
FOR LEASE / OFFERING MEMORANDUM

406 PLATT STREET

GENOA CITY, WISCONSIN

SECURE INDUSTRIAL STORAGE - AVAILABLE NOW

4,320 SF

WAREHOUSE SPACE

+/- 1,800 SF

OUTDOOR STORAGE

2

DRIVE-IN DOORS

PROPERTY OVERVIEW



FUNCTIONAL, SECURE STORAGE

406 Platt Street is a 4,320 square foot single-story storage warehouse in Genoa City, Wisconsin, just north of the Illinois state line.

Two oversized drive-in doors provide straightforward access for trucks, trailers, boats, RVs, equipment, and stored materials. The lease also includes approximately 1,800 square feet of adjacent outside parking or storage.

The fully gated site offers a practical, affordable solution for contractors, tree-service companies, dealers, collectors, and businesses seeking overflow space near the Route 12 corridor and within a short drive of McHenry, Lake Geneva, and the northern Chicago suburbs.

PROPERTY DETAILS

PROPERTY TYPE **Industrial**

SUBTYPE **Warehouse / Storage**

BUILDING AREA **4,320 SF**

OUTSIDE AREA **Approx. 1,800 SF**

CONDITION **Unheated**

AVAILABILITY **Immediate**

LEASE TERMS **Negotiable**

MINUTES FROM THE ILLINOIS STATE LINE AND THE ROUTE 12 CORRIDOR

EFFICIENT ACCESS

FEATURES & PERMITTED USE



OVERSIZED ACCESS

14' x 14'

DRIVE-IN DOOR

12' x 14'

DRIVE-IN DOOR

HIGHLIGHTS

- 4,320 SF warehouse**
Single-story, clear-span storage space.
- Energy-efficient LED lighting**
Bright, efficient illumination throughout.
- Two drive-in doors**
Easy movement of vehicles and large equipment.
- Outside parking included**
Approximately 1,800 SF adjacent to the building.
- Gated, secure site**
Controlled access for stored assets and equipment.
- Flexible lease terms**
Available for immediate occupancy.

PERMITTED USE

STORAGE OF EQUIPMENT, VEHICLES, AND MATERIALS

Storage use only. No manufacturing, fabrication, or processing. The space is unheated.

IDEAL FOR: CONTRACTORS | DEALERS | COLLECTORS | OVERFLOW STORAGE

PROPERTY PHOTOS

FLEXIBLE STORAGE CAPACITY



LEASING INFORMATION

AVAILABLE NOW

Lease rate upon request | Flexible terms | Tours by appointment

406 PLATT STREET

GENOA CITY, WISCONSIN

The information contained herein has been obtained from sources believed reliable, but no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective tenants should independently verify all information. Property availability, lease terms, and permitted use are subject to change and final owner approval.