

400 W 9TH STREET
LADYSMITH, WI

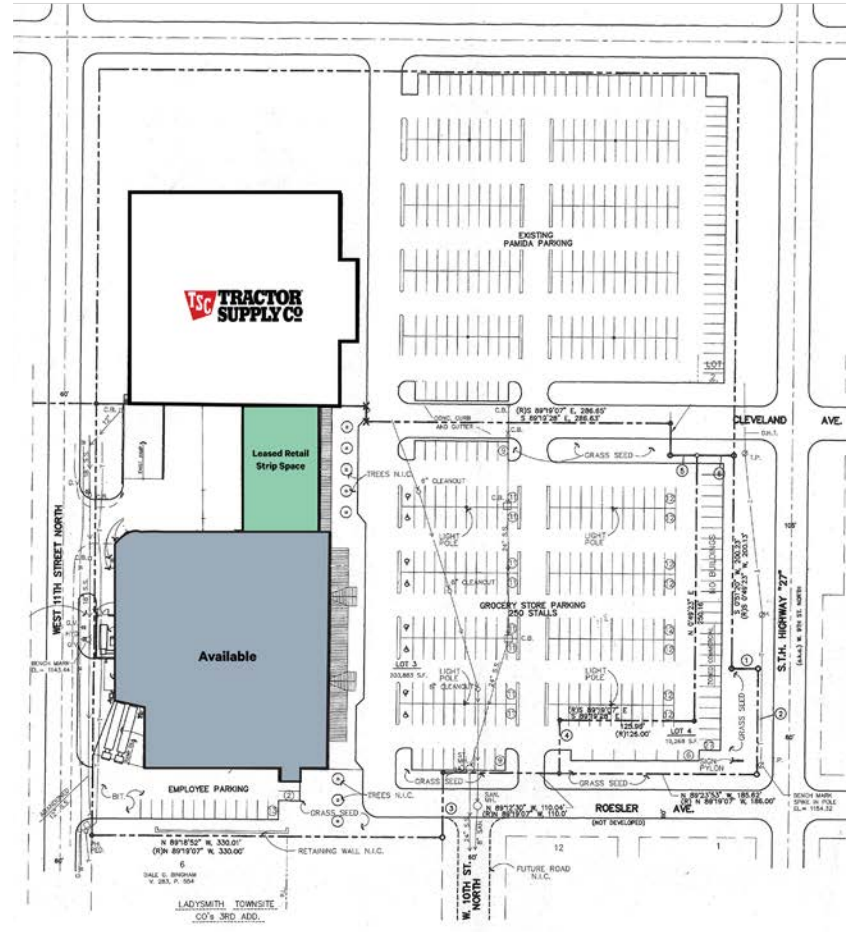
54,500 SF
AVAILABLE FOR SALE/LEASE



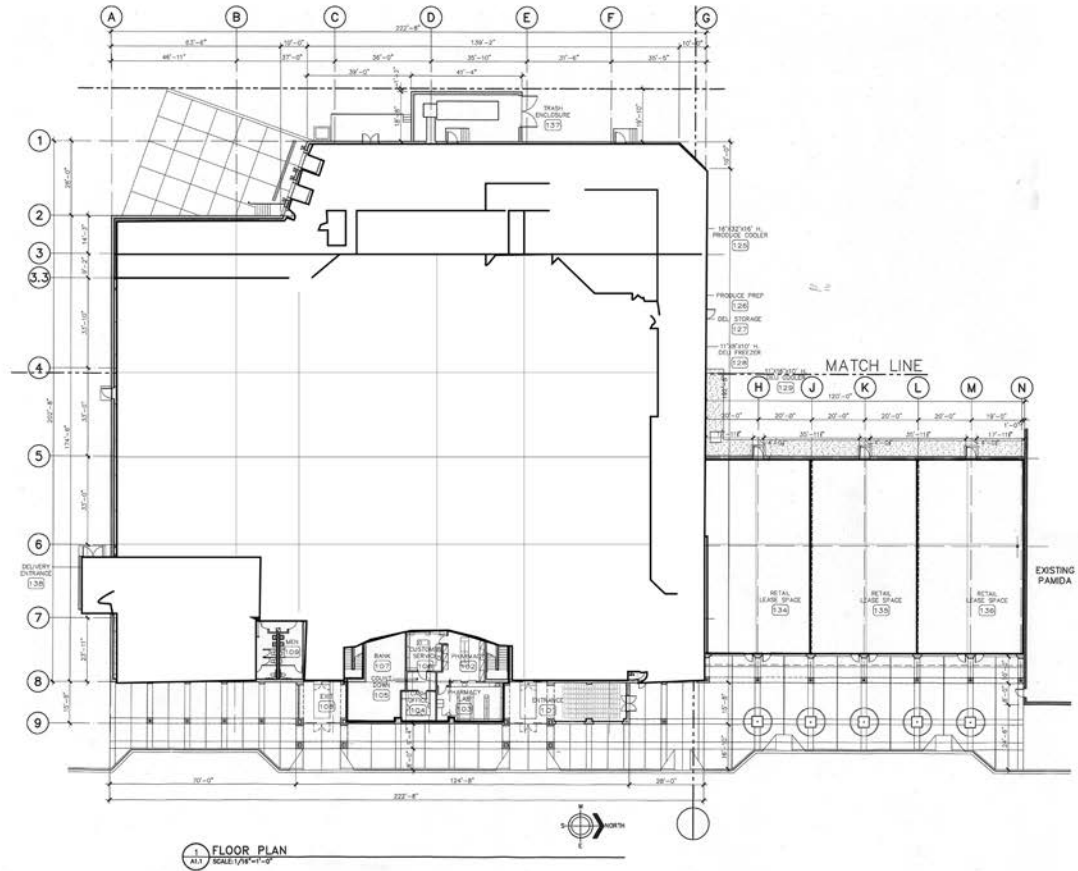
PROPERTY SPECIFICATIONS

| | | | |
|-------------------------------|--|--------------------------|---|
| Location | 400 W 9th St N Ladysmith, WI 54848 | For Sale/Lease | |
| Total Building Complex | 54,500 SF | | |
| | <ul style="list-style-type: none">For Lease SF: +/- 45,500 | Year Built | 2000 |
| | <ul style="list-style-type: none">For Sale SF: +/- 54,500 | Construction | Concrete Block |
| | <ul style="list-style-type: none">Leased Retail SF: +/- 9,000 | Roof Type | Built up asphalt and gravel over steel bar joists and steel deck. |
| Total Acreage | 6.538 Acres | HVAC | 9 natural gas forced air roof top units |
| Building Parcel | 4.86 Acres | Clear Height | 20' |
| Employee Lot Parcel | 1.006 Acres | Loading | <ul style="list-style-type: none">2 Standard height loading docks with seals and vertical hydraulic dock levelers.Exterior cube van dock |
| Zoning | Commercial | Fire Protection | Entire complex is sprinklered |
| Current Leased Spaces | <ul style="list-style-type: none">Tenants occupy (2) 3,000 SF & (1) 1,250 SF | Sale Price | Negotiable |
| | <ul style="list-style-type: none">Short term leases can be extended | Rental Rates | Negotiable |
| | <ul style="list-style-type: none">Lease spaces each have their own restroom facilities and utility meters for water, gas and electric. | Real Estate Taxes | \$51,823.96 |
| | | Use | Distribution Retail Manufacturing |

SITE PLAN



FLOOR PLAN



PHOTOS/DEMOGRAPHICS



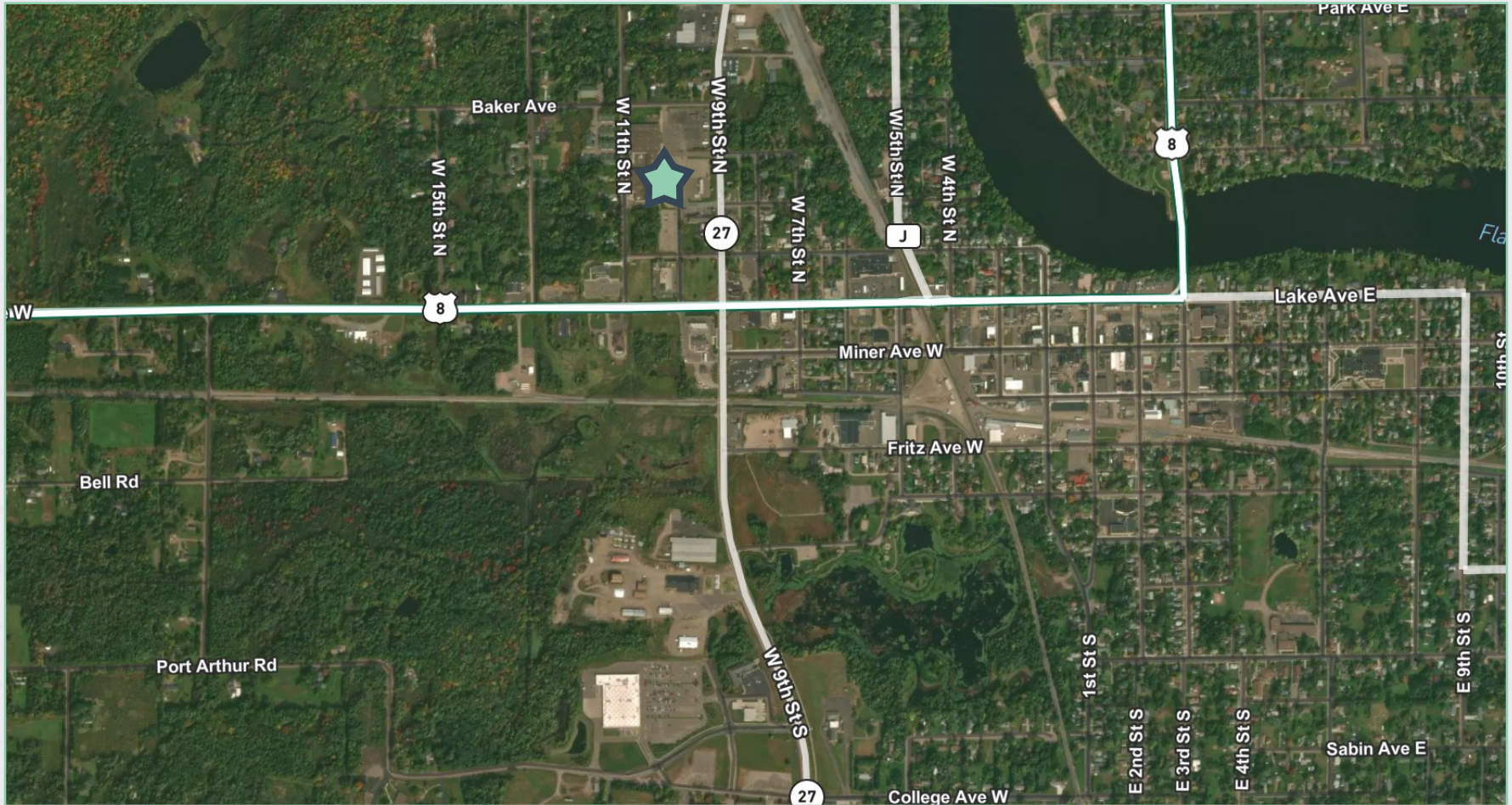
AREA DEMOGRAPHICS

| | 3 MILE | 5 MILE | 10 MILE |
|-----------------------|----------|----------|----------|
| 2024 Population | 3,435 | 3,965 | 7,570 |
| 2024 Household | 1,591 | 1,823 | 3,412 |
| 2024 Household Income | \$68,794 | \$70,159 | \$73,478 |
| 2024 Businesses | 283 | 301 | 416 |
| 2024 Employees | 3,410 | 3,587 | 6,344 |



LOCATION MAP

400 W 9th Street W



TRAFFIC COUNTS

9th Street West 7,700 VPD

AMENITY MAP

400 W 9th Street W





**400 W 9TH ST
LADYSMITH, WI**

**54,500 SF
AVAILABLE FOR SALE/LEASE**

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