

# For Sale

Versatile Office Campus

E10889 Penny Lane

Baraboo, WI 53913

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## Investment Summary

### Executive Summary

Colliers | Wisconsin is pleased to offer a unique office campus located in Baraboo, Wisconsin. The building is located in close proximity to Madison, WI, the State's capital city, giving it a unique mix of young talent and established corporations. Thanks to its near immediate proximity to Interstate 90/94, the campus is only a 15-minute drive to the state's entertainment hub, the Wisconsin Dells. Notable employers in the nearby area include: **Teel Plastics, Sysco Food Services & Flambeau, Inc.**

The building was most recently occupied by Various agriculture related users. This is due in large part to the building's location, as well as the unique configuration of predominately class A office with high end lab and warehouse space. In addition to the interior configuration, the campus offers ample parking with room to expand if adjacent vacant land was to be developed.

At present, the nearly 90,000 SF building is designed as a multi-tenant campus, and it could continue to function that way if that was the desired use. However, with minor adjustments, the building could easily serve as a single-tenant office headquarters. Potential additional uses include: education, medical office, and hospitality users. The location, size and versatility of the campus combine to create a uncommon, yet highly desirable offering in the central Wisconsin market.



#### Offering Price

\$3,150,000



#### Price Per Square Foot

\$35.92



#### Building Area

87,707 SF



#### 2021 Taxes

\$55,429.25



#### Zoning

COM - Commercial

# Property Overview



## Property Overview

Address	E10889 Penny Lane, Baraboo, WI
Usable SF	87,707 SF
Configuration	Majority office with mix of lab & warehouse space
Loading Dock	One (1)
Generator	Yes: 350KW
Year Built	1968
Stories	2
Lot Size	14.46 Acres
Parking	195 Parking Stalls
Zoning	COM- Commercial

## Building Highlights

- High quality, class A building with high-end common areas and amenities.
- Loading dock, warehouse space and lab space are unique attributes for a class A facility.
- Overall layout is desirable with a mix of open office, private offices with beautiful windows and conference rooms.
- Excess land for additional parking or other needs
- Potential uses include professional office, medical office, educational, event center, etc.
- 10 minutes South of I-90/94 Wisconsin Dells and 45 minutes North of Madison with close proximity to the regional airport, Baraboo-Dells Flight Center.
- Close proximity to the major tourist destination, Wisconsin Dells, which features many hotels, water parks, restaurants sports venues and more.



# Property Location



**To I-90/94 Via 12**  
Miles: 4  
Drive Time: 5 Minutes



**Dane County Regional Airport**  
Miles: 48  
Drive Time: 47 Minutes



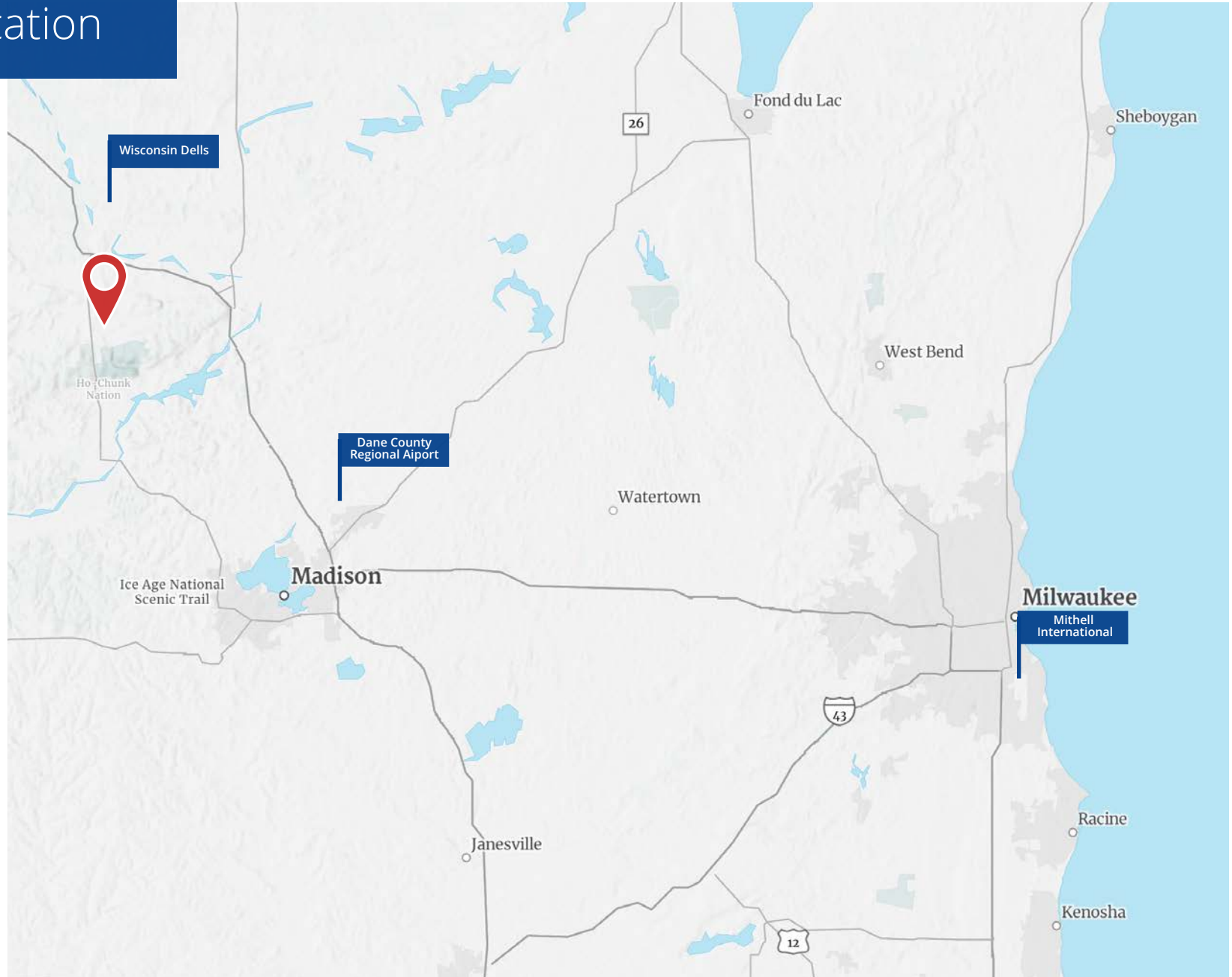
**Downtown Madison**  
Miles: 52  
Drive Time: 58 Minutes



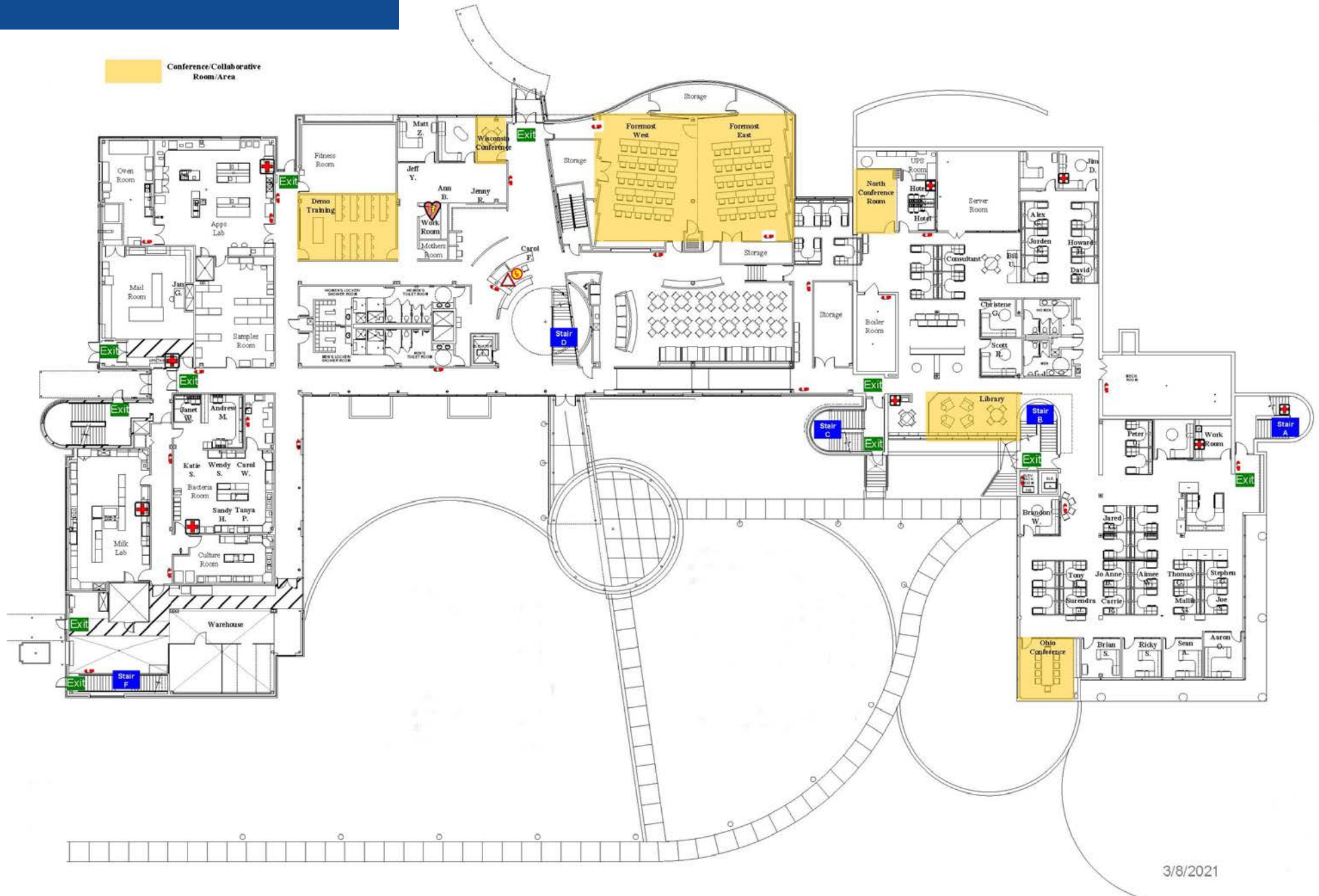
**Downtown Milwaukee**  
Miles: 120  
Drive Time: 1 hour 50 minutes



**Mitchell International Airport**  
Miles: 126  
Drive Time: 2 hours 3 Minutes



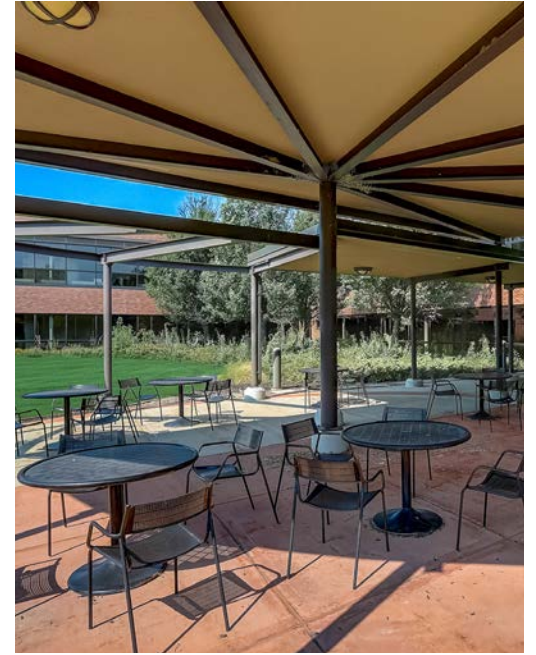
# Floor Plan - 1st Floor





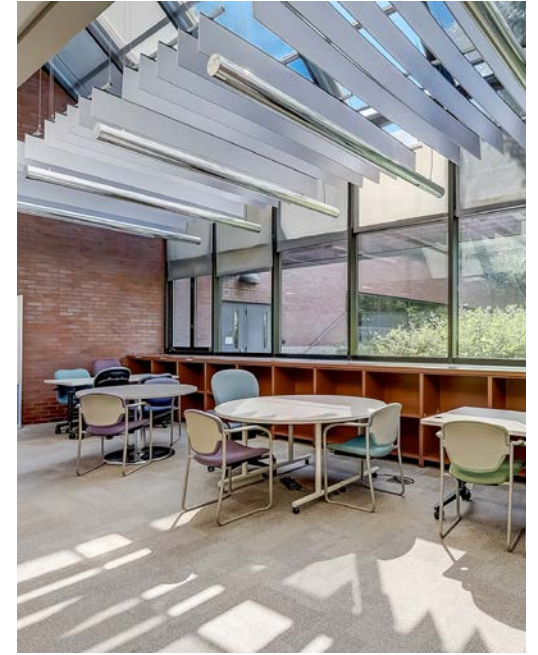


# Exterior Photos





# Interior Photos





# Interior Photos







Contact Us:



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