



FOR LEASE
N9246 STATE ROAD 80

321,289 SF
NECEDAH, WI

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**POTENTIAL EXPANSION
OPPORTUNITY**



**GREAT FREEWAY ACCESS
TO I-94**



**MIDWAY POINT BETWEEN
CHICAGO (240 MILES) &
MINNEAPOLIS (185 MILES)**



**COMPRESSORS AVAILABLE
FOR TENANT USE**



AIR-CONDITIONED WAREHOUSE SPACE



DOCK DOORS HAVE LEVELERS & LOCKS



**CONFERENCE ROOM/TRAINING
ROOM FOR 125 PEOPLE, 2 ON-
SITE CALL CENTERS, EXECUTIVE
BOARD ROOM**



**OFFICES TO BE CONVERTED TO
WAREHOUSE SPACE**



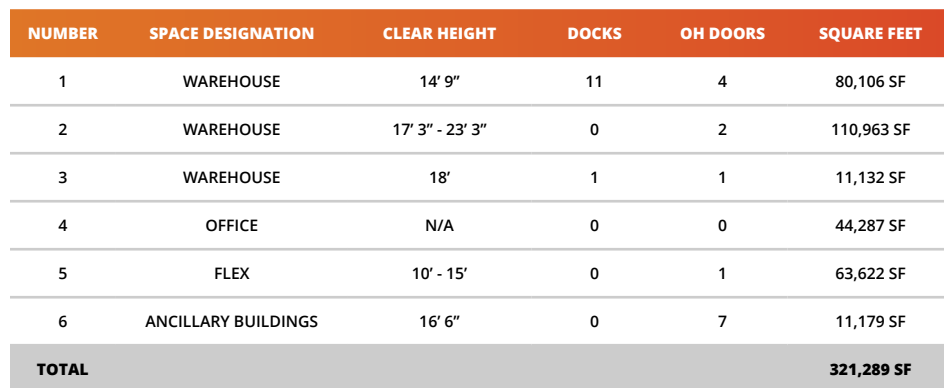
PROPERTY DETAILS

N9246 STATE ROAD 80 | NECEDAH, WI

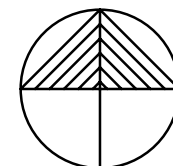
AVAILABLE SPACE	321,289 SF
MINIMUM DIVISIBLE	5,000 SF
DOCK DOORS	12
DRIVE-IN DOORS	15
CLEAR HEIGHT	10' - 23' 3"
WALLS	Metal
POWER	480V Multiple Feeds 1,800 & 2,000 Amp Services 2, 50-Hz Generators (TBV)
PARKING	Ample
LAND AREA	67.75 Acres
ZONING	Mixed Use
PARCEL ID	29-012-0367, 29-012-0368
OPEX ESTIMATE	\$0.58/SF



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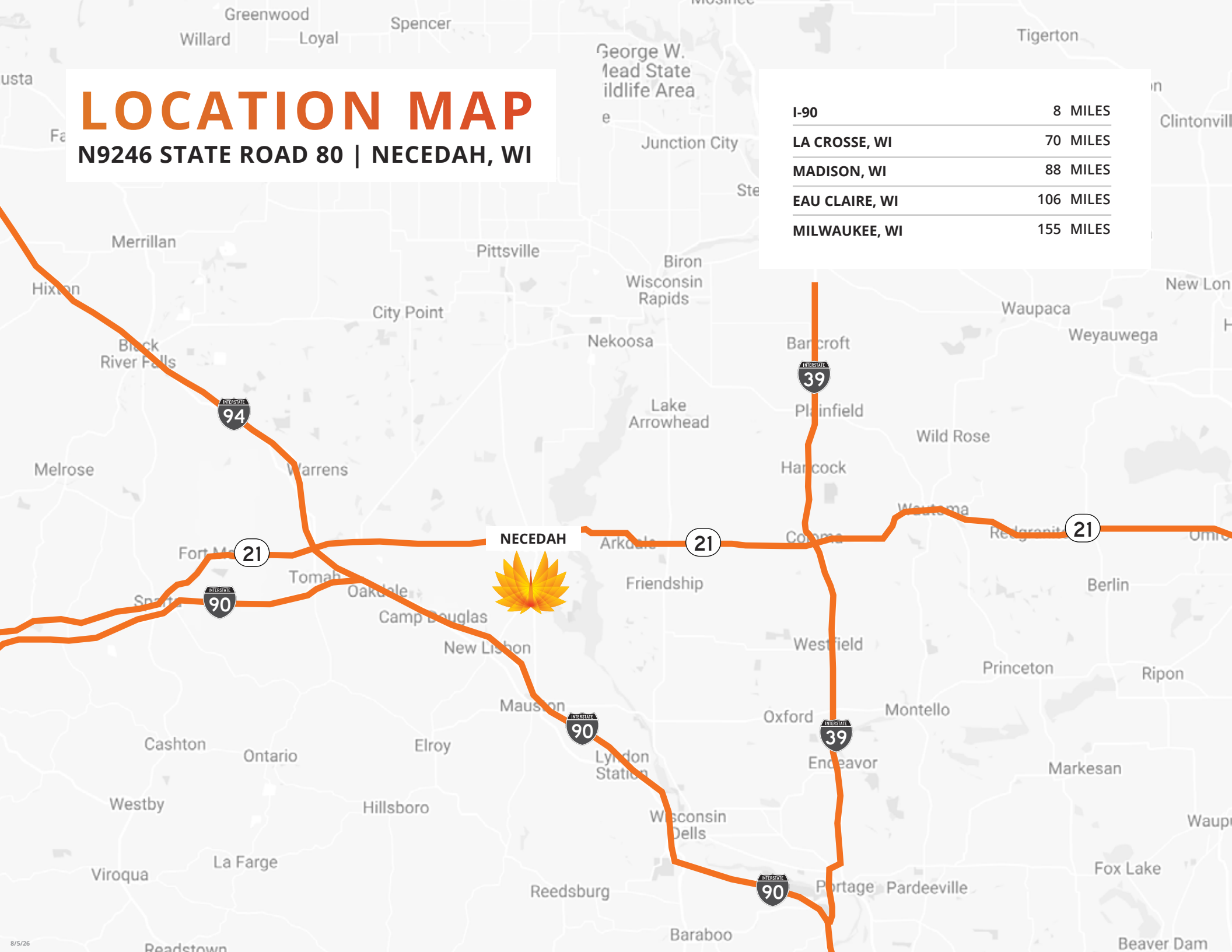
VIEW A MATTERPORT WALK-THROUGH



LOCATION MAP

N9246 STATE ROAD 80 | NECEDAH, WI

I-90	8 MILES
LA CROSSE, WI	70 MILES
MADISON, WI	88 MILES
EAU CLAIRE, WI	106 MILES
MILWAUKEE, WI	155 MILES



NECEDAH