

# For Sale

# cresa

## Industrial Warehouse Building Available for Sale

1203 Adams Street (Parcels 2028.A, 2031.A & 2032)  
Portage, Wisconsin

### Site Details

- **Building Size:** ~34,000 SF (~30,000 SF warehouse, ~3,000 SF of lower level storage & ~1,000 SF of office space). Building is expandable by an additional 30,000 SF
- **Lot Size:** 2.05 Acres
- **Ceiling Height:** 13' to 16'
- **Docks:** 6 total. 2 have an 60' indoor truck court. 1 drive in.
- **Building Type:** Industrial Warehouse
- **Asking Price:** \$950,000 (\$28/SF)
- **Proforma NOI:** \$136,000
- **Proforma Cap Rate:** 14%
- Adjacent to rail line with spur addition possible
- Manufacturing space with small office area and lower level storage area



### For More Information:



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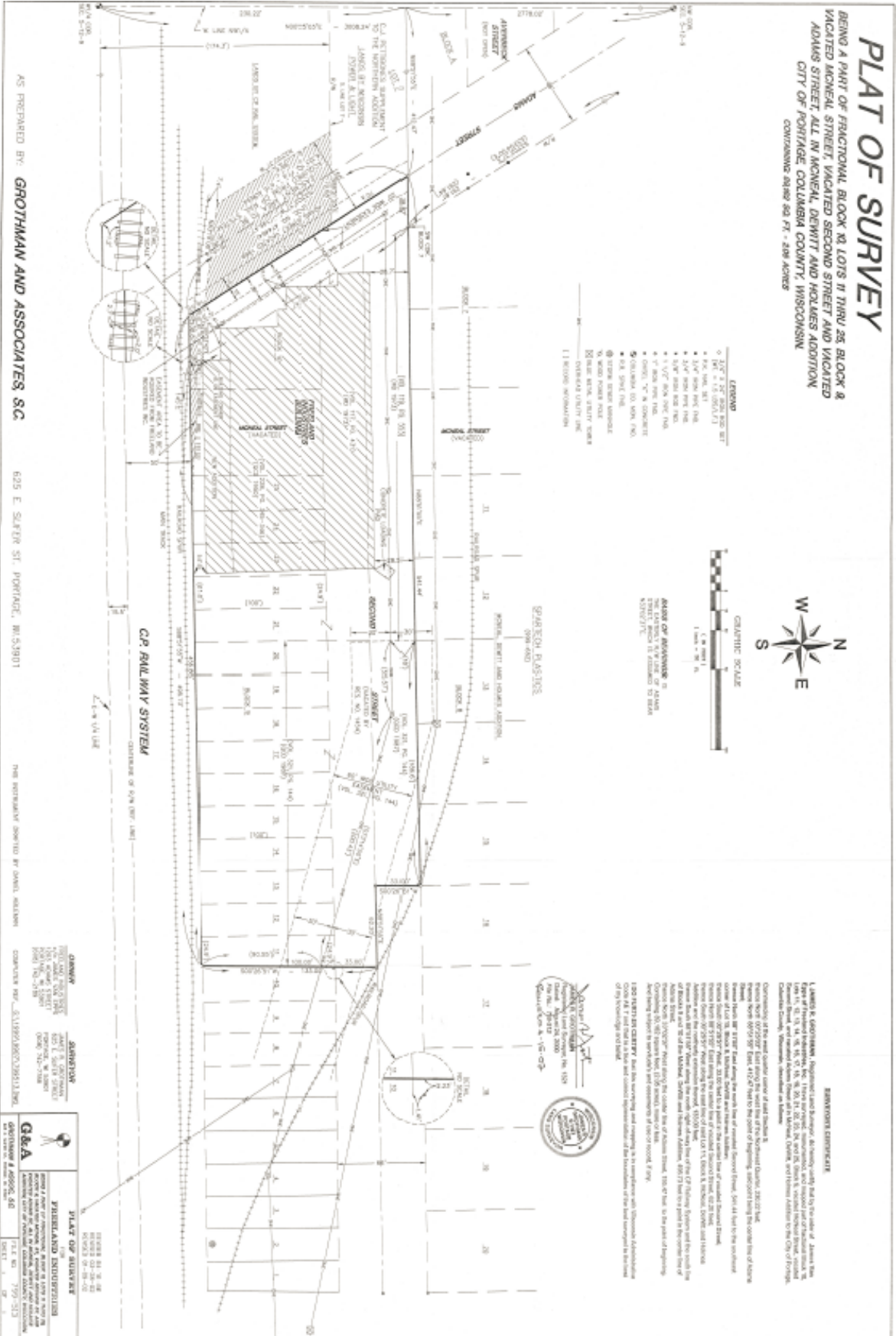
[www.cresa.com/Madison](http://www.cresa.com/Madison)



# Site Pictures

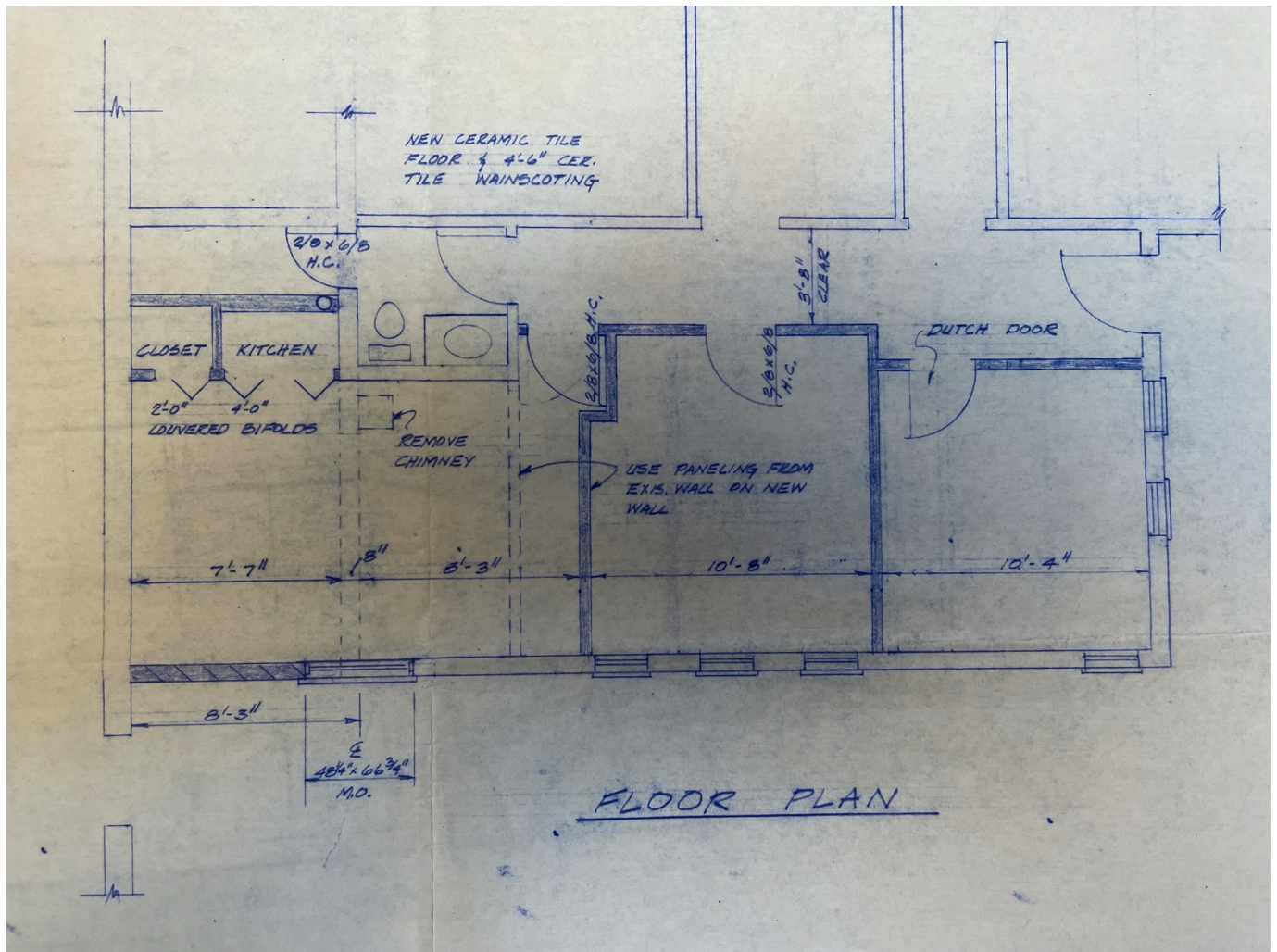


# Survey





## Separate Office Space Floor Plan





## Possible Building Expansion

