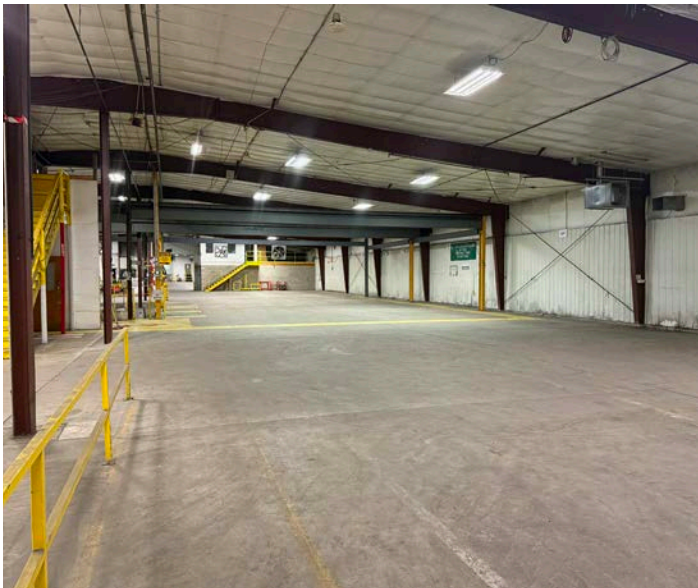
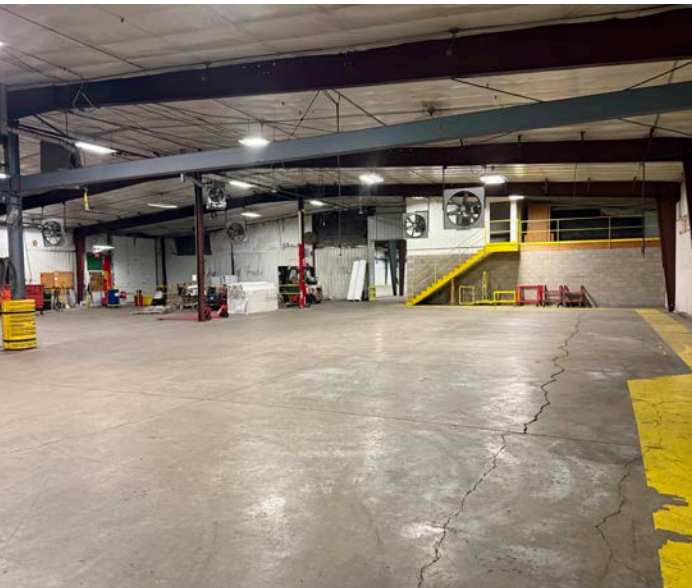


* Listing broker has an ownership interest in the property

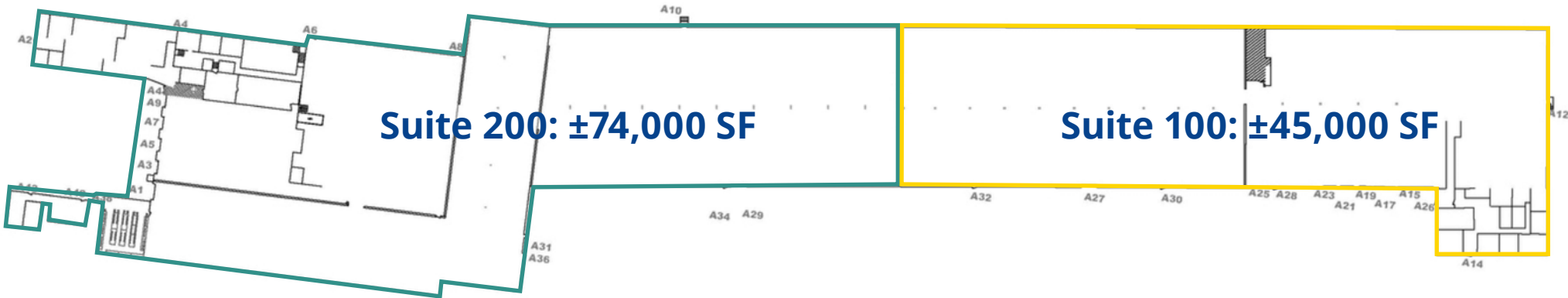
Property Photos



Property Photos



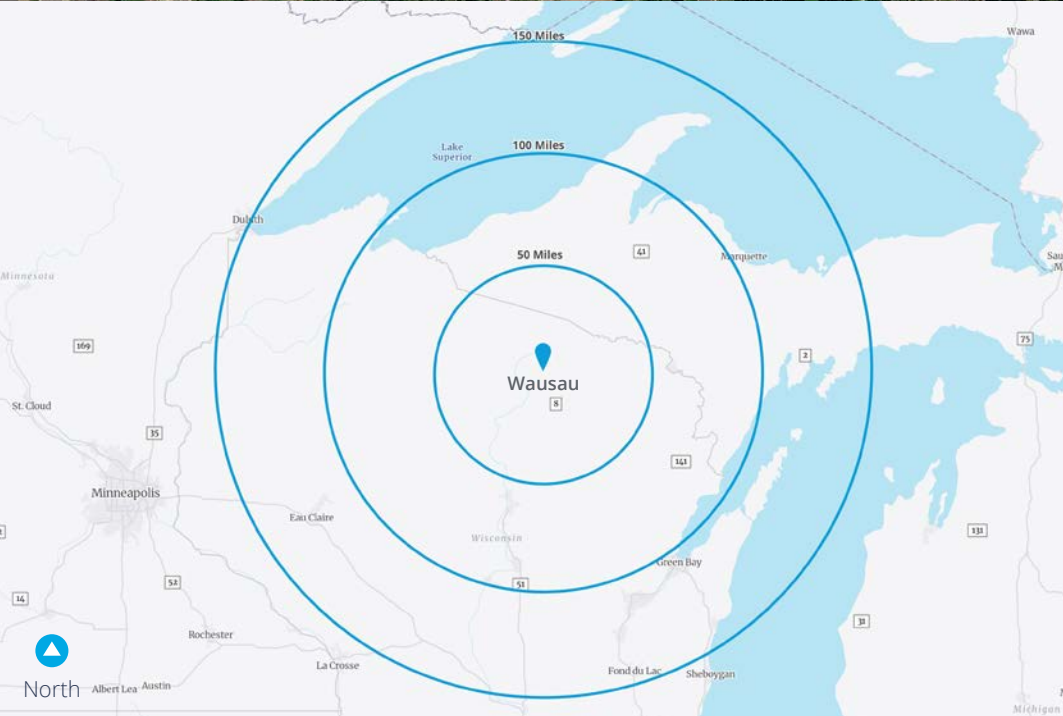
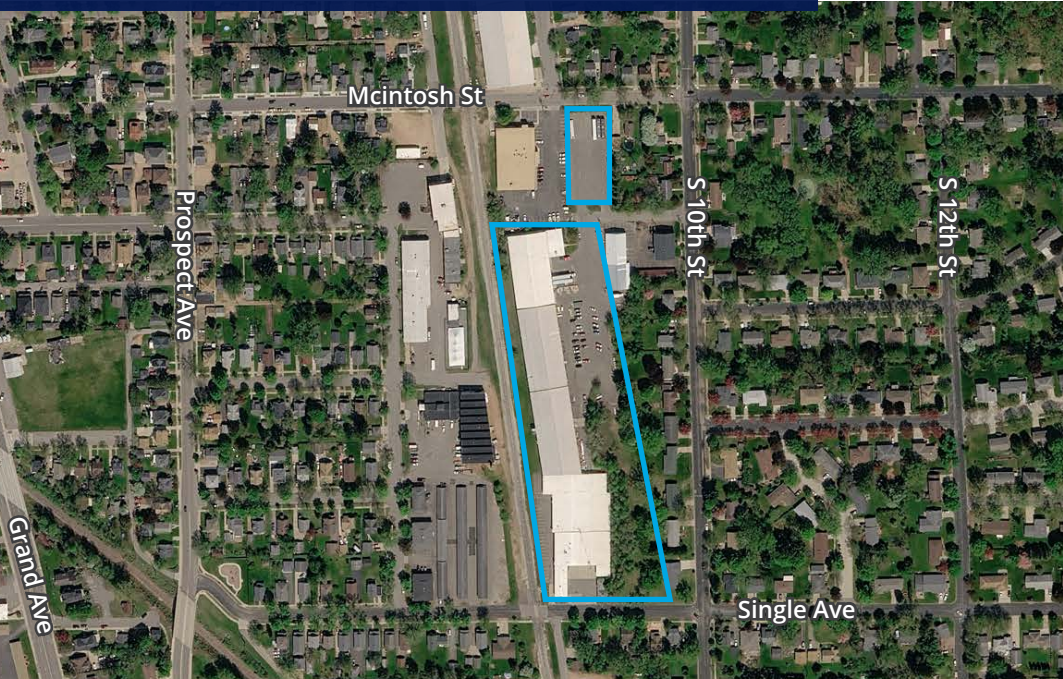
Floor Plan



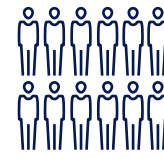
Suite 200: ±74,000 SF

Suite 100: ±45,000 SF

Location Overview



Marathon County



2025
Population

138,511



2025 Average
Household Income

\$102,575



2025 Daytime
Work Population

73,853



Households

58,075



Businesses

5,086

Web Links:

[Wausau, WI](#)

[Marathon County](#)



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