



FOR SALE OR LEASE | **256,039 SF**
505 LIBBY STREET | **WAUPUN, WI**

LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



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PROPERTY HIGHLIGHTS



RENOVATED 2023



2 MILES TO HWY 151



16.5 MILES TO I-41



**8,200-SF OUTDOOR
POLE BARN**



PROPERTY DETAILS

505 LIBBY STREET | WAUPUN, WI

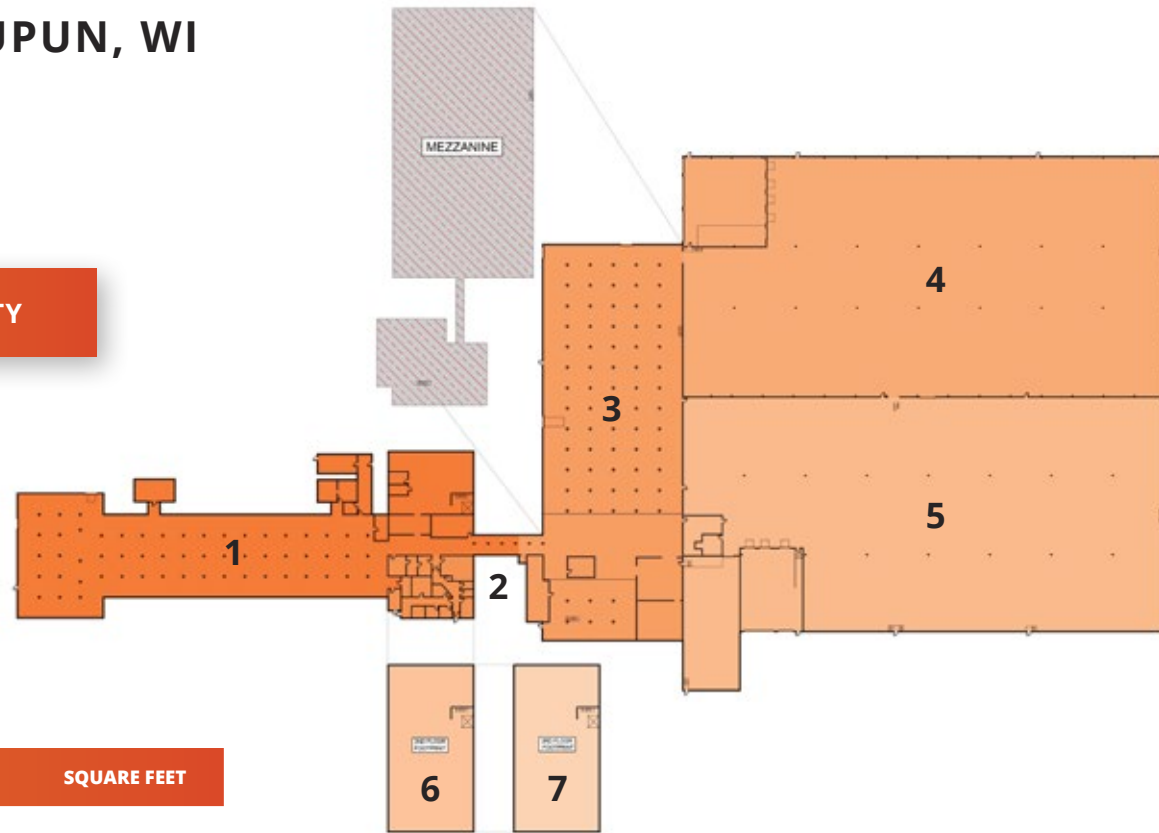
AVAILABLE SPACE	256,039 SF
MINIMUM DIVISIBLE	8,831 SF
WAREHOUSE SPACE	206,839 SF
OFFICE SPACE	3,175 SF
FLOORS	3
ELEVATORS	4,000-lb Freight Elevator
DOCK DOORS	10
DRIVE-IN DOORS	1
CLEAR HEIGHT	12' - 32'
COLUMN WIDTH & DEPTH	50' x 60' (Warehouse) 15' x 15' (Manufacturing Area)
WALLS	Masonry
YEAR BUILT	1917
YEAR RENOVATED	2023
FIRE SUPPRESSION	Wet
LIGHTING	T8 (Warehouse) & Fluorescent (Manufacturing)
POWER	600-amp/480v 3-Phase
PARKING	87 Surface Spaces (Additional Possible on Site)
LAND AREA	41.19 Acres
ZONING	Industrial
PARCEL ID	292-1315-0544-004



FLOOR PLAN

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[VIEW A VIDEO OF THIS PROPERTY](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	EAVE: 14' PEAK: 22'	29,780 SF
2	OFFICE	DROP CEILING	3,175 SF
3	WAREHOUSE	12'	35,019 SF
4	WAREHOUSE	32'	70,890 SF
5	WAREHOUSE	25' - 32'	71,150 SF
6	2ND FLOOR	TBD	8,831 SF
7	3RD FLOOR	TBD	8,831 SF
8	MEZZEANINE	TBD	28,363 SQFT

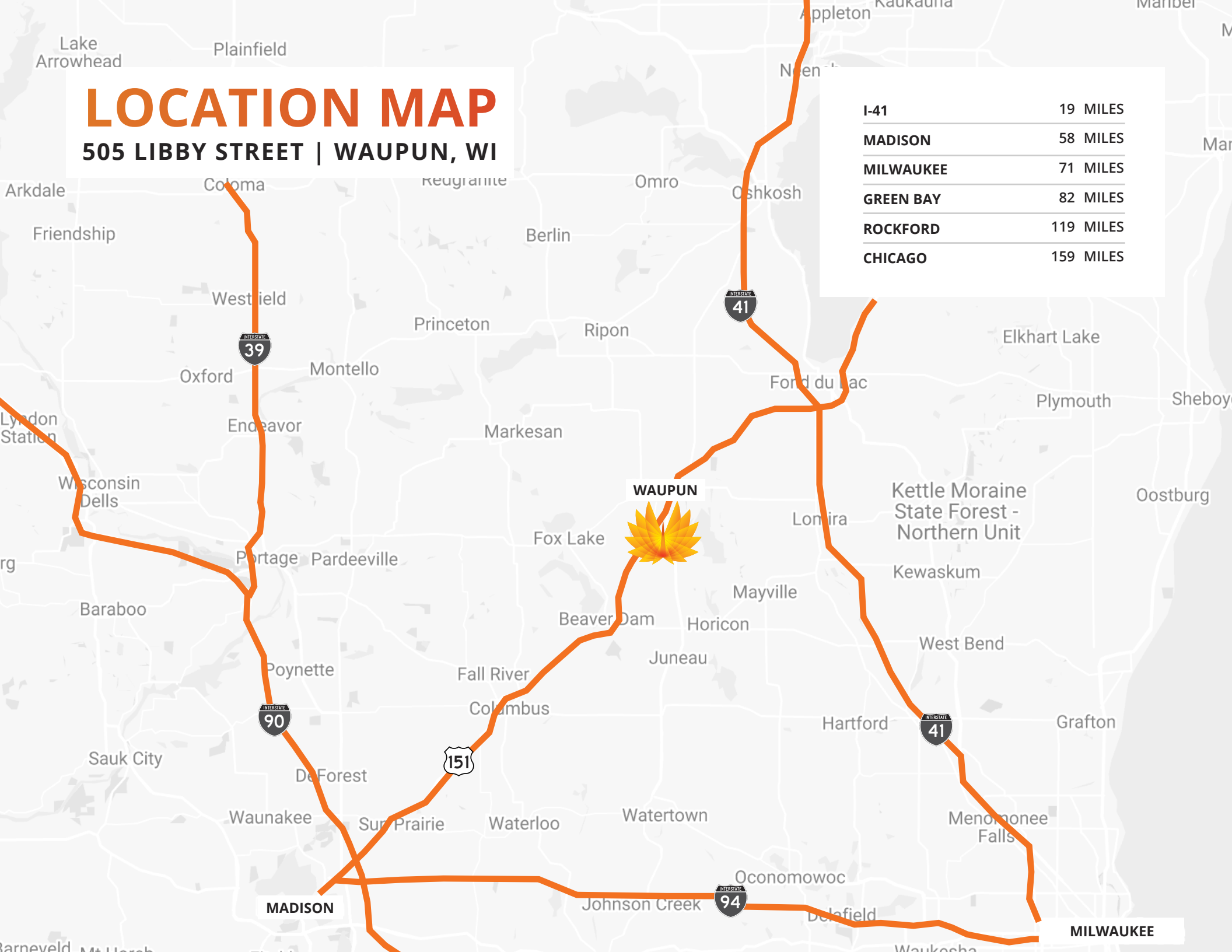
[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

505 LIBBY STREET | WAUPUN, WI

I-41	19 MILES
MADISON	58 MILES
MILWAUKEE	71 MILES
GREEN BAY	82 MILES
ROCKFORD	119 MILES
CHICAGO	159 MILES





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