



# For Sale or Lease

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## 100 Rayovac Ct., Fennimore, WI

### Former Energizer Manufacturing Facility

- Located less than a mile from Hwy 18
- Fully air-conditioned facility
- LED lighting throughout
- Heavy & well distributed power
- Fully Sprinklered (Wet System)
- Highly divisible (loading on multiple sides)
- Large site (room to expand)

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## Property Highlights

Address: 100 Rayovac Ct., Fennimore, WI 53809

PID's: 226-00975-0000 & 226-00969-0020

Building SF: 205,000

Office SF: 25,490

Site Size: 29.49 acres

Zoning: Heavy Industrial District (IPD-3)

Loading: 9 dock doors  
1 drive-in

Year Built: 1960-1990 (multiple additions)

Clear Height: 17' Average

Parking: Ample with expansion land

Lighting: LED lighting through-out

Sprinkler System: Wet sprinkler system

HVAC: Fully air-conditioned facility

Power: Heavy and well distributed power

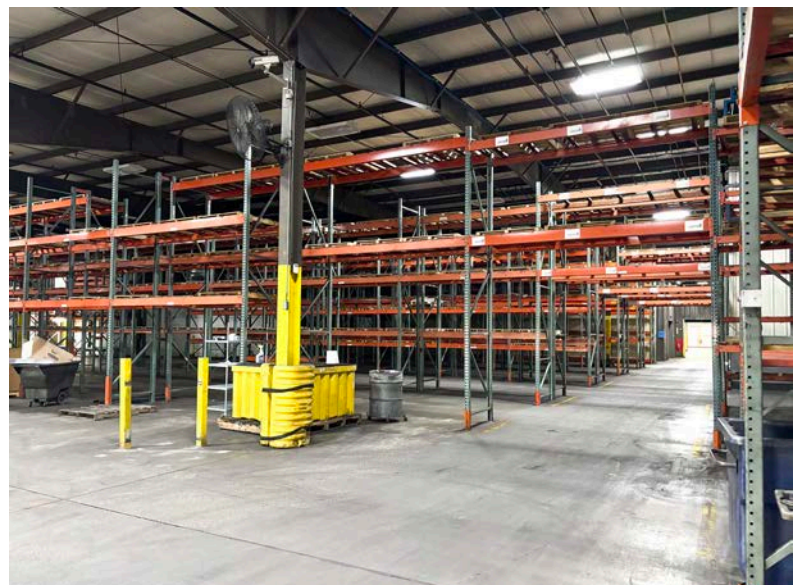
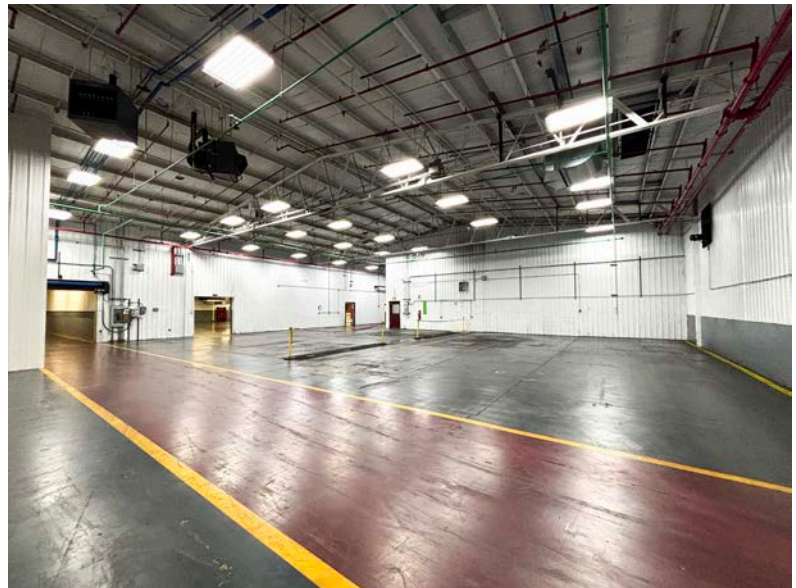
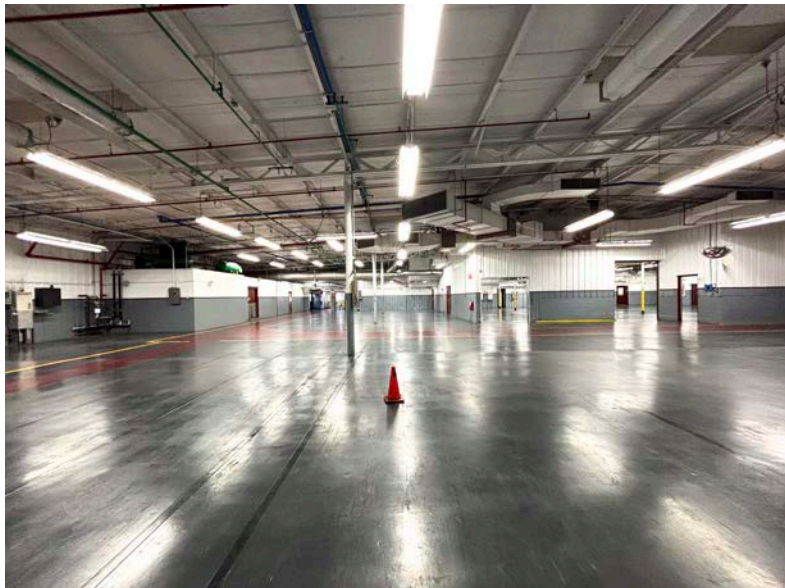
Lease Rate: \$3.95/SF NNN

Sale Price: \$6,950,000



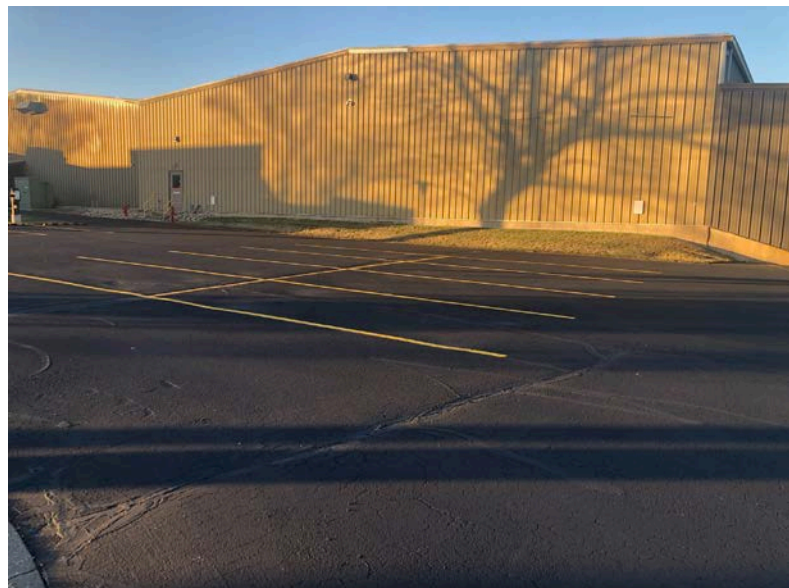


# Property Photos





# Parking Lot Recently Recoated





# Location Overview

## Grant County



Population

51,301 (2024)



Workforce

66% of population between ages 19-75



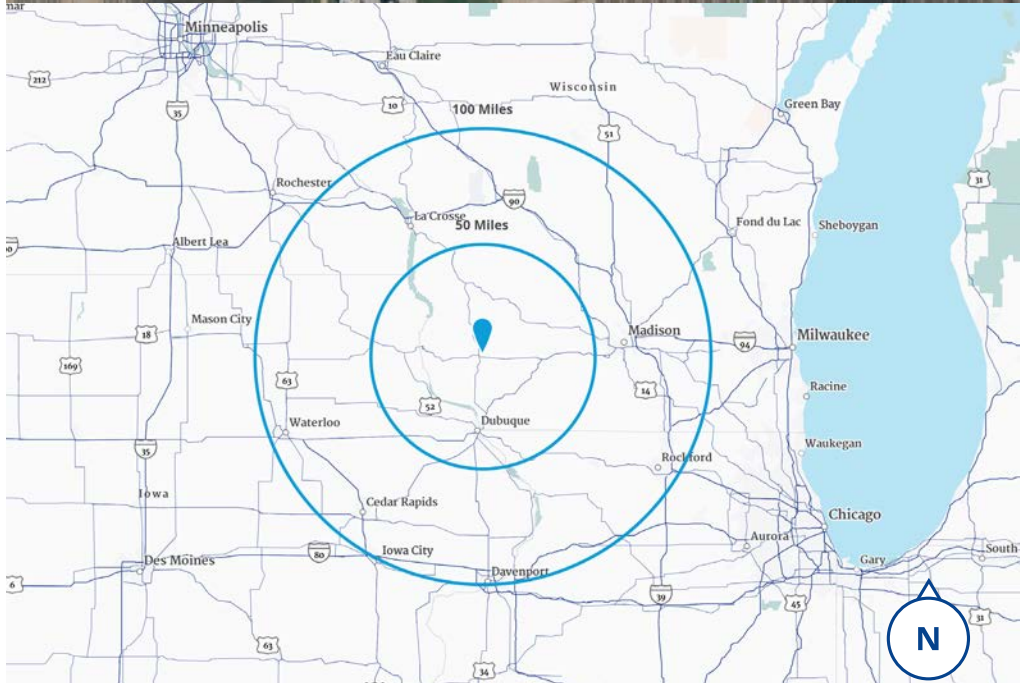
Median Household Income

\$67,579 (2024)



Businesses

2,253 (2024)



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