

# FOR SALE

## BUILDING 8, 1209 JOSEPH STREET DODGEVILLE, WISCONSIN



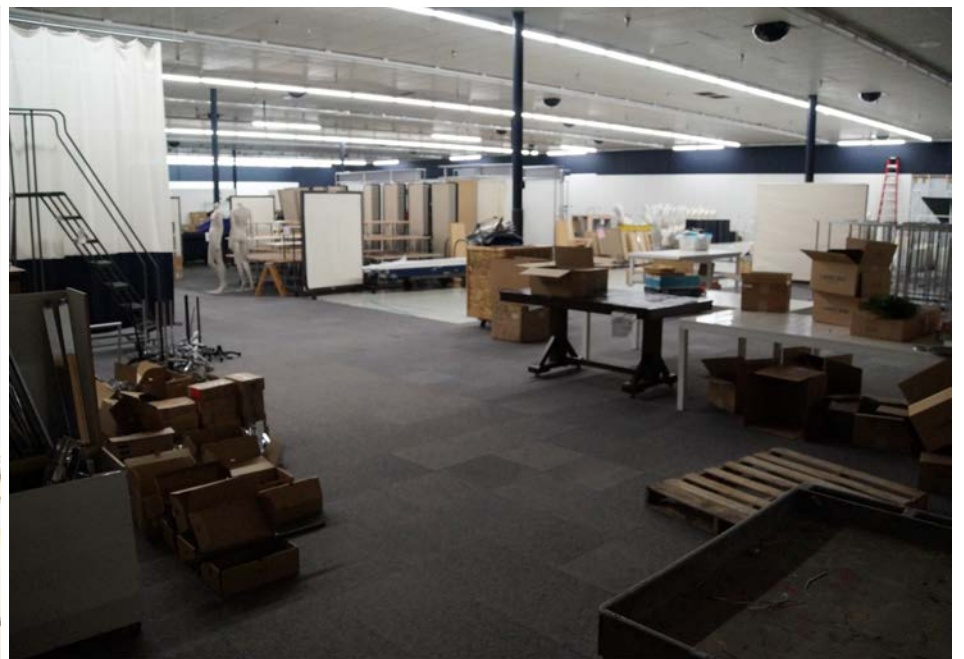
- ❖ **ASKING PRICE - \$2,000,000 (\$49.52/SQ. FT.)**
- ❖ **PROPERTY SIZE – 40,380 SQ. FT. ON 5.86 ACRES (APPROX.)**
  - **PHOTO STUDIO & MERCHANDISING: APPROX. 24,032 SQ. FT.**
  - **VISUAL MERCHANDISING: APPROX. 14,126 SQ. FT.**
  - **RETAIL STORE: APPROX. 2,222 SQ. FT.**
  - **MEZZANINE LEVEL: APPROX. 2,518 SQ. FT.**
- ❖ **YEAR BUILT: 1980**
- ❖ **DOCK/TRUCK WELLS: TWO (2)**
- ❖ **PARKING: 200 PARKING STALLS**
- ❖ **AREA TENANTS: LANDS' END, WALMART**
- ❖ **LARGEST MARKET EMPLOYERS: CUMMINS, INC., SIELAFF CORPORATION, UPLAND HILLS HEALTH HOSPITAL AND CLINICS, WALNUT HALLOW, ZIEGLER AGRICULTURAL EQUIPMENT, HALLADA MOTORS, QUALITY LIQUID FEEDS, SOURCE2MARKET, AND LANDS END.**



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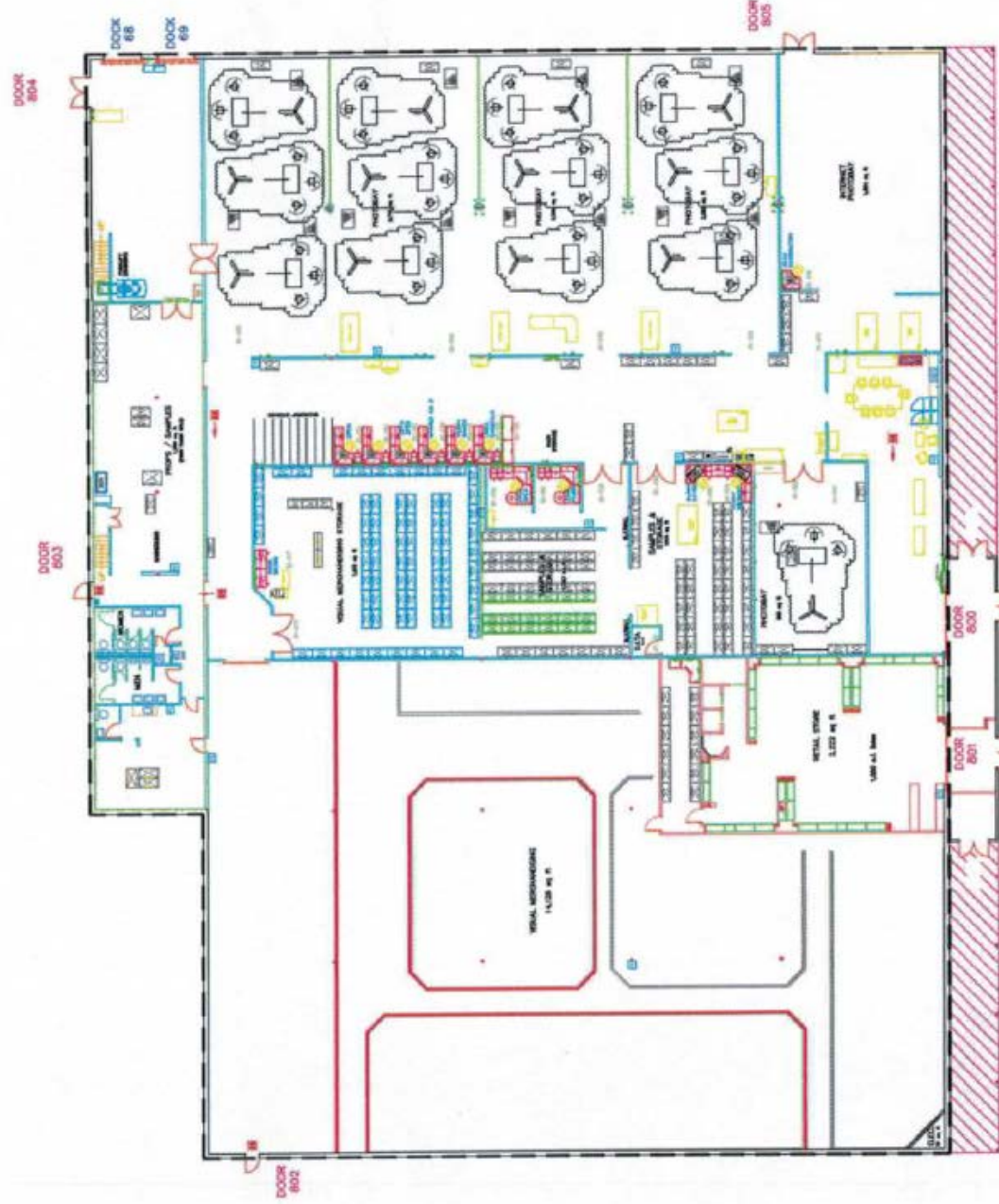
PROPERTY PHOTOGRAPHS



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### PROPERTY FLOOR PLAN



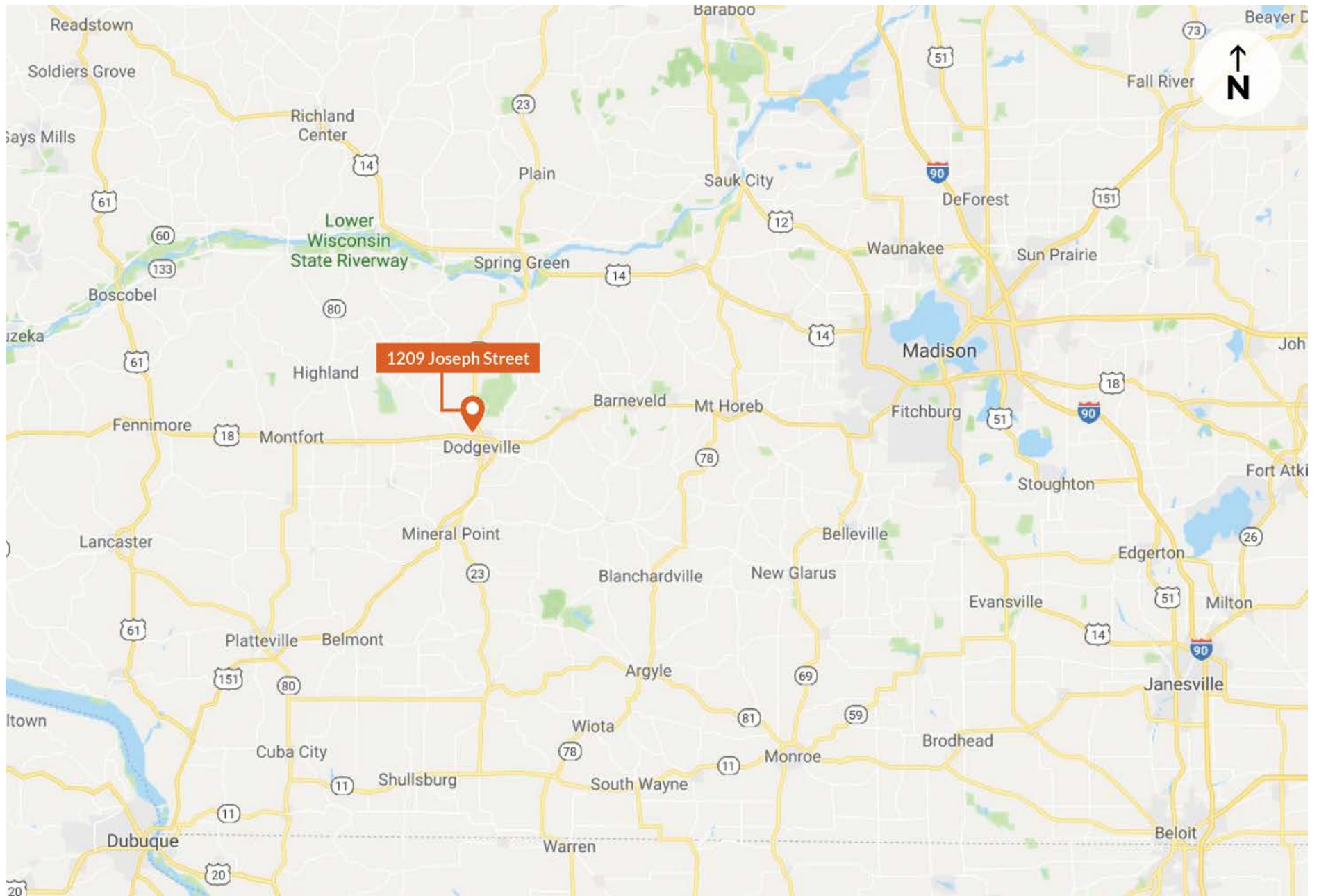
N  
48,970 Sq. Ft. - Outside Walls  
2,345 Sq. Ft. - Usable Mezzanine  
4,444 Sq. Ft. - Total Area



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LOCATION MAP



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## BUILDING 8, 1209 JOSEPH STREET DODGEVILLE, WISCONSIN

AERIAL PHOTOGRAPH





***For More Information Please Contact:***

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**NOTE:** This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All square footages are approximate and have not been field verified.