

For Lease - 150,390 SF Rail-Served Distribution Center

Divisible from 30,000 SF - 150,390 SF

1940 Jefferson St, Wisconsin Rapids, WI 54495



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The Offering

Colliers is pleased to present the opportunity to lease 1940 Jefferson St, a 150,390 SF rail-served industrial facility in Wisconsin Rapids, WI. The building is available for lease and is divisible from 30,000 SF up to the full 150,390 SF, offering flexibility for a single user or multiple tenants.

The building can be configured to suit a wide range of warehouse, distribution, or light manufacturing users. The facility offers 14 dock doors, 19'–21' clear heights, trailer parking, and is positioned within an established industrial corridor serving Central Wisconsin.

Highlights:

- Available for lease — divisible from 30,000 SF to 150,390 SF
- Active rail-service direct to the building
- 19' - 21' clear heights throughout
- 14 dock doors
- Building can be operated directly, or 3PL services can be provided



Property Details

Address:	1940 Jefferson St, Wisconsin Rapids, WI 54495
PID:	3400711
Building SF:	150,390 SF
Office SF:	3,000 - 5,000 SF
Site Area:	9.3 Acres
Clear Height:	19' - 21'
Dock Doors:	14
Year Built:	1969
Power:	Heavy industrial (3-phase, estimate 800–2,000 amps)
Lighting:	LED
Sprinkler:	Wet system
Zoning:	Industrial
Parking:	Ample surface parking + trailer storage
Rail Service:	Canadian National
Est. 2025 Taxes:	\$55,269
Lease Rate:	\$4.75/SF NNN

* Listing broker has an ownership interest in the property



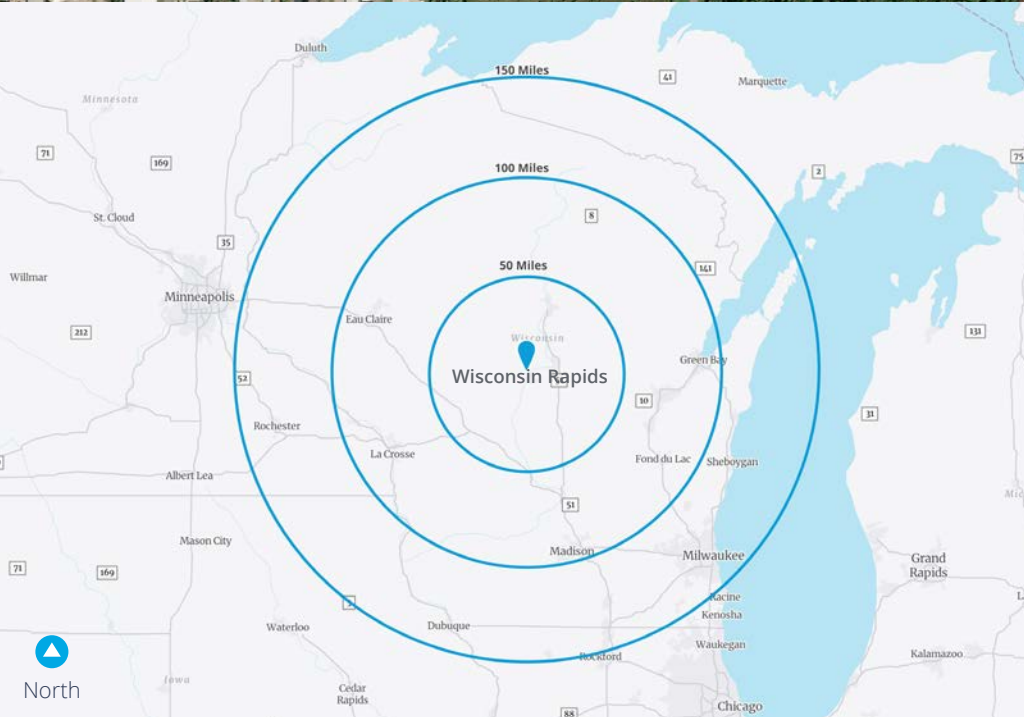
Property Photos



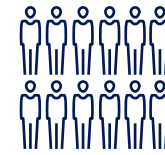
Interior Photos



Location Overview



Wood County



2025
Population

74,277



2025 Average
Household Income

\$86,679



2025 Daytime
Work Population

36,705



Households

32,263



Businesses

3,059

Web Links

[Wood County](#)

[Wisconsin Rapids, WI](#)



For Lease – 150,390 SF Rail-Served Distribution Center

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