



# Investment

## OPPORTUNITY ADJACENT TO HAYWARD AIRPORT ON NAMEKAGON RIVER

# \$3,500,000

### Prime Industrial Property for Sale in Hayward, Wisconsin

Discover an exceptional 10-acre industrial-zoned property in Sawyer County, nestled along the scenic Namekagon River, just north of Hayward at the intersection of Hospital and Airport Roads. Ideally situated across from Sawyer County Airport (KHYR), only 2 miles northeast of downtown Hayward, this property offers unparalleled accessibility and opportunity.

#### Property Highlights:

- **Strategic Location:** Boasts over 950 feet of pristine Namekagon River frontage, perfect for waterfront development.
- **Spacious Infrastructure:** Features a robust 140' x 60' steel-framed building with 20' sidewalls, connected to a 60' x 40' three-sided steel-framed shop.
- **Versatile Design:** Equipped with three overhead doors (one 19' x 18', two 14' x 14'), three utility entry doors, and a raised office above the main service floor.
- **Industrial-Ready Utilities:** Powered by 480v/600 amp electrical service (upgradable to 800 amp) and heated by two large overhead heaters.
- **Multi-Use Potential:** Ideal for heavy equipment service, manufacturing, or airport hangar operations.

This property is a rare find in Hayward, the vibrant seat of Sawyer County, known for its outdoor recreation, world-class events, and charming Northwoods lifestyle. Whether you're looking to establish a business, expand operations, or explore waterfront development, this location delivers unmatched potential.

#### For More Information:

- Airport Details: [Sawyer County Airport \(KHYR\)](#)
- Hayward Community: [Hayward Area Chamber of Commerce](#)
- Sawyer County Resources: [Sawyer County Government](#)

Seize this opportunity to invest in a dynamic property in the heart of Wisconsin's Northwoods!

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