

Warehouse | For Lease

**CBRE**

# Beichl Ave

Industrial / Manufacturing / Warehouse

555 Beichl Avenue  
Beaver Dam, WI 53915







## Property Overview

555 Beichl is a high-quality industrial property that could continue to function as a manufacturing facility, as well as being well-suited for warehouse/distribution use. With adequate loading docks, ample parking, good clear height, fully air-conditioned and heated, the property also offers the potential for expansion.

Available Space	Up to 143,000 SF warehouse/manufacturing, and up to 29,000 SF office space.
Base Rent	\$3.50/SF/Year
Rental Terms	NNN
OpEx	All operating expenses by Tenant
Utilities	By Tenant
Taxes (2020)	\$90,756 (\$0.53/SF)
Parcel Size	Approximately 11 acres included, additional 9 acres for future development or expansion to east retained by Landlord

**172K**  
SF Building

**29K**  
SF Office  
North Mezzanine Level

**133K**  
SF Warehouse/Production  
Ground Floor

**10K**  
SF Storage/Mechanical  
South Mezzanine Level



Feature	Details
Zoning	G3 (Manufacturing)
Clear Height	± 24' - 26'
Office Height	± 13' - 14'; modern open ceiling, spiral ductwork, painted white
Column Spacing	Typically 50'x40', one bay is 80' wide x 280' long
Loading Docks	Ten (10), with levelers, locks and shelters
Drive-in Doors	Three (3) - (1) 12'x14', (1) 12'x12', and (1) 12'x9'
Lighting	T-8 fluorescent tube
Passenger Elevator	Yes (to second floor office)
Power	Two (2) 4000 Amp, 480v/277, 3-Phase Services
Water/Sewer	Yes (Municipal)
Parking	160+ (Plenty of expansion potential)
HVAC	Entire building heated and cooled, controlled with Trane Tracer Summit BAS system
Trailer Parking	Ample space for trailer parking
Signage	Signage opportunity facing Hwy 151
Rail	Wisconsin & Southern Railroad along south property line, but no existing spur to site







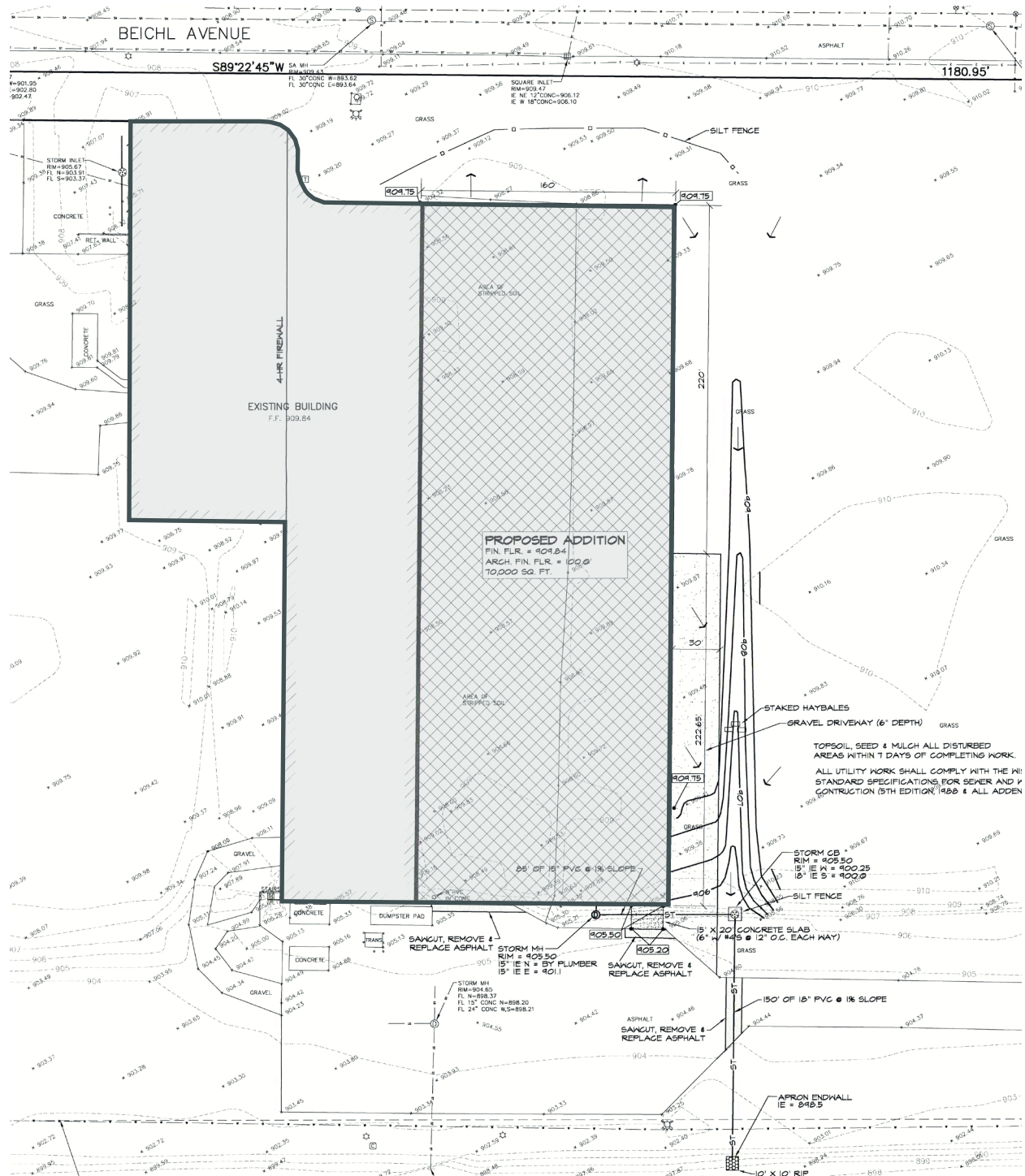
## Construction Details

Year Built: 1989, 1994 and 2000

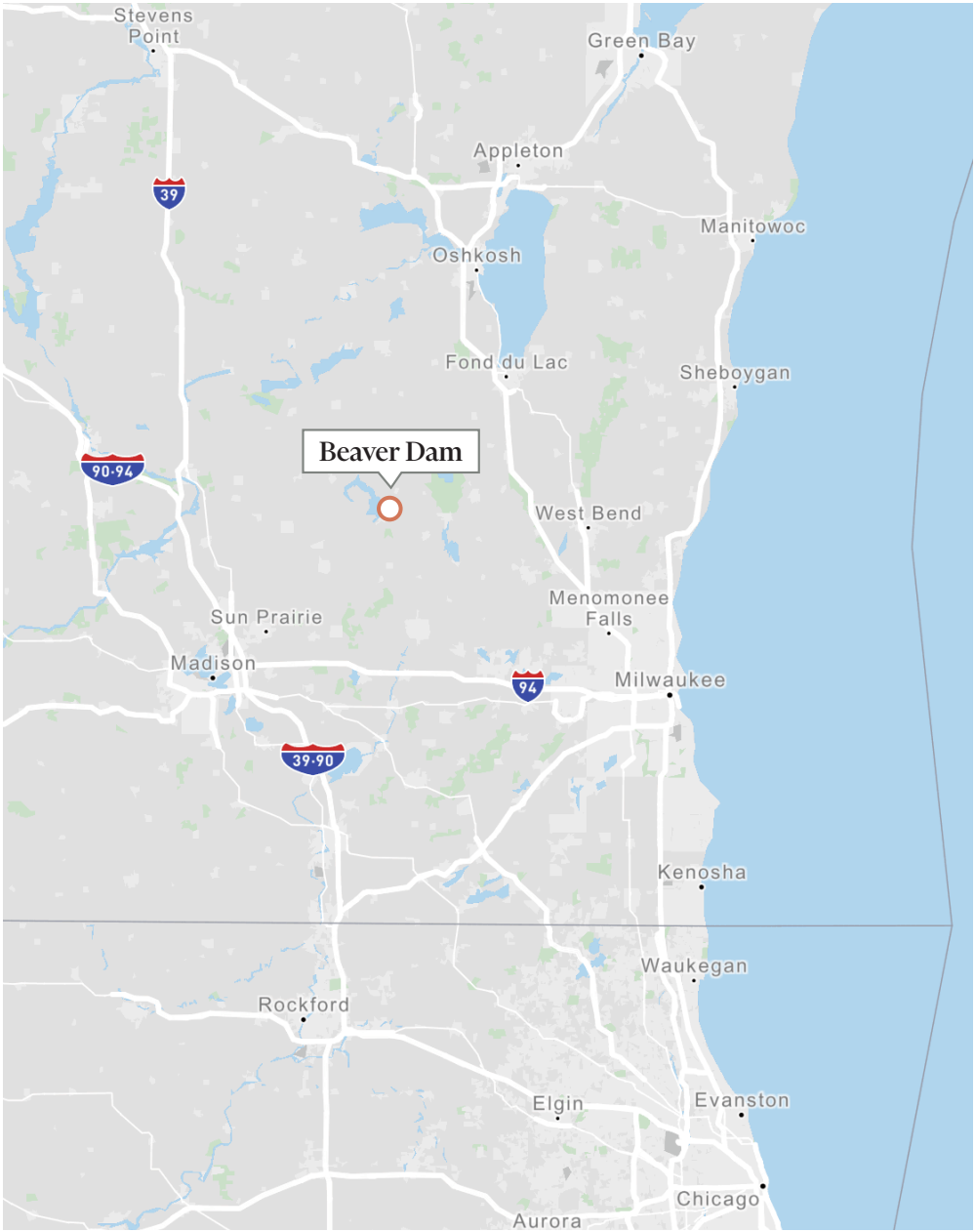
Constructed of 12' precast concrete panels with significant glass on front, some metal expansion wall panels. Mezzanine is concrete plank with poured concrete overlay; the roof is a Ballasted rubber membrane. Building has skylights in some areas, including office.



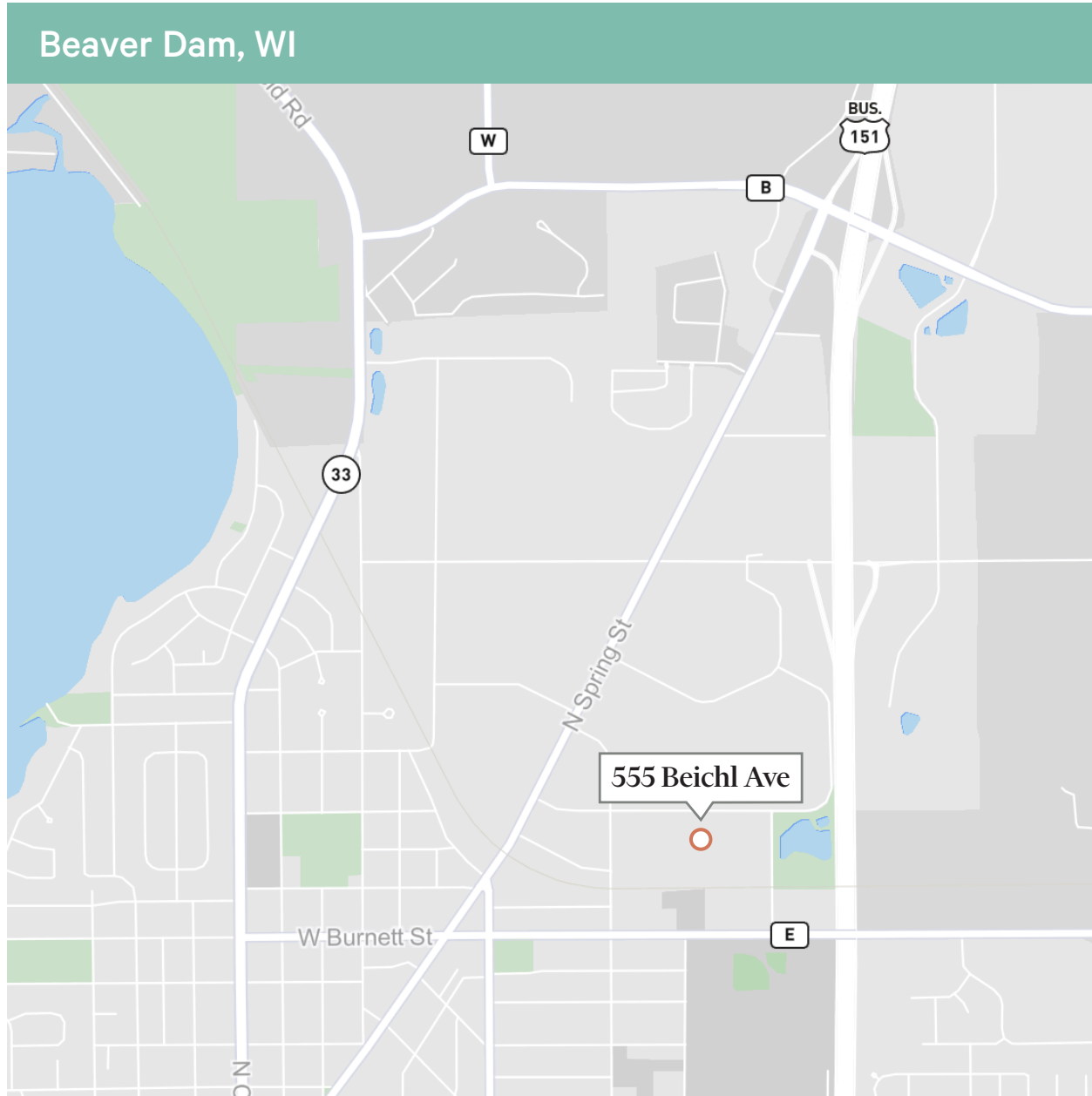




# Location Map



Destination	Distance
Madison, WI	44 miles
Green Bay, WI	116 miles
Chicago, IL	154 miles



Area Demographics	5 Miles	10 Miles	15 Miles
Population	22,203	35,989	35,989
Median Age	41.5	42.4	41.2
Average Household Income	\$72,328	\$74,586	\$75,408





## Contact Us

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