



**SLABY & ASSOCIATES**

**Flex Warehouse & Self Storage Units**

300 N Dickason Columbus, WI



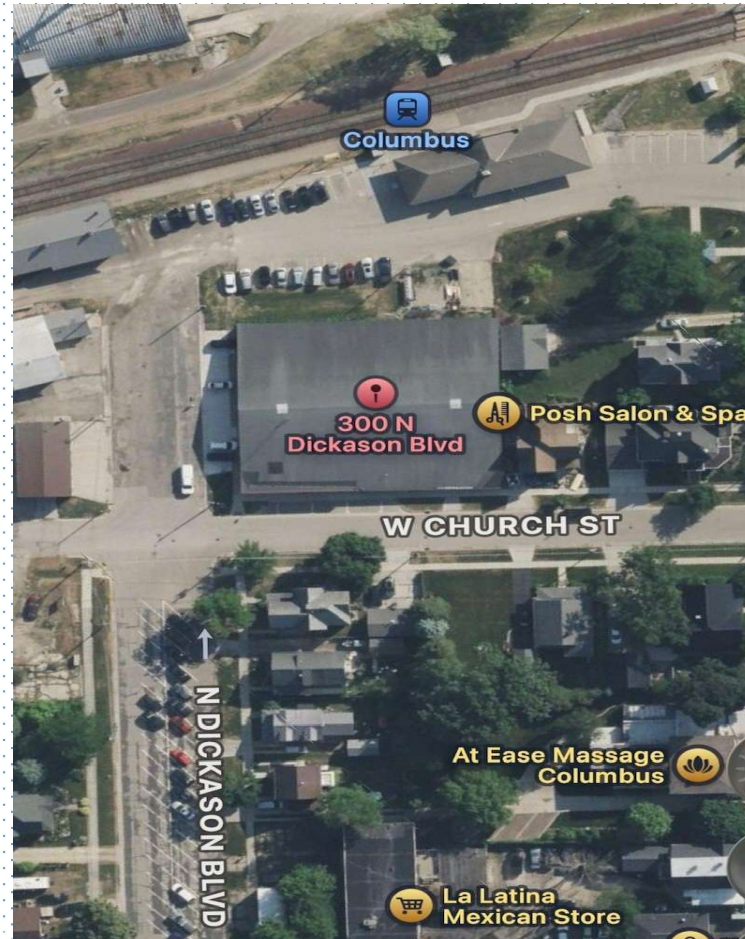
# Amazing Revenue Generating Opportunity



- Multiple revenue streams
- Self-Storage Garages in high demand in the market
- Three commercial tenants on 3- year leases
- Open vacant office approx. 500 sq ft
- Massive open warehouse
- Abundance of space for partitioning for more storage or commercial spots



# OVERHEAD VIEW





# Exterior



- >Multiple parking spots in front of facility
- >Municipal Parking across the street
- >Street Parking on side streets



# Self-Storage Garages



- >Multiple Garage Self-Storage Spots
- >Self-Storage in High Demand
- >Ability to increase rents on storage



# Flex Storage Space



# Development Opportunity?

- Kitty-corner from the property on the opposite side of the Church St/ Dickason intersection is empty parcel space set for a multifamily development.
- Ask about development plans, adjacent empty lot for sale for \$400k
- Need a good General Contractor, we are affiliated with KSW Construction and happy to put in bids on development or buildouts.



# Previous Survey

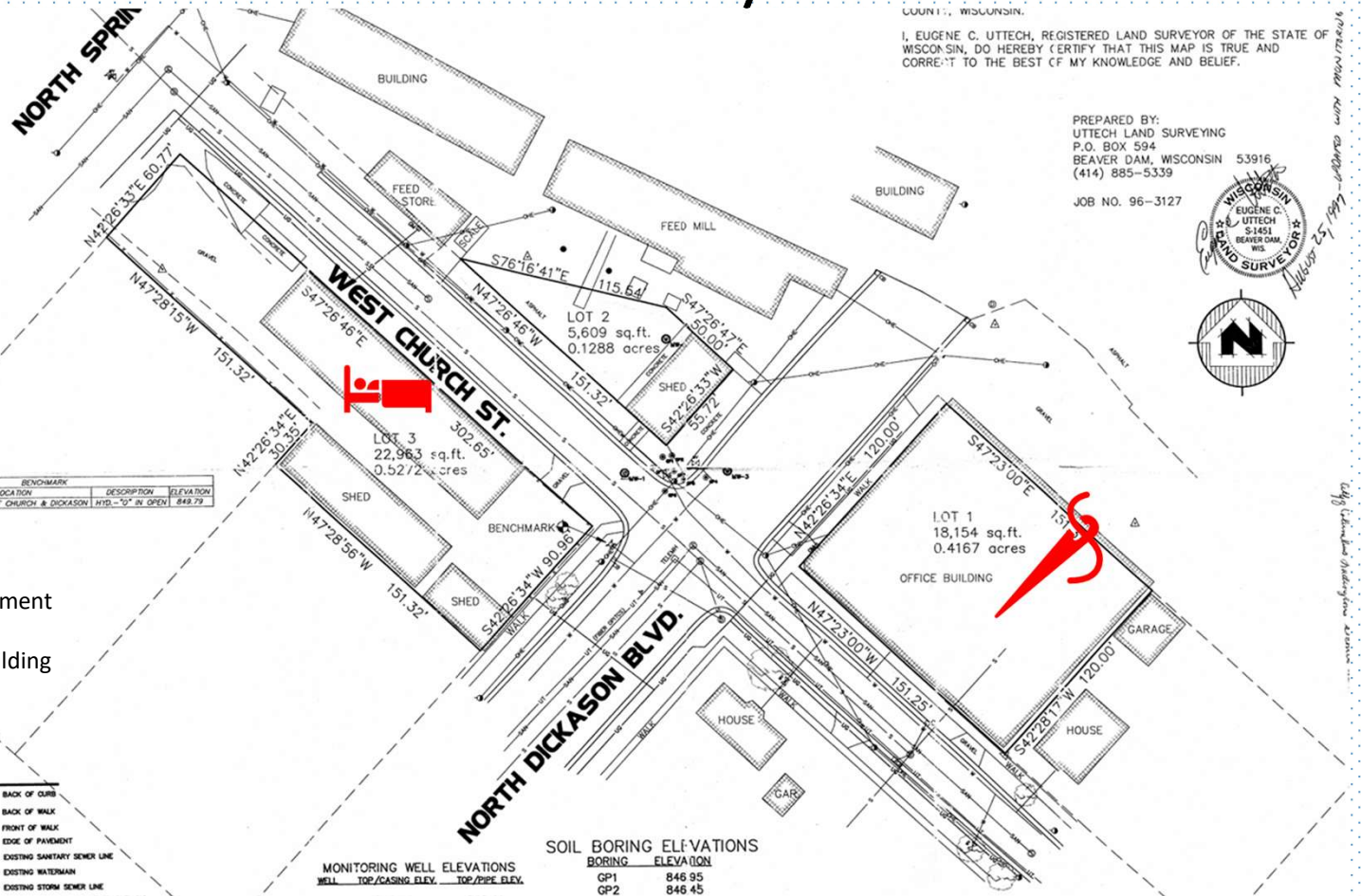


BORING & WELL DETAIL  
SCALE: 1"=20'

NUMBER	LOCATION	DESCRIPTION	ELEVATION
BM-1	W. SIDE OF CHURCH & DICKASON	HYD. "O" IN OPEN	848.79

Red = Multifamily Development Opportunity  
Pin = Warehouse / Flex Building

LEGEND	
○ SET 3/4" X 24" IRON REBAR, U.S. LBS./FT.	BOC BACK OF CURB
× SET "X" CHISEL MARK IN CONCRETE	BOW BACK OF WALK
⊙ FOUND BRASS CAP IN CONCRETE	FOW FRONT OF WALK
( ) DENOTES RECORD INFORMATION	EP EDGE OF PAVEMENT
CB CATCH BASIN	— SAN — EXISTING SANITARY SEWER LINE
⚡ FIRE HYDRANT	— W — EXISTING WATERMAIN
⚙ WATER VALVE	— S — EXISTING STORM SEWER LINE



COUNTY, WISCONSIN.

I, EUGENE C. UTTECH, REGISTERED LAND SURVEYOR OF THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PREPARED BY:  
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JOB NO. 96-3127



COPY TO BE KEPT WITH RECORD MAPS



# COLUMBUS, WI





## Columbus, WI Highlights

- Population: 5,500
- Median Household Income: \$74,956
- Density: 1,216 people per square mile
- Homeownership: 67% of population
- Median Age: 39.4
- Directly adjacent to AMTRAK station
- Approximately 20 minutes to Madison's East Side





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**Please call, text, or email with any  
questions!**

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