



**AVAILABLE Q1 2026** | **133,422 SF**  
**1213 PENNSYLVANIA AVE** | **SHEBOYGAN, WI**

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**INVESTORS**

*Opportunity. Execution. Value Creation.*





## PROPERTY HIGHLIGHTS



**STRATEGICALLY LOCATED  
JUST MINUTES FROM I-43**



**8 LOADING DOCKS**



**LOCATED IN  
SHEBOYGAN COUNTY  
OPPORTUNITY ZONE**



**RECENT PROPERTY  
RENOVATIONS**

- 4 NEW DOCKS
- LED LIGHTS
- PAINTED INTERIOR
- PARKING LOT





# PROPERTY DETAILS

1213 PENNSYLVANIA AVE | SHEBOYGAN, WI

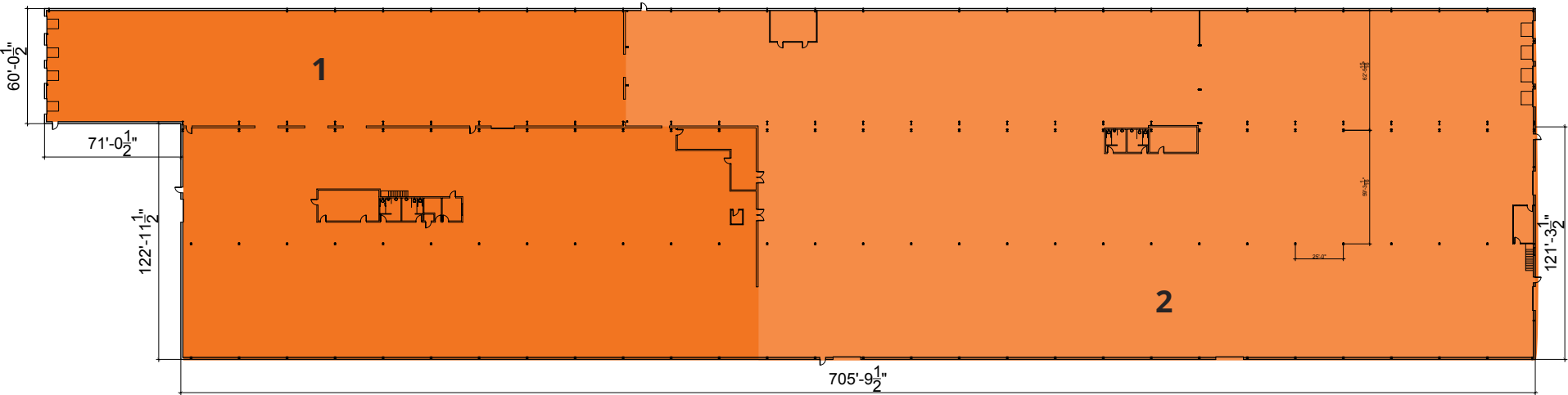
AVAILABLE SPACE	133,422 SF (Available Q1 2026)
MINIMUM DIVISIBLE	54,700 SF
FLOORS	1
DOCK DOORS	8
DRIVE-IN DOORS	5
CRANES	Two 5-Ton
CLEAR HEIGHT	Peak: 27'   Eave: 11'
COLUMN WIDTH/DEPTH	62' x 25', 59' x 25'
ROOF	Pitched Metal
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1964 – 1989
YEAR RENOVATED	2020
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	3-Phase; 2,000 Amps
LAND AREA	8.398 Acres
ZONING	UI: Urban Industrial
PARCEL ID	592-8150-2740   592-8150-2795
OPEX ESTIMATE	\$0.85/SF

VIEW A VIDEO OF THIS PROPERTY

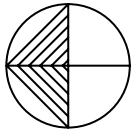


# FLOOR PLAN

1213 PENNSYLVANIA AVE | SHEBOYGAN, WI



NUMBER	CURRENT USE	CLEAR HEIGHT	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	AVAILABLE	11' - 27'	4	1	54,700 SF
2	AVAILABLE	11' - 27'	4	4	78,722 SF
TOTAL					133,422 SF



# LOCATION MAP

1213 PENNSYLVANIA AVE | SHEBOYGAN, WI

MILWAUKEE	50 MILES
MADISON	60 MILES
CHICAGO	143 MILES

