



FOR LEASE | **19,451 SF**
1220 W FULTON STREET | **EDGERTON, WI**

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PROPERTY HIGHLIGHTS



**RENOVATED
IN 2020**



**ACTIVE RAIL SPUR
(WISCONSIN SOUTHERN)**



**NEWLY SURFACED
LOT IN 2018**



**HIGH EFFICIENCY T8
AND LED LIGHTING**



**2-TON, 7.5-
TON CRANES**



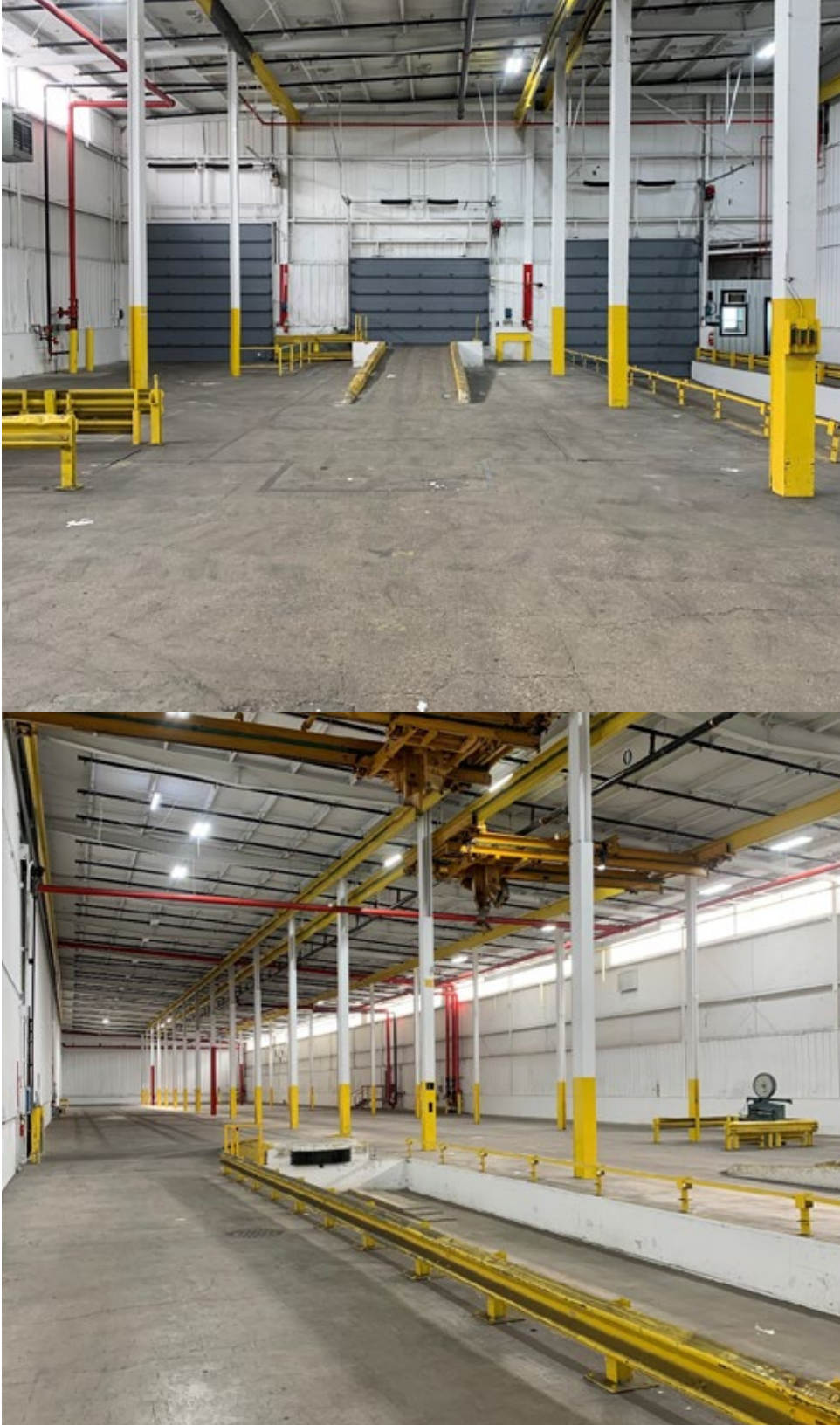
NEW ESFR



PROPERTY DETAILS

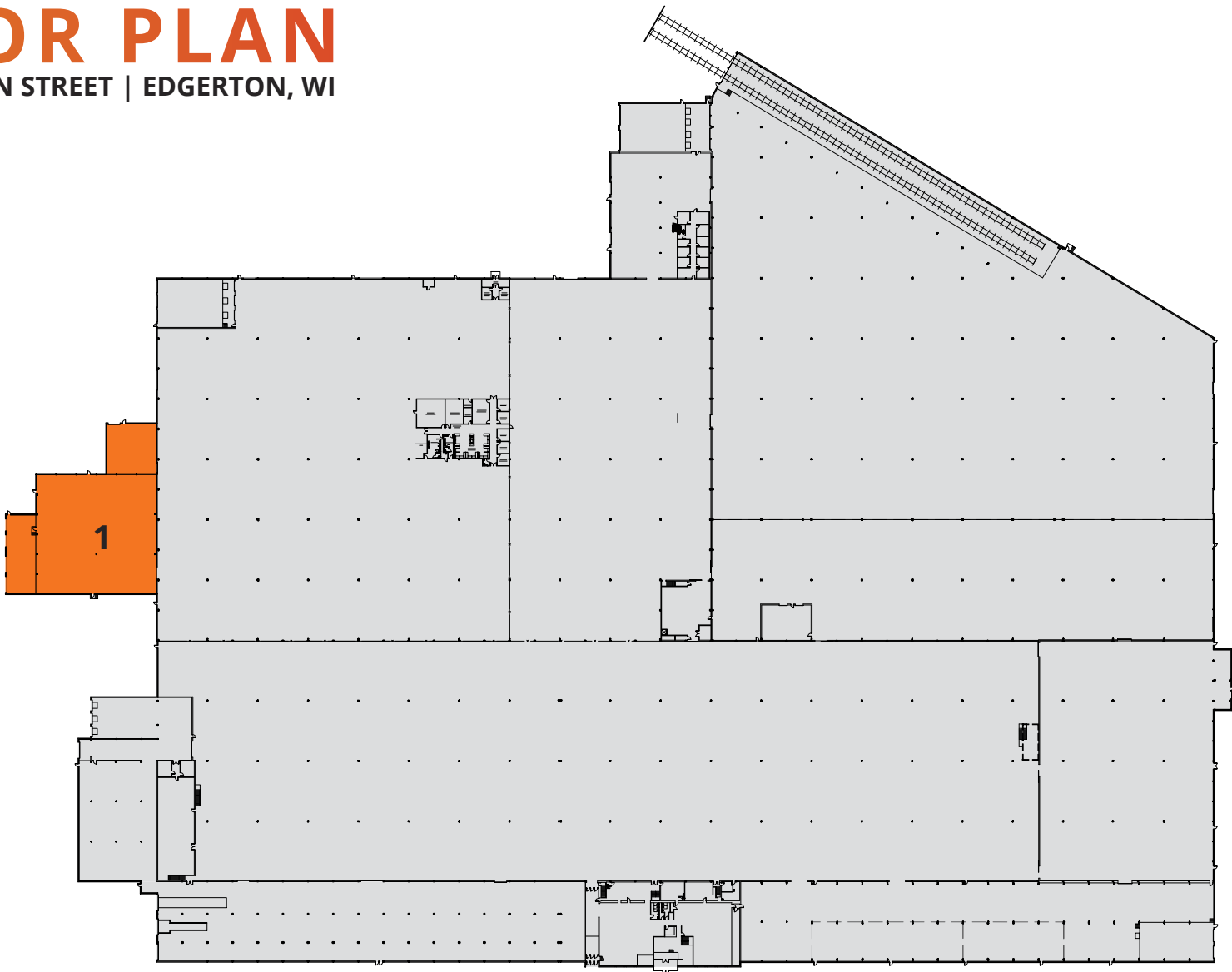
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AVAILABLE SPACE	19,451 SF
FLOORS	1
DOCK DOORS	2
DRIVE-IN DOORS	6
CRANES	1, 2-Ton Crane 1, 7.5-Ton Crane
CLEAR HEIGHT	19' - 29'
COLUMN WIDTH/DEPTH	Varies
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	8" - 12" Reinforced Concrete
YEAR BUILT	1960
YEAR RENOVATED	2020
FIRE SUPPRESSION	New ESFR
LIGHTING	High Efficiency T8 and LED
POWER	Heavy Power Throughout
PARKING	1500+ Surface Spaces
LAND AREA	123 Acres
ZONING	M2: General Industrial
PARCEL ID	221-183008 221-183009
RAIL	Spur Served by Wisconsin Southern
OPEX ESTIMATE	\$0.71/SF



FLOOR PLAN

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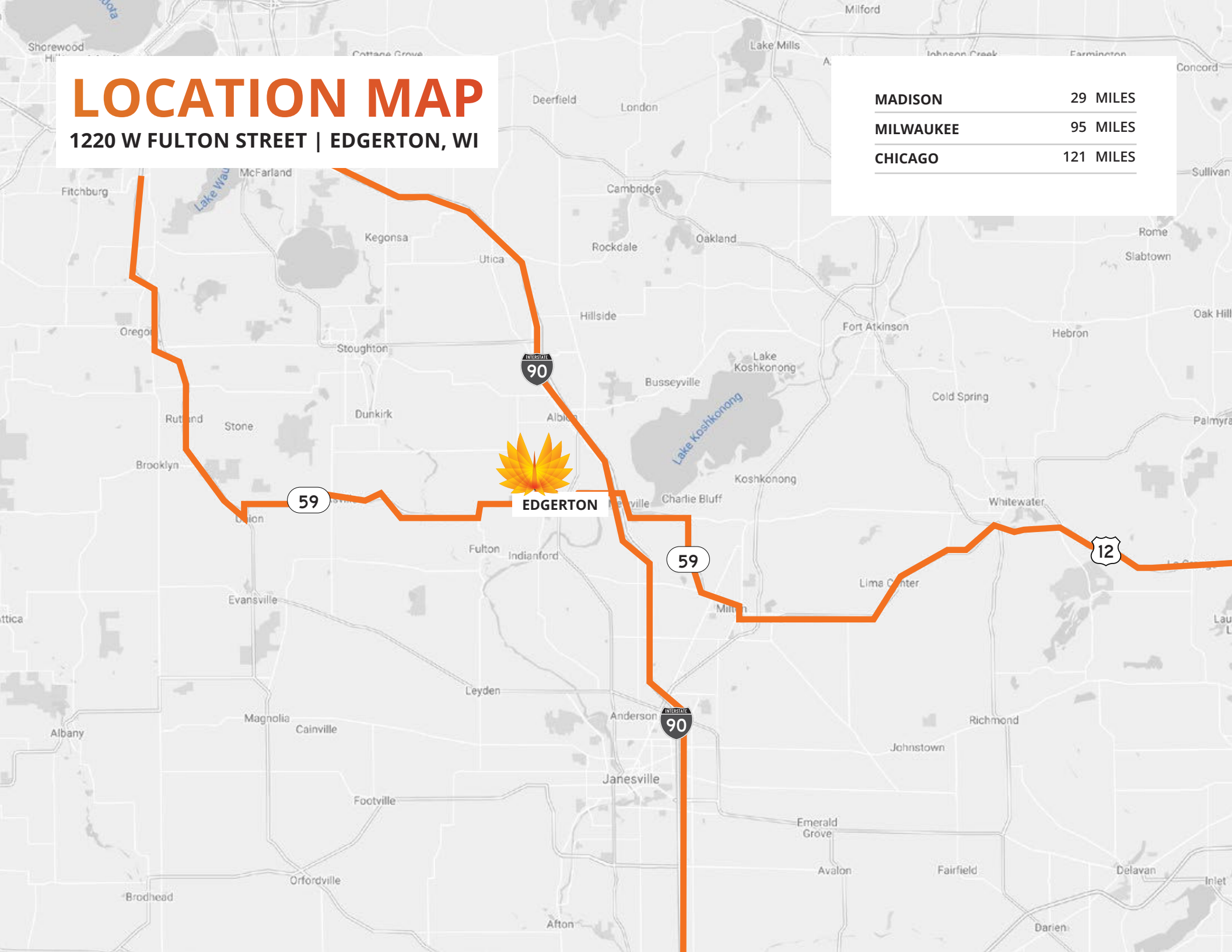
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	19,451 SF
TOTAL		19,451 SF



LOCATION MAP

1220 W FULTON STREET | EDGERTON, WI

MADISON	29 MILES
MILWAUKEE	95 MILES
CHICAGO	121 MILES





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