



FOR LEASE | **113,999 SF**
505 LIBBY STREET | **WAUPUN, WI**

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



RENOVATED 2023



2 MILES TO HWY 151



16.5 MILES TO I-41



**8,200-SF OUTDOOR
POLE BARN**



PROPERTY DETAILS

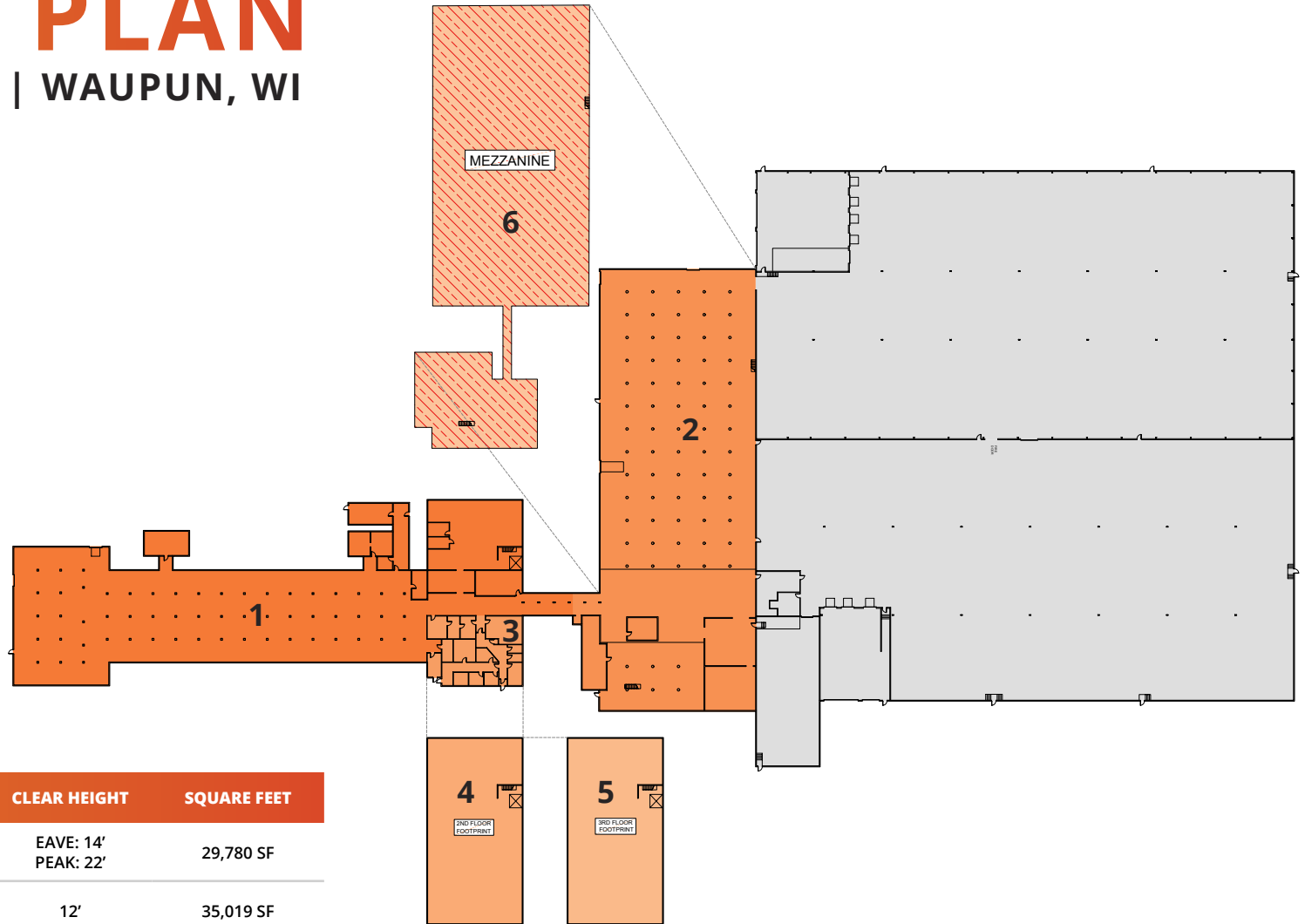
505 LIBBY STREET | WAUPUN, WI

AVAILABLE SPACE	113,999 SF
MINIMUM DIVISIBLE	8,831 SF
WAREHOUSE SPACE	64,799 SF
OFFICE SPACE	3,175 SF
FLOORS	3
ELEVATORS	4,000-lb Freight Elevator
DOCK DOORS	3
CLEAR HEIGHT	12' - 22'
COLUMN WIDTH & DEPTH	50' x 60' (Warehouse) 15' x 15' (Manufacturing Area)
WALLS	Masonry
YEAR BUILT	1917
YEAR RENOVATED	2023
FIRE SUPPRESSION	Wet
LIGHTING	T8 (Warehouse) & Fluorescent (Manufacturing)
POWER	600-amp/480v 3-Phase
PARKING	87 Surface Spaces (Additional Possible on Site)
LAND AREA	35.39 Acres
ZONING	Industrial
PARCEL ID	292-1315-0544-004



FLOOR PLAN

505 LIBBY STREET | WAUPUN, WI



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	EAVE: 14' PEAK: 22'	29,780 SF
2	WAREHOUSE	12'	35,019 SF
3	OFFICE	DROP CEILING	3,175 SF
4	2ND FLOOR	TBD	8,831 SF
5	3RD FLOOR	TBD	8,831 SF
6	MEZZANINE	TBD	28,363 SF
TOTAL SF			113,999 SF

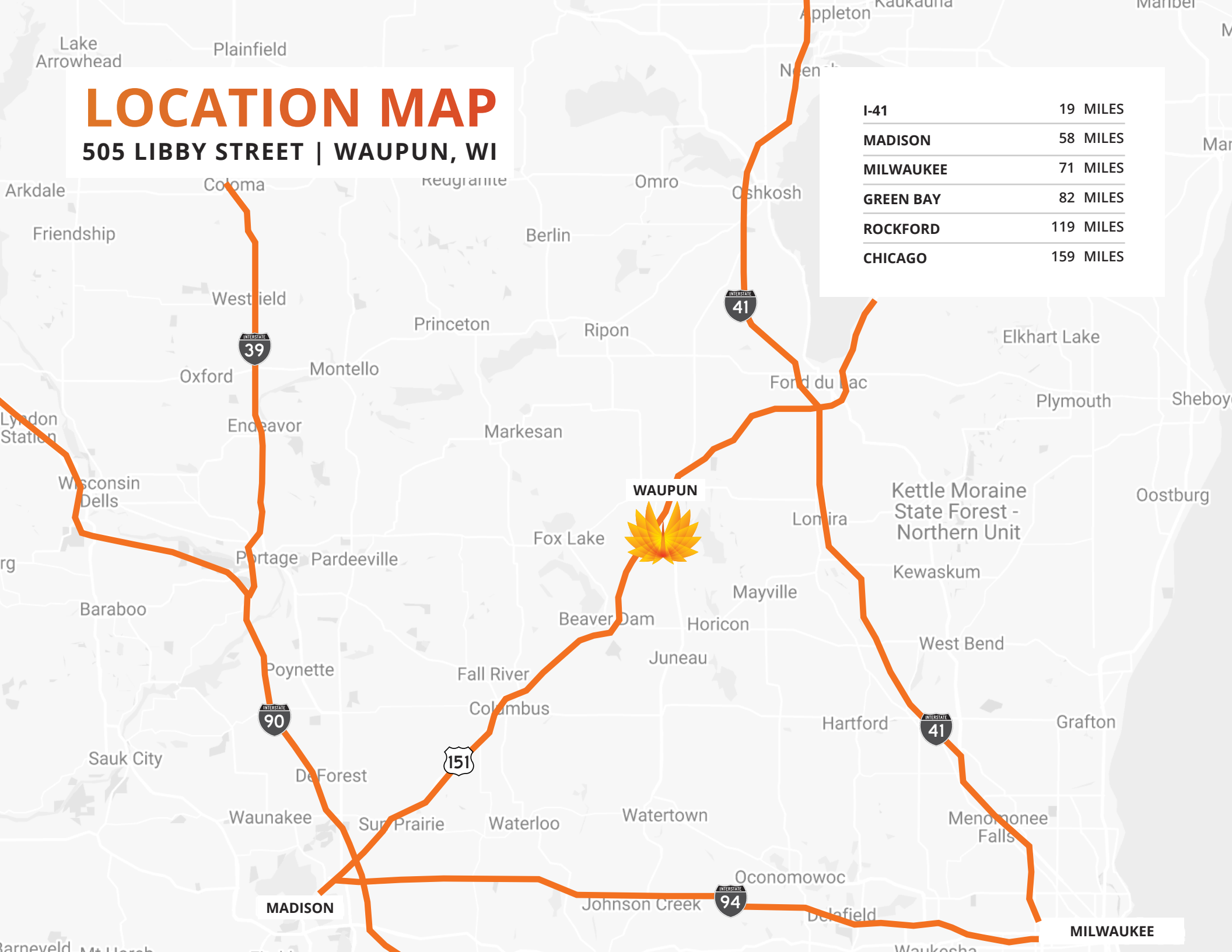
[VIEW A VIDEO OF THIS PROPERTY](#)



LOCATION MAP

505 LIBBY STREET | WAUPUN, WI

I-41	19 MILES
MADISON	58 MILES
MILWAUKEE	71 MILES
GREEN BAY	82 MILES
ROCKFORD	119 MILES
CHICAGO	159 MILES





FOR LEASE | **113,999 SF**
505 LIBBY STREET | **WAUPUN, WI**

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.