

For Sale

New Construction

Kieler, WI

**BUILDING SIZE:**

90,000 sq ft (240'X360')

LOT SIZE:

6.04 Acres (additional 3 ac. available)

YEAR BUILT:

2023

PROPERTY TYPE:

Warehouse/Distribution/Flex

TERMS:

The property is offered as fee simple or leasehold.

ADDRESS:

3610 County H, Kieler, WI 53812

LOCATION:

In the driftless region of southwest Wisconsin along US Highway 151/61. Kieler is situated seven miles north of Dubuque, Iowa and 70 miles from the Madison, Wisconsin metro area. The property is one turn from the Highway 151 interchange and part of an ongoing industrial park development.

SUMMARY:

The new construction 90,000 sq ft building has been constructed and is ready for completion with user specs. Constructed with efficiency in mind, the building would be suitable for warehousing, distribution or flex space.

**Equity Real Estate Group**

3415 STONEMAN ROAD; UNIT 5
DUBUQUE, IOWA 52002

WWW.EQUITYREALESTATEDBQ.COM

Steve Davis, CCIM

Co-Owner & Managing Broker

563.542.3519
steve@EquityDBQ.com
Licensed in IA, WI, IL



OVERVIEW

The new construction facility shell has been completed and is ready for user specs. Built with efficiency in mind, the structure is adaptable to several potential uses including warehousing, logistics and flex manufacturing. Located adjacent to 4-lane US Highway 151 between Dubuque, IA and Madison, WI.

BUILDING HIGHLIGHTS

- 30' clear height; 50'x50' bay size
- 12" Versa Core+ Green panels; R-28 rating
- TPO roof with Polyiso; R-30 rating
- 12 dock doors; 10x10 w/levelers, shelters & restraints
- 2,000 Amp; 480/277 Volt 3-phase service

PROPERTY SUMMARY

- Listed at \$7,900,000 (or available for lease)
- Shell completed; ready for HVAC, plumbing, etc. to be finished to user specs
- Year Built: 2023
- Lot Size: 6.04 Acres (additional 3 acres available)
- Zoned M2 Heavy Industrial

LOCATION HIGHLIGHTS

- One turn from US Highway 151 in SW Wisconsin
- 7 miles from Dubuque, Iowa; 70 miles from the Madison, Wisconsin metro
- Central upper-Midwest locale in the middle of a 200-mile ring of Chicago, Milwaukee, Minneapolis, Des Moines, & Springfield, IL
- Adjacent to ongoing industrial development including the new AY McDonald Company foundry



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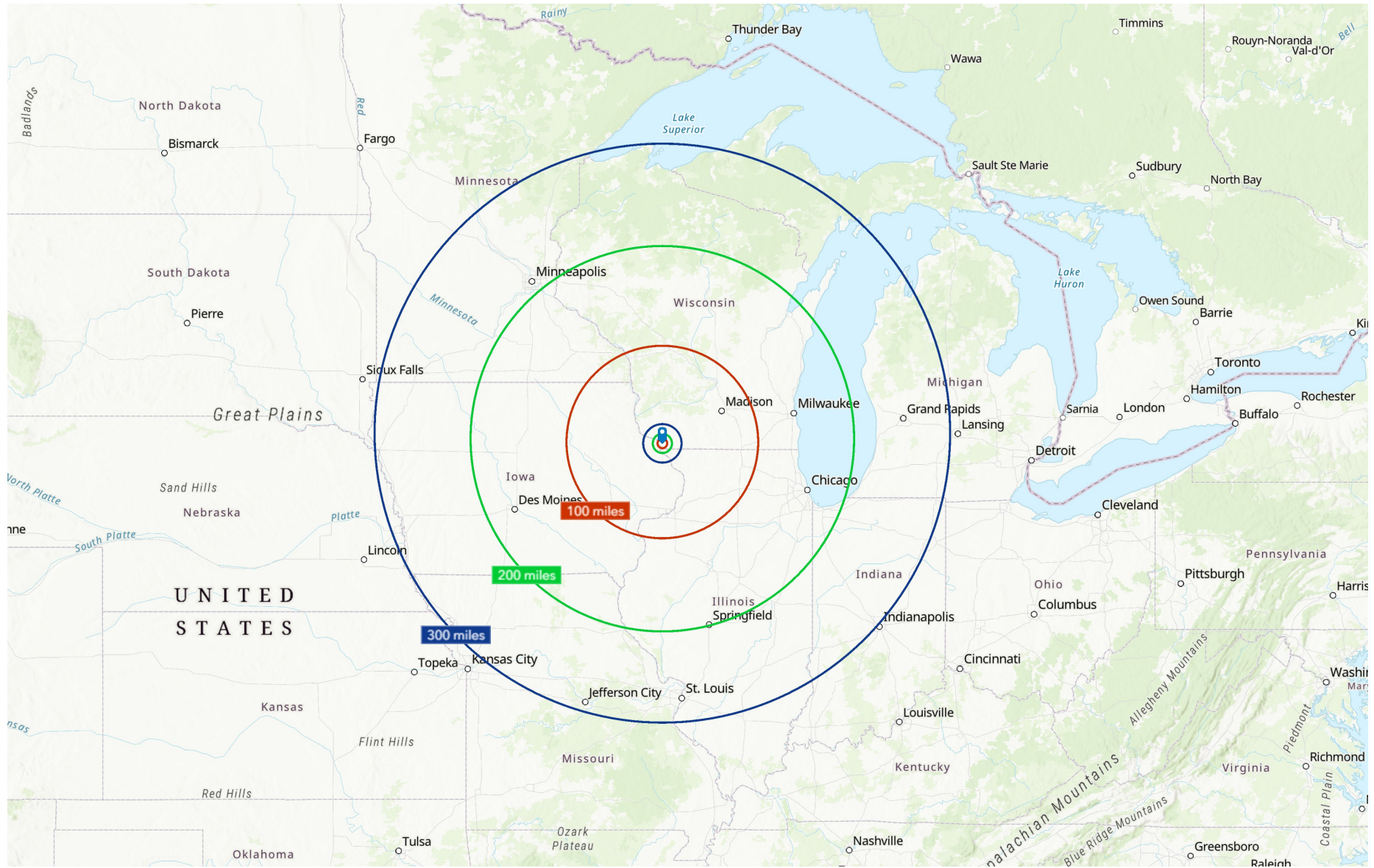
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REGIONAL MAP



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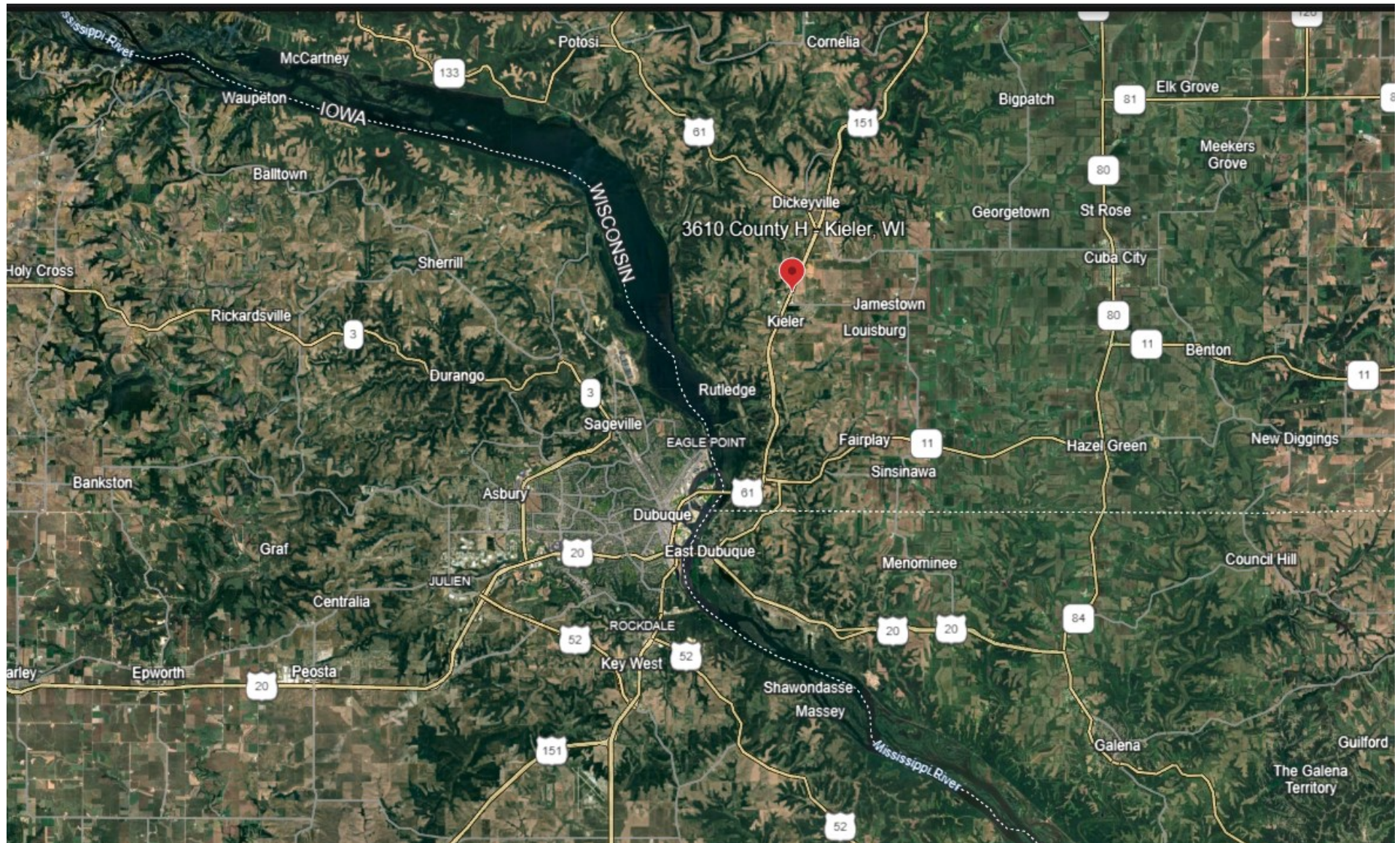
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AERIAL MAP—LOCAL



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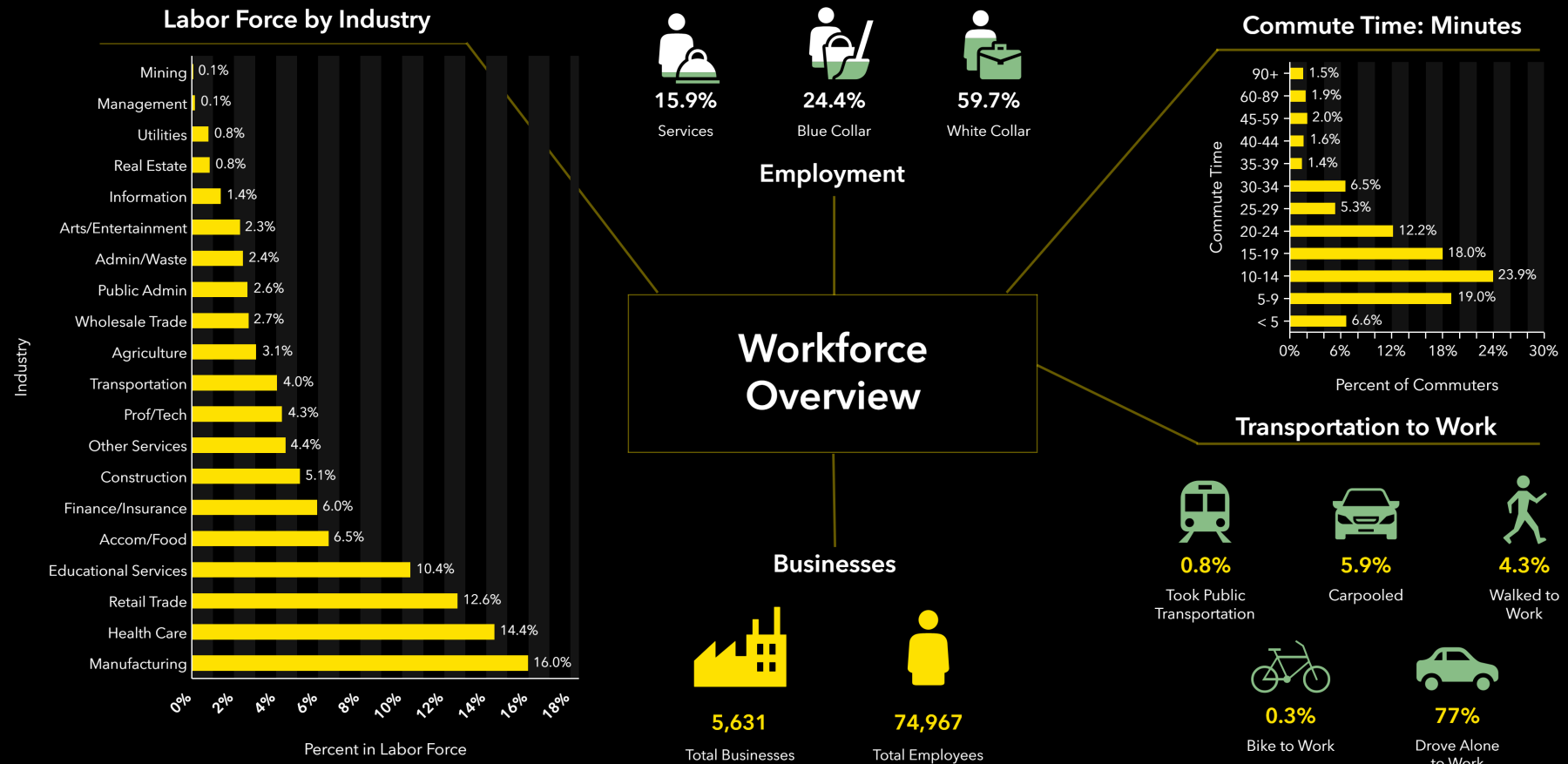


AREA PROFILE

Economic Development Profile

53807, Cuba City, Wisconsin

Ring of 20 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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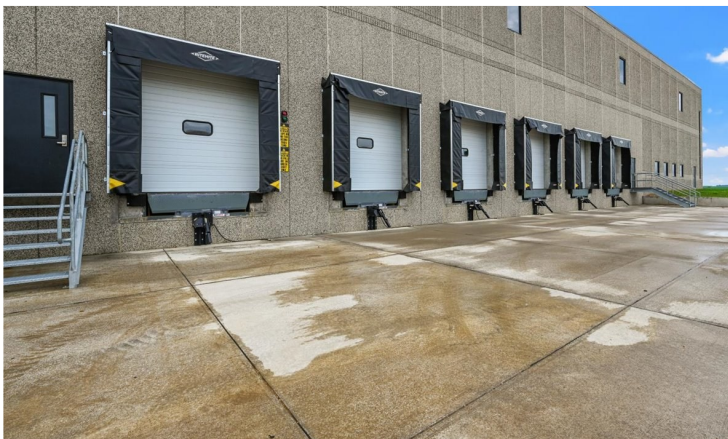
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PROPERTY PHOTOS



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ADVISOR BIO



Steve Davis, CCIM
Commercial Broker
Co-Owner/Managing Broker of Equity Real Estate Group

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PROFESSIONAL BACKGROUND

Steve Davis, CCIM founded Equity Real Estate Group in 2022 after spending nearly 20 years in the insurance and financial services industry and the past seven years in real estate sales. With his passion for the commercial real estate industry, Steve has a strong track record of being a dedicated and detail-oriented advocate for his clients while tirelessly working to help them reach their goals. Steve represents buyer, seller, landlord, tenant and investor clients primarily in the tri-state region and holds his license in Iowa, Illinois & Wisconsin.

Steve has a unique passion for helping people with their real estate needs while maintaining a high level of trust and integrity. In his relatively short time as a full-time real estate professional he has quickly earned the CCIM designation – commonly viewed as the most prominent designation in the commercial real estate industry. The CCIM designation is earned as a result of extensive & proven experience in closing commercial real estate transactions, completion of extensive coursework and successfully passing the comprehensive exam in addition to maintaining the high ethical standard required by the CCIM Global Institute.

Steve's experience allows him to be the foremost local resource for a variety of commercial real estate services such as performing detailed financial analysis & market analysis, offering access to his expansive local network and brokerage services that include retail leasing, land acquisition/development, industrial, office, senior housing and multifamily.

Steve's clients have this to say about their working relationship:

"[We] found Steve approachable and extremely knowledgeable. He is the consummate professional."

"I wish to sincerely thank you for your friendship, your excellent service, and for the many times you went the extra mile for me."

"I'd just like to say what a pleasure it has been working with Steve! His knowledge, confidence and demeanor always put us at ease..."

Steve is a well-respected member of the business community who also volunteers extensively including holding leadership roles with several organizations including the Immediate Past Board Chair for the Dubuque Community Y, Board member of the Dubuque Area Chamber of Commerce and Past President of The Rotary Club of Dubuque.

Steve Davis was born and raised in Dubuque, Iowa. He lives in Dubuque County with his wife and three kids.

Membership & Community Involvement

- Dubuque Area Chamber of Commerce (Active member & BOD)
- Greater Dubuque Development Corp (Investor Member)
- The CCIM International Institute -Designee
- CCIM Iowa (Active Member & Board Treasurer)
- Iowa Commercial Real Estate Association (ICREA)
- Institute of Real Estate Management (IREM)
- East Central Iowa Association of Realtors/MLS (Active member and BOD President-Elect)
- Dubuque County, Iowa Zoning Commissioner
- Quad Cities Area Association of REALTORS/MLS
- South Central Wisconsin MLS & Wisconsin REALTORS Association
- 100+ Men Who Care –Tri-State Chapter
- Dubuque Community Y (Active member & BOD)
- Iowa Association of REALTORS (Professional Standards Committee)
- National Association of REALTORS
- International Council of Shopping Centers (ICSC)
- Real Estate License in Iowa, Illinois & Wisconsin



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