

Income Producing 177 Acre Railcar Property

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512 County Hwy SS
New Auburn, WI 54757

Industrial For Sale

- 177 Acres rail served with 3 miles of track
- Gas line & utility easements
- Wisconsin Northern Rail
- Existing Rail Car Storage Tenant:
 - 290 Cars
 - NOI: ~\$267,000
 - In Place CAP: 8.6%

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Accelerating success.

For Sale

Property Highlights

Address: 512 County Hwy SS, New Auburn, WI 54757

Built: 2015

Power: 4,000 Amp, 480 Y/277V

Total Building Area: 39,212 SF

Office: 2,592 SF

Acreage: 177 Acres

Storage/Production
Clear Height: 35' - 104'

Loading:

- 6 Drive-In Doors:
- South Overhead Door:
 - 12'x14'
- East Overhead Doors:
 - 1 - 20'x20'
 - 1 - 12'x14'
- North Overhead Doors:
 - 2 - 20'x20'
- Inside Shop Overhead Door: 12'

Inside Shop: 78'x44', Insulated/Heated

Rail Information:

- Loop 1 (inside loop) holds 111 – 43' cars or 63 – 75' cars
 - 4,798' long
- Loop 2 holds 113 – 43' cars or 65 – 75' cars
 - 4,900' long
- Loop 3 holds 115 43' cars or 66 – 75' cars
 - 4,987' long
 - 3 new switches with 136 lb wood ties
 - Track constructed with concrete ties and 136 lb rail
- 8 rail ladder track with expansion potential to 16 holds 103 – 43' cars
- 17 switches with 115 lb rail and wood ties
 - Ties are mix of concrete and wood

Price: \$3,100,000

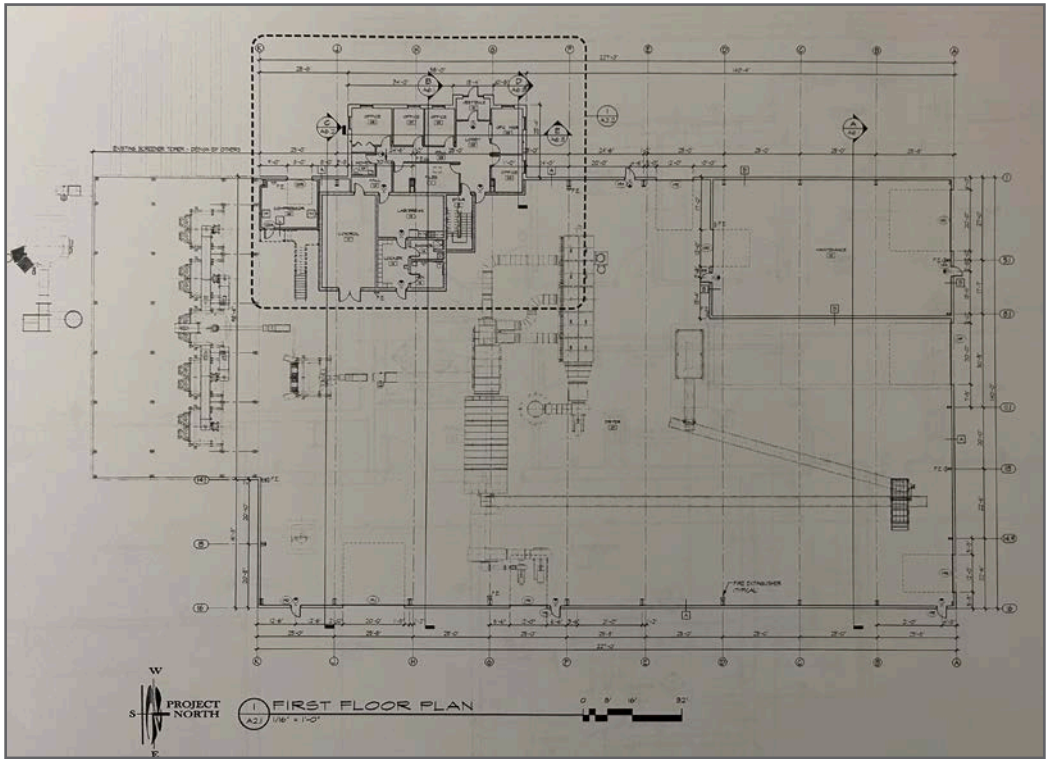


Site Aerial

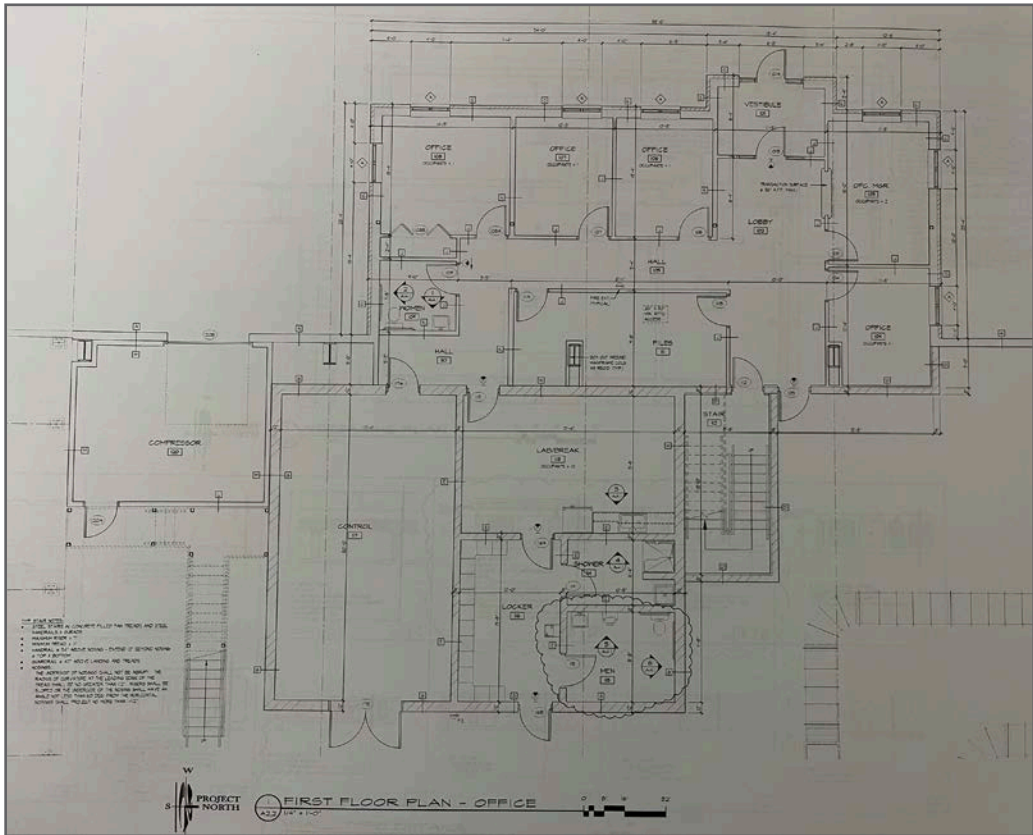


Building Plans

Floor Plan - First Floor



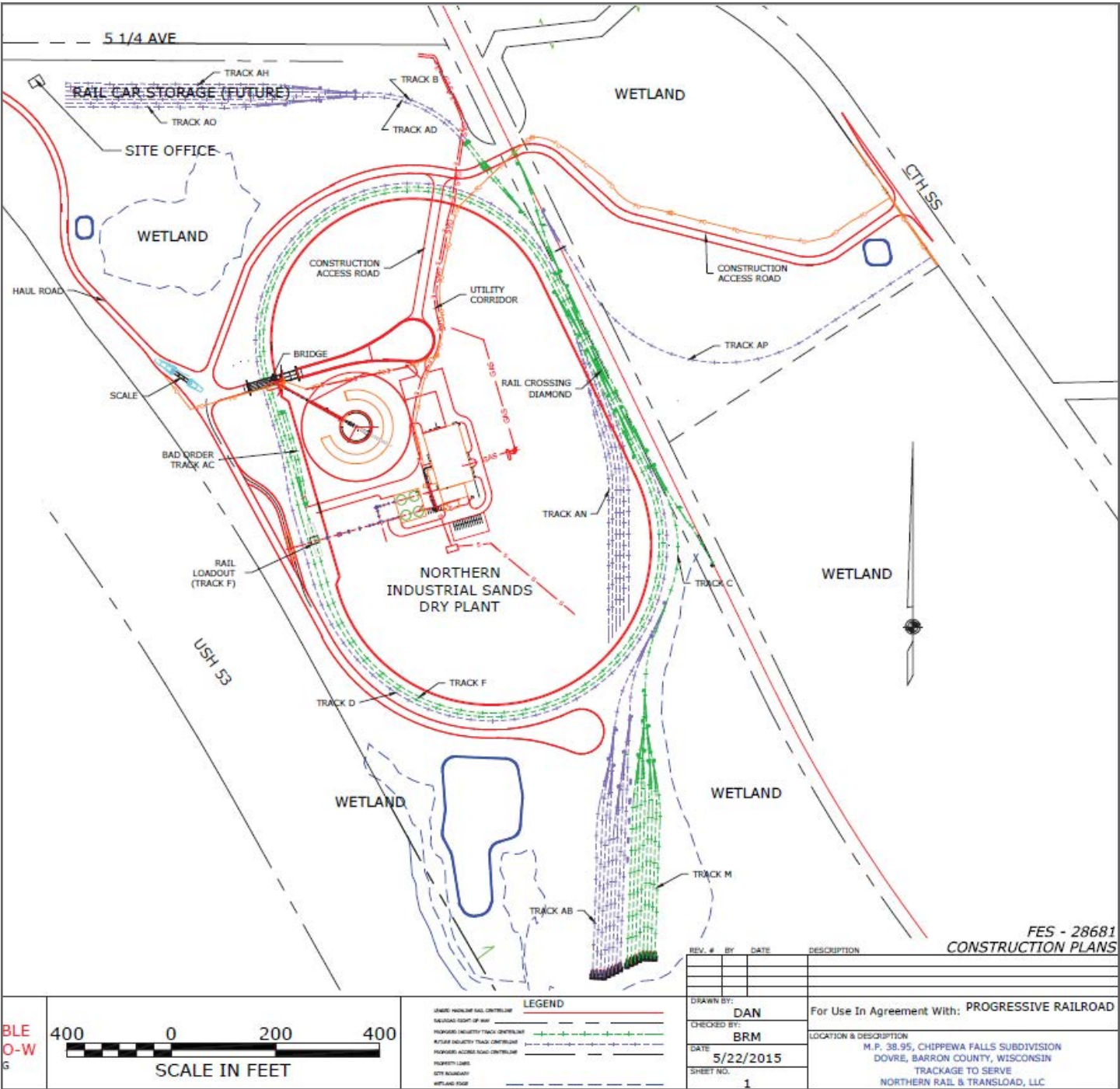
Floor Plan - First Floor Office



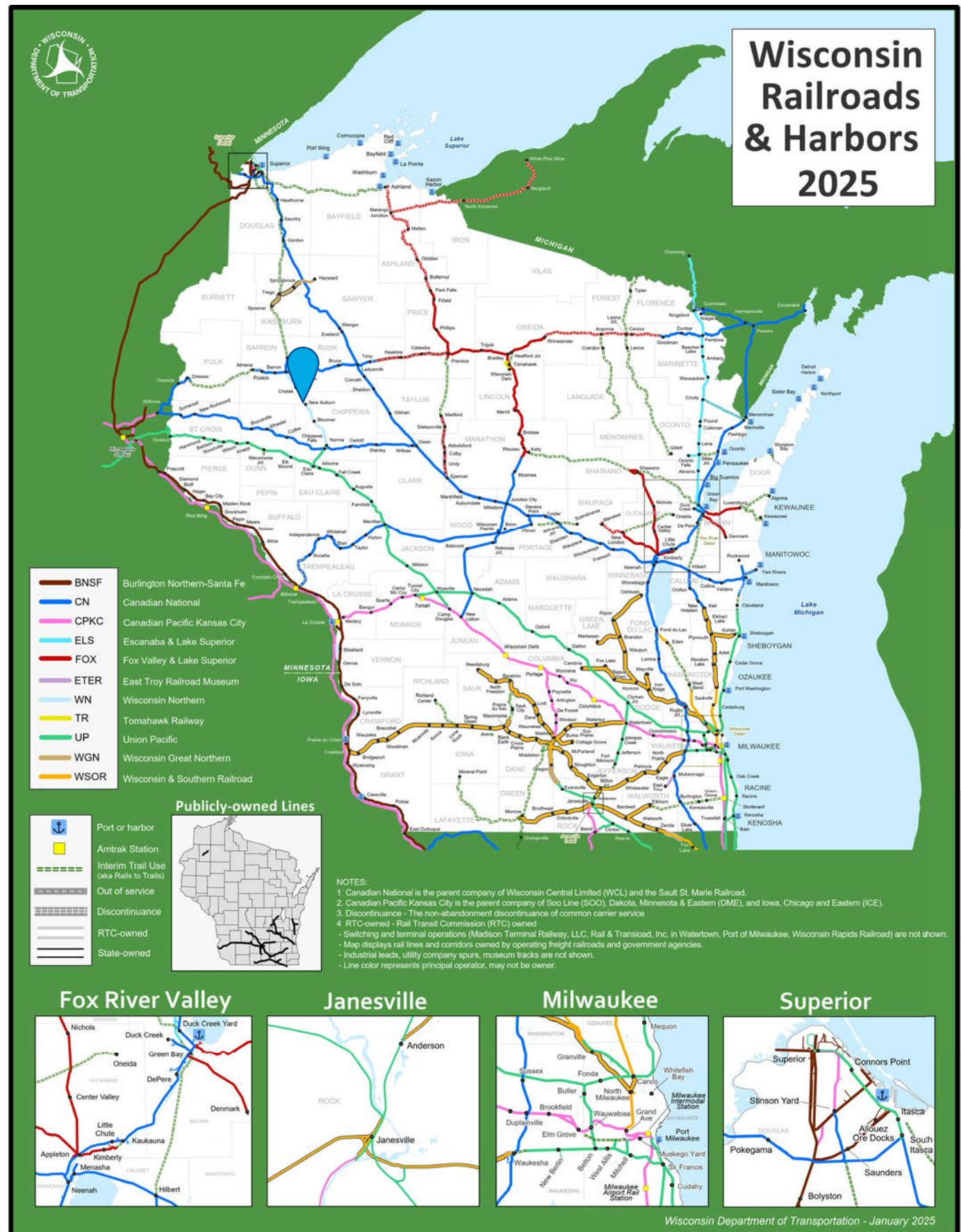
Property Photos



Site Plan



Wisconsin Railroads & Harbors 2025



Location Overview

Barron County



Population

47,675 (2025)



Workforce

66% of population
between ages 19-75



Median
Household
Income

\$67,082 (2025)



Businesses

2,271 (2025)



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