



N532 WILLIAMS ROAD, GENOA CITY, WI
PRIME INDUSTRIAL/WAREHOUSE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

TOTAL BUILDING SIZE
50,000 SF

TOTAL SITE SIZE
4.64 ACRES

OFFICE SIZE
2,125 - 5,000 SF

BUILDING DIMENSIONS
320' x 160'

COLUMN SPACING
40' x 40'

SPRINKLERS
ESFR

TRUCK COURT
115'

TRAILER STALLS
10

LOADING
8 LOADING DOCKS

DRIVE IN DOORS
2 OVERHEAD DOORS

CLEAR HEIGHT
24'

POWER
600 AMP/480V/3P

PARKING
104 STALLS (2/1,000)

YEAR BUILT
1999

UTILITIES
ALLIANT, WE ENERGIES

LIGHTING
ENERGY EFFICIENT LED



20,000-50,000 SF of customizable industrial/warehouse space to meet your business needs.



40'x40' column spacing for flexible space planning and equipment layout



Benefit from Lower Real Estate Property Taxes in Wisconsin providing significant cost savings for your business.



8 Dock High Doors and 2 Drive-In Doors facilitate efficient loading and unloading operations.



The facility is professionally managed with No Deferred Maintenance, ensuring a move-in ready space.

SITE PLAN



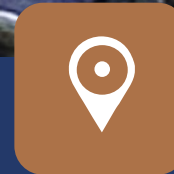
Efficient floor plan, with little build-out.. ensuring a move-in ready space.



600A, 480/277V, Three-Phase Power to accommodate high-power machinery and equipment

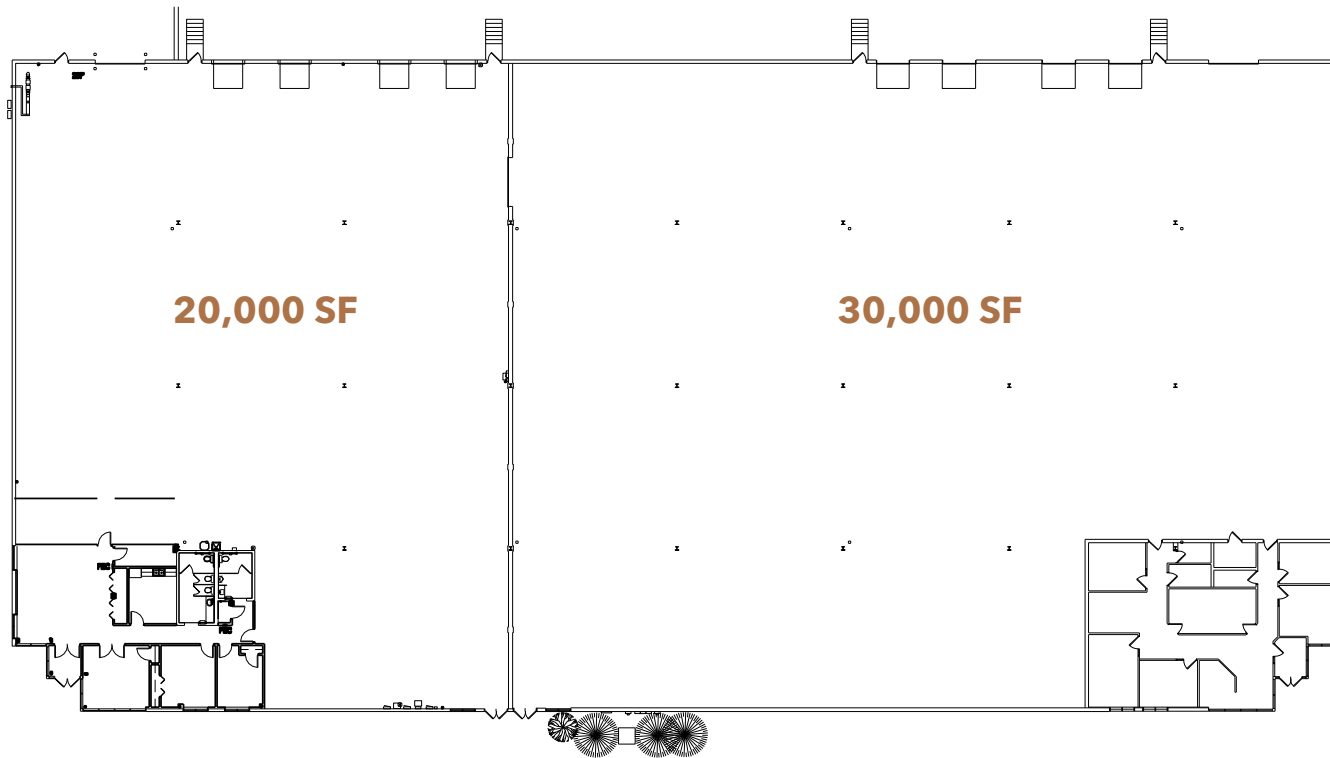


Low Real Estate Property Taxes and Electricity Costs in Wisconsin compared to Illinois



Strategically located between Milwaukee, Chicago, Janesville, and Pleasant Prairie

FLOOR PLAN



Efficient floor plan, with little build-out.. ensuring a move-in ready space.



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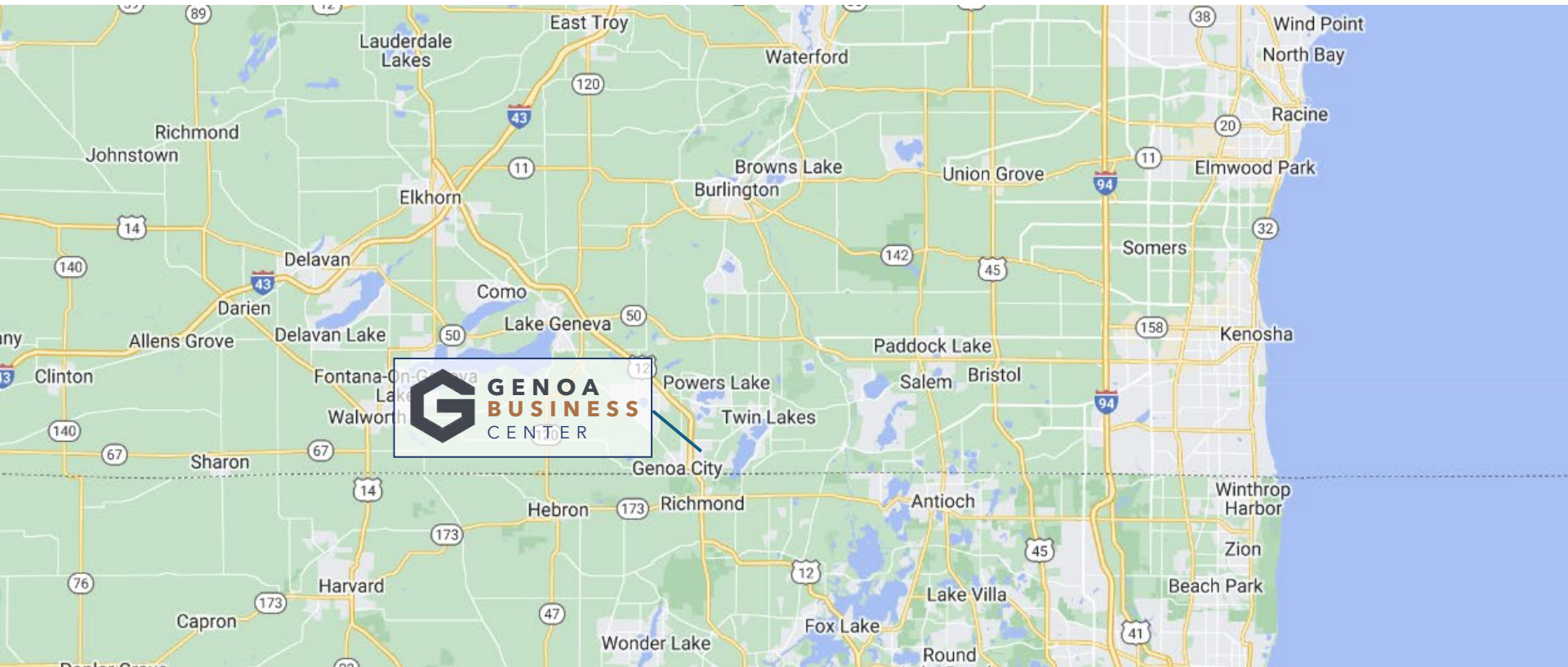


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LOCATION MAP



Ready to elevate your business operations?

Contact us today to schedule a tour or to discuss how the Genoa Business Center can meet your space needs.

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 UNITED FIVE

 AJAX PROPERTY
MANAGEMENT
A Division of United Five Group