



FOR LEASE | **293,965 SF**
N9246 STATE ROAD 80 | **NECEDAH, WI**
LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



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PROPERTY HIGHLIGHTS



POTENTIAL EXPANSION OPPORTUNITY



GREAT FREEWAY ACCESS TO I-94



MIDWAY POINT BETWEEN CHICAGO (240 MILES) & MINNEAPOLIS (185 MILES)



COMPRESSORS AVAILABLE FOR TENANT USE



AIR-CONDITIONED WAREHOUSE SPACE



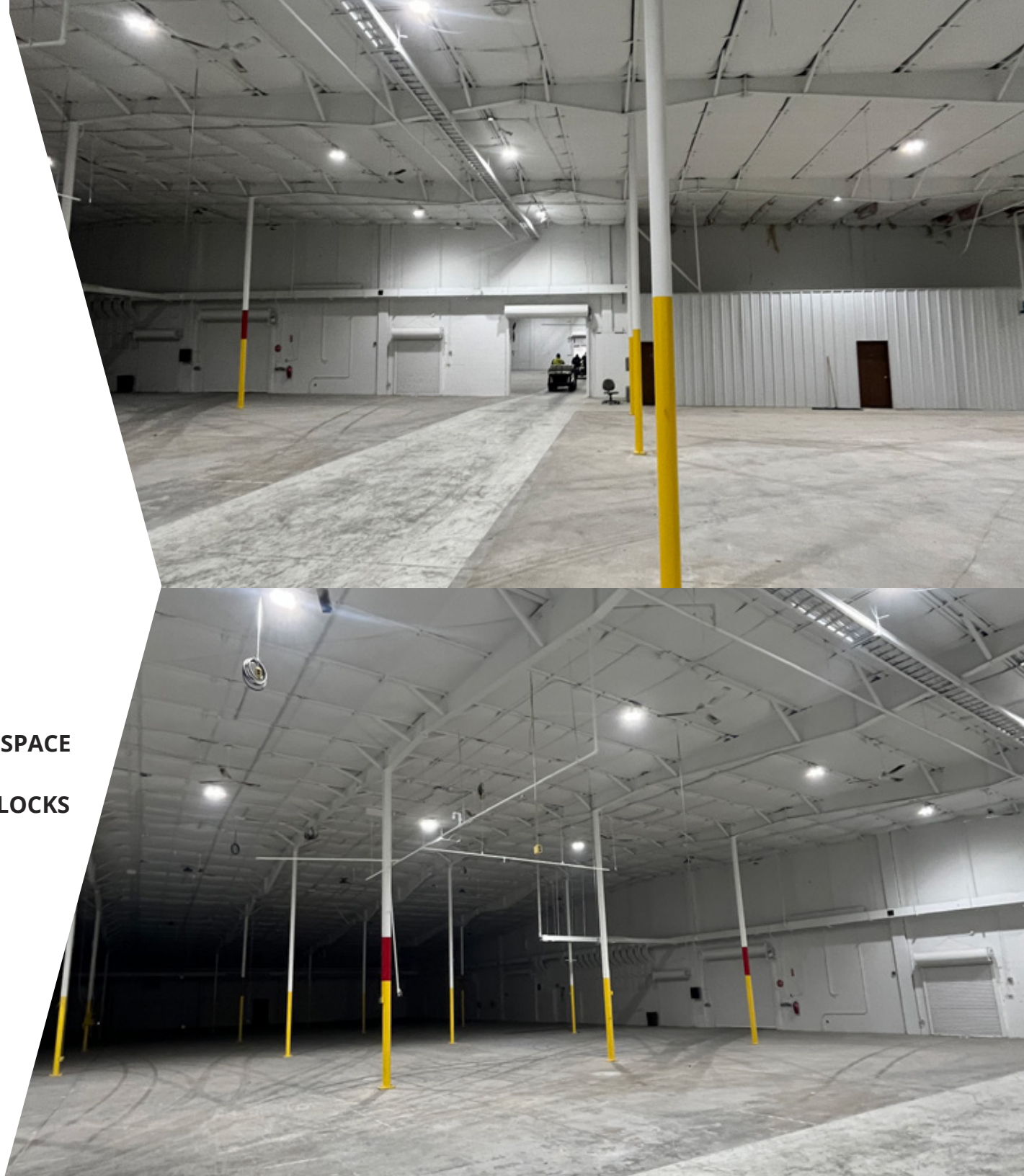
DOCK DOORS HAVE LEVELERS & LOCKS



CONFERENCE ROOM/TRAINING ROOM FOR 125 PEOPLE, 2 ON-SITE CALL CENTERS, EXECUTIVE BOARD ROOM



OFFICES TO BE CONVERTED TO WAREHOUSE SPACE



PROPERTY DETAILS

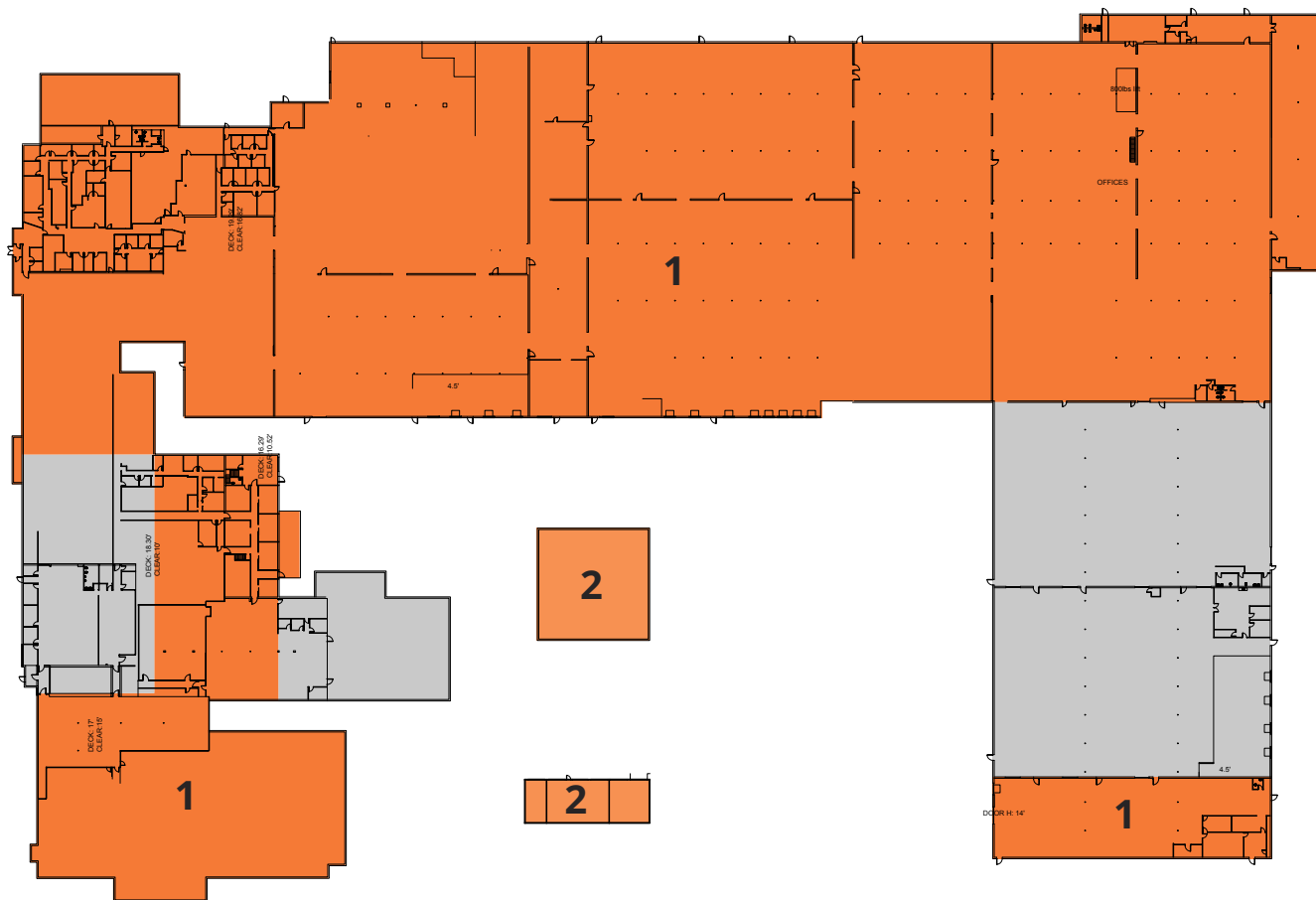
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AVAILABLE SPACE	293,965 SF
MINIMUM DIVISIBLE	5,000 SF
DOCK DOORS	16
DRIVE-IN DOORS	25
CLEAR HEIGHT	14' - 23.5'
WALLS	Metal
POWER	480V Multiple Feeds 1,800 & 2,000 Amp Services 2, 50-Hz Generators (TBV)
PARKING	Ample
LAND AREA	67.75 Acres
ZONING	Mixed Use
PARCEL ID	29-012-0367, 29-012-0368
OPEX ESTIMATE	\$0.58/SF



FLOOR PLAN

N9246 STATE ROAD 80 | NECEDAH, WI



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCKS	DRIVE-IN OH DOORS	SQUARE FEET
1	AVAILABLE	14' 4" - 23' 2"	16	7	282,177 SF
2	AVAILABLE GARAGE/OUT BUILDINGS	10' - 15'	0	18	11,788 SF

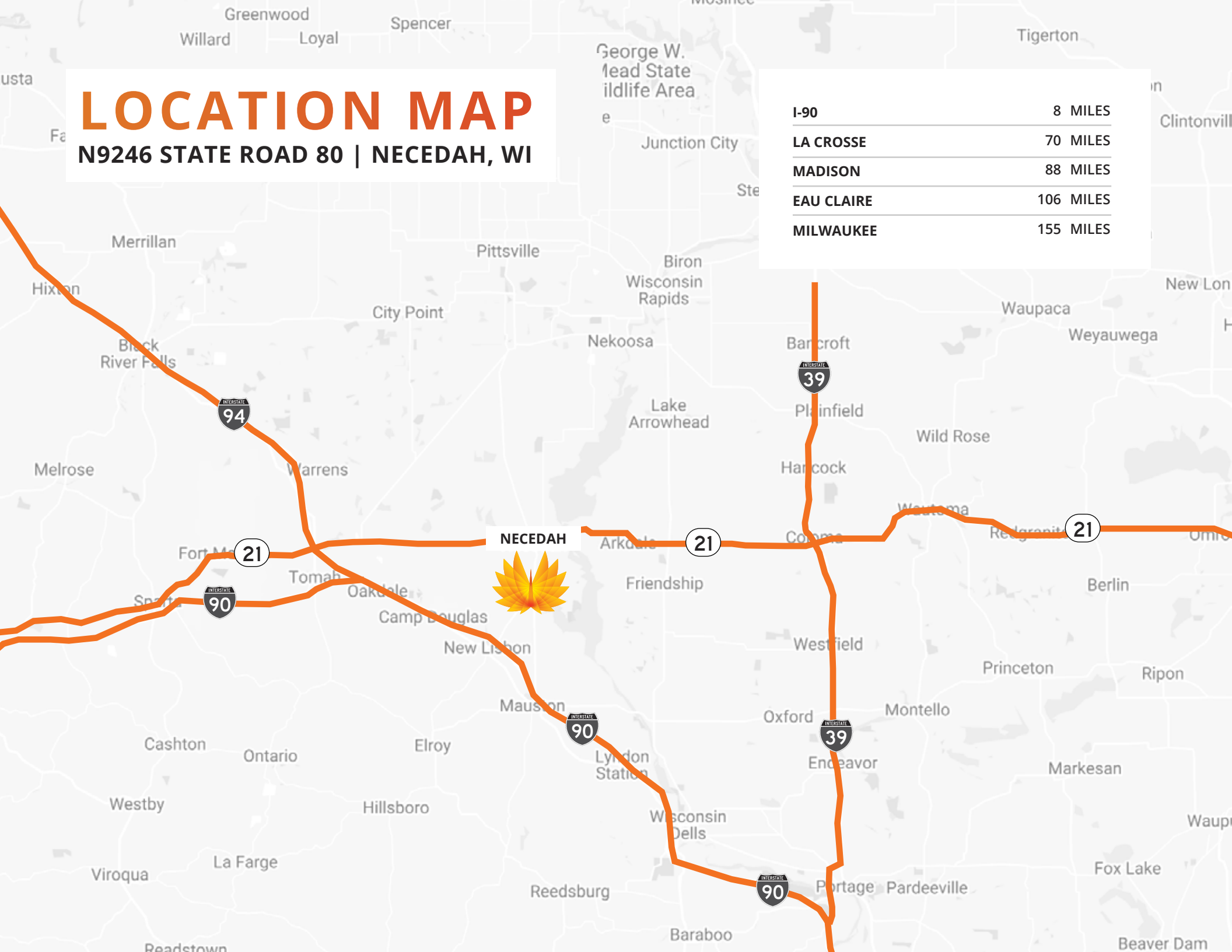
[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

N9246 STATE ROAD 80 | NECEDAH, WI

I-90	8 MILES
LA CROSSE	70 MILES
MADISON	88 MILES
EAU CLAIRE	106 MILES
MILWAUKEE	155 MILES





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