

For Sale & Lease

158 American Way



OFFERING SUMMARY

Location: Sale Price:

Gluckstadt Industrial Park

Subject To Offer

Lease Rate:

Negotiable

Available SF:

12,003 SF

Lot Size:

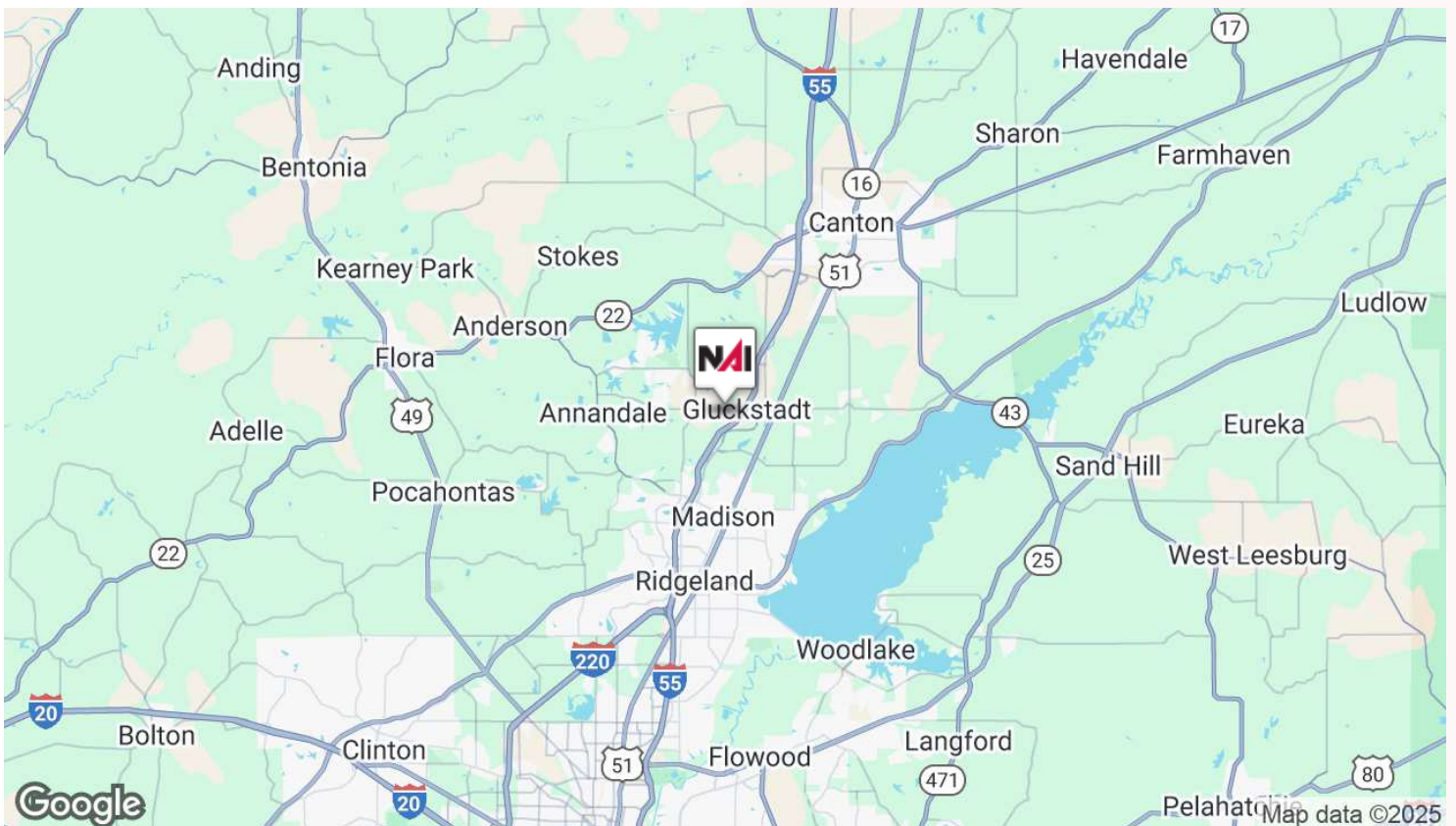
4.08 Acres

PROPERTY HIGHLIGHTS

- Zoning: I-2
- 2 +/- acres of improvable laydown yard
- 2 dock-high doors & 1 grade-level door
- Equipped with 400 AMP 3 Phase Power
- Built in 1995; Improvements to be made in 2025
- High ceilings suitable for vertical storage
- Ample parking for staff, clients, and delivery vehicles
- Ideal for warehousing, distribution, or flex operations
- 1 mile from I-55
- Located in sought-after Madison/Gluckstadt industrial corridor

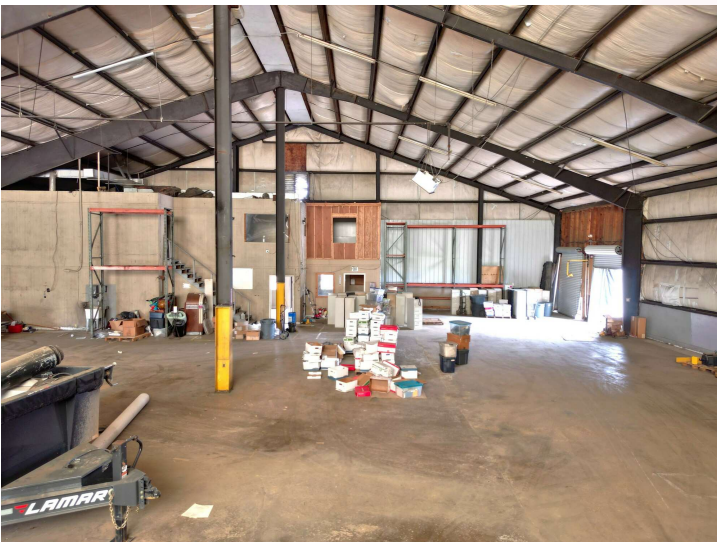
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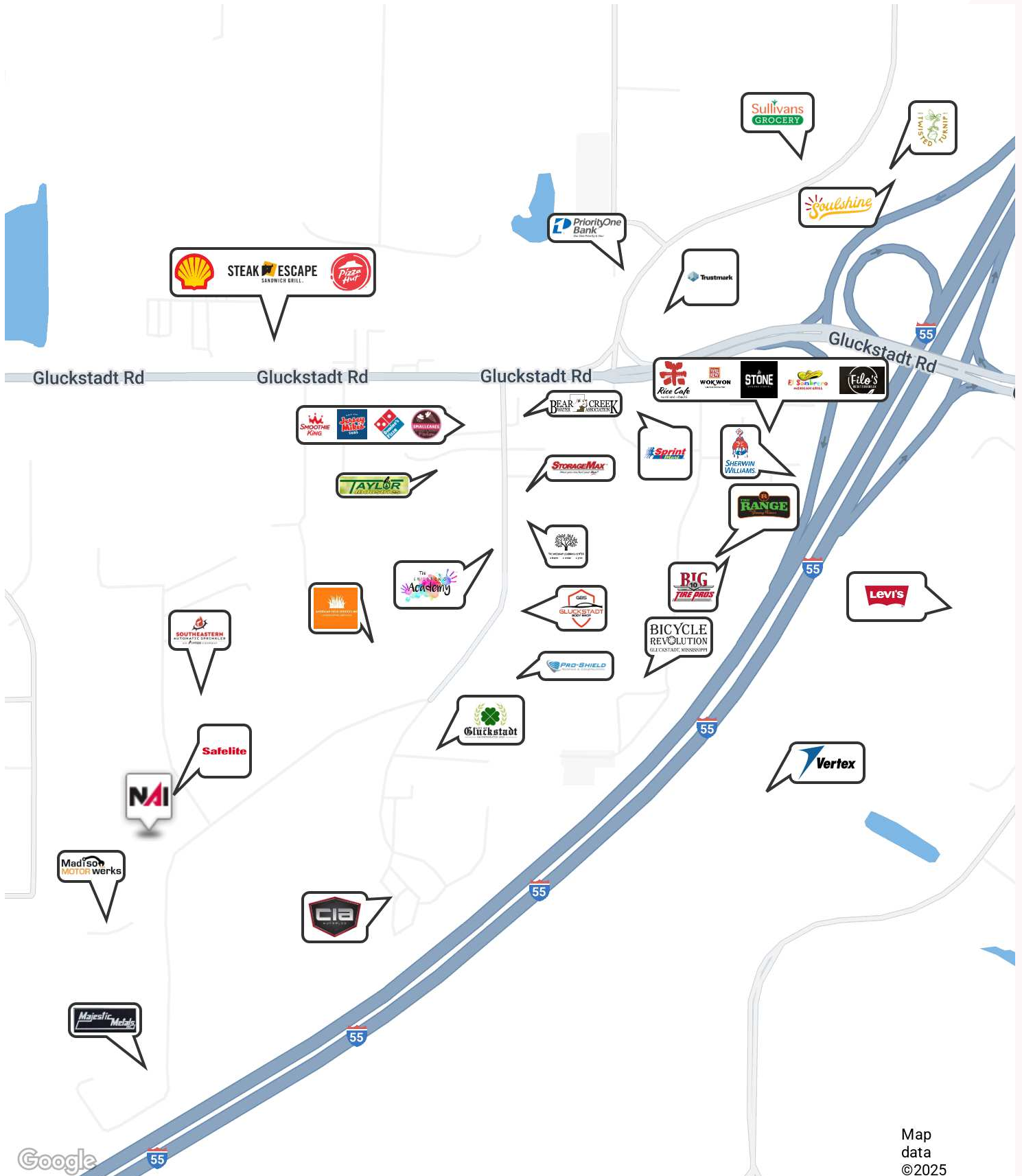
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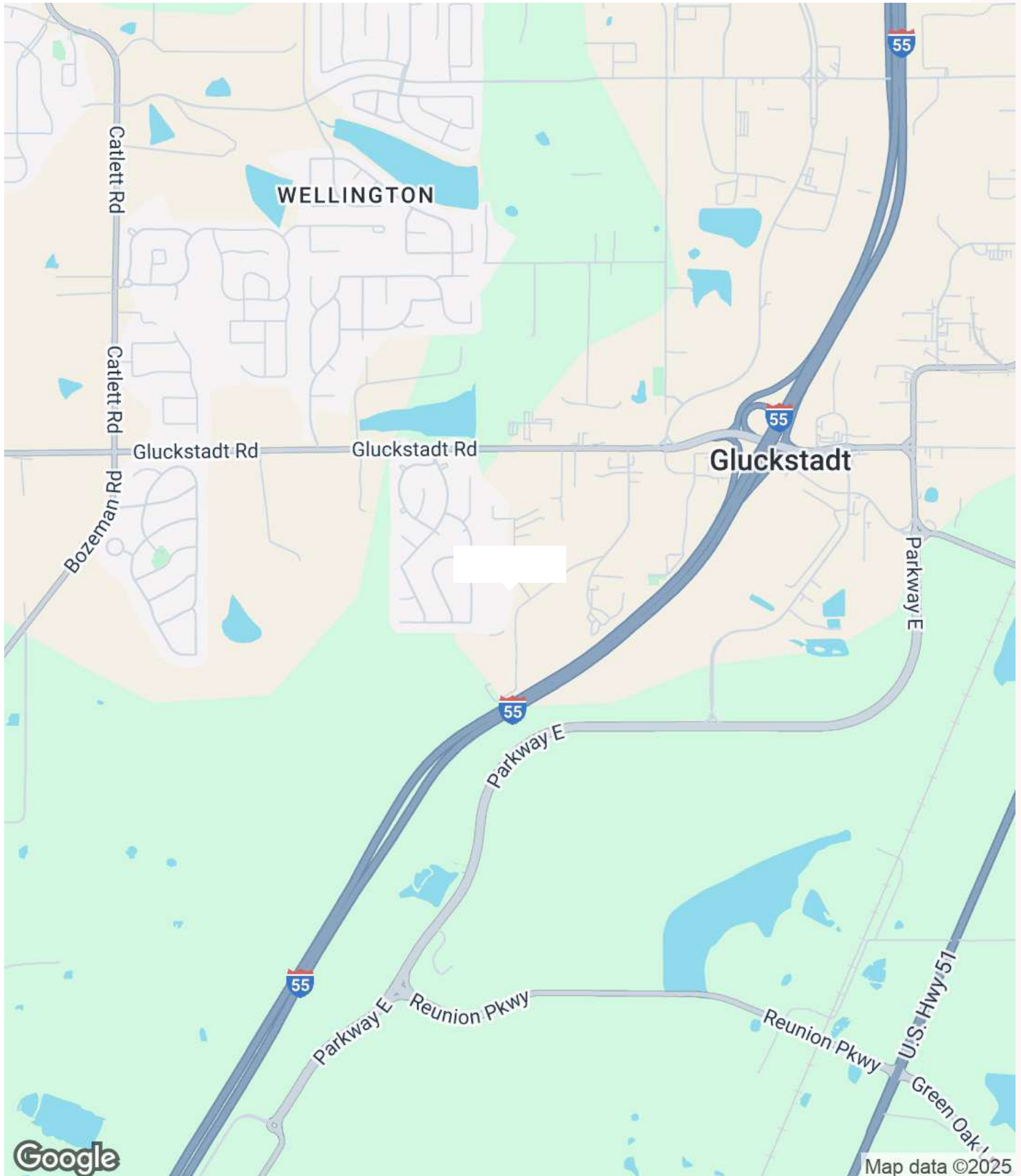
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Map
data
©2025

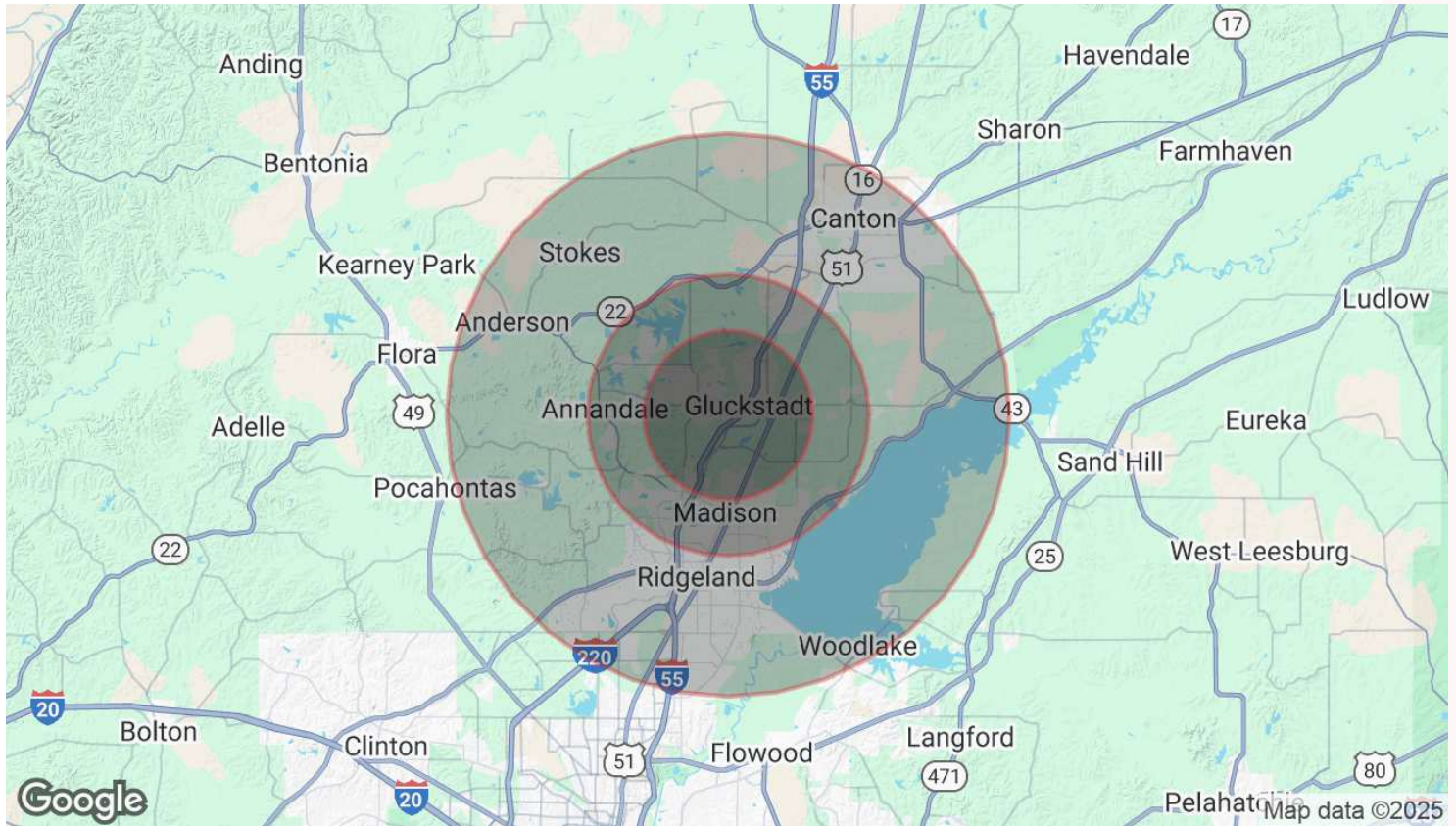
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

3 MILES

19,631

37

36

38

5 MILES

50,103

39

38

40

10 MILES

131,746

40

38

41

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

3 MILES

7,035

2.8

\$132,947

\$377,820

5 MILES

18,198

2.8

\$142,835

\$407,048

10 MILES

52,542

2.5

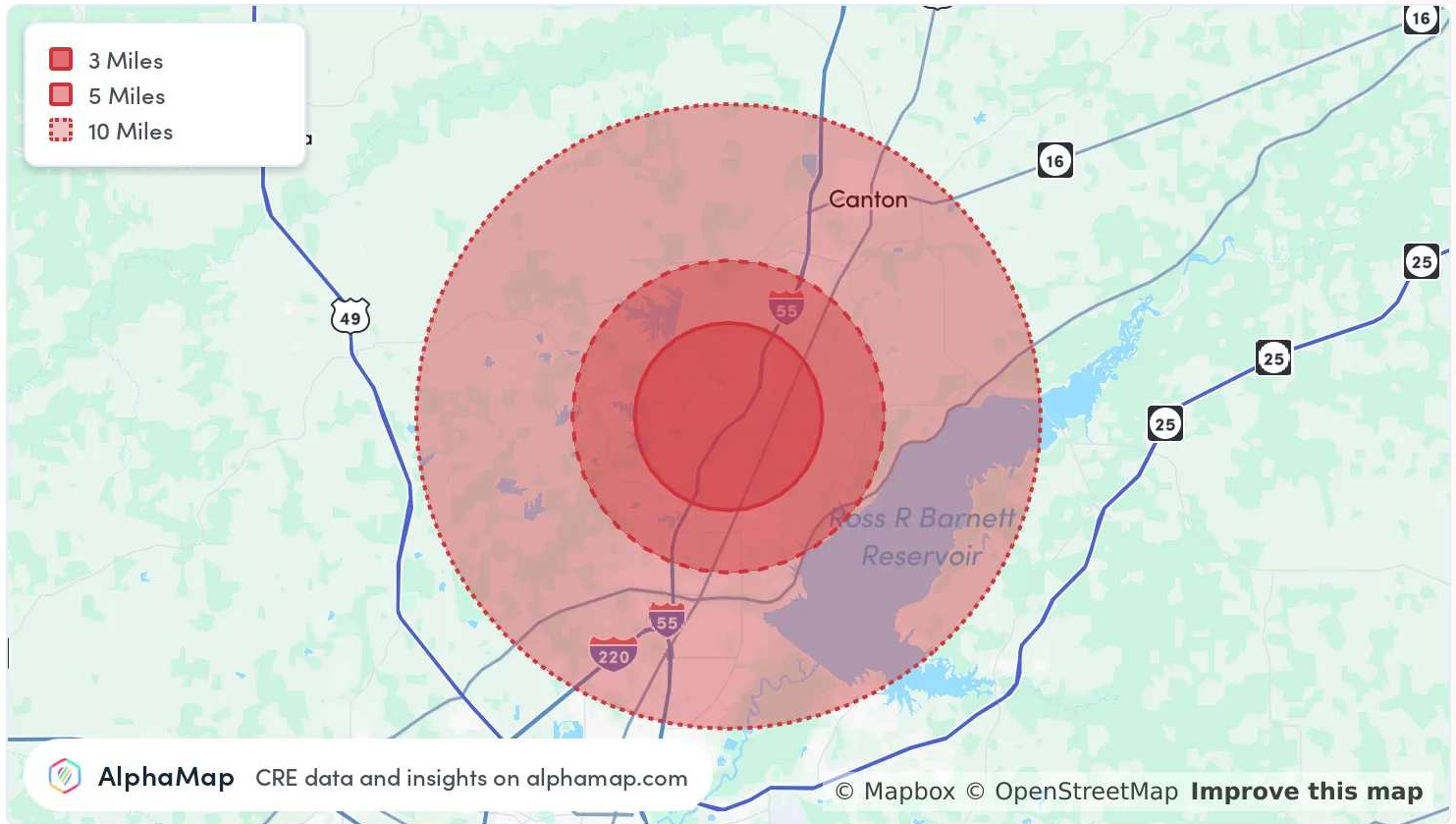
\$112,185

\$339,093

Demographics data derived from AlphaMap

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,031	50,103	131,746
Average Age	38	39	40
Average Age (Male)	37	38	38
Average Age (Female)	38	40	41

HOUSEHOLD & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	738	18,198	52,542
Persons per HH	2.8	2.8	2.5
Average HH Income	\$136,186	\$142,835	\$112,185
Average House Value	\$393,879	\$407,048	\$339,093
Per Capita Income	\$48,637	\$51,012	\$44,874

Map and demographics data derived from AlphaMap