

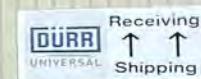
# Industrial FOR SALE

**Price: \$3,190,000**

815 EAST INDUSTRIAL DRIVE |  
MUSCODA, WI 53573

## Former Durr - Universal Manufacturing Facility

- 87,005 SF Main Building on 5.7 acres
- 3,528 SF Warehouse
- 12,603 SF Cold Storage
- 4.9 excess acres







## Property Summary

Available SF:	103,136
Building SF:	87,005
Clear Height:	16'-20' (35%) - 23'-30' (65%)
Column Space:	45 x 30 - Crane Bays
Cranes:	Yes - 16 (5-15 Tons)
Dock Doors:	4
Floor Drains:	Yes
Grade Doors:	8 - Various Sizes (10'-20')
HVAC:	Radiant/Heated Make-Up Air
Lighting:	T-5 & LED
Lot Size:	10.68 Acres
Outside Storage:	3 Cold Storage Sheds
Parking:	70 stalls - Expandable
Power:	7,500 amps total; 2500 @ 480v; 5000 @ 240v
Sprinklers:	Wet
Yard:	4.9 acres excess land

## Property Overview

Quality manufacturing facility in Southwestern Wisconsin with heavy power, cranes, and adjacent to rail.

This facility had been most recently utilized for the manufacturing of locomotive components and is well suited for manufacturing sectors including specialty metal fabrication, transportation equipment, electrical components, computer components, and motor vehicle parts.

The building was constructed in 1978 and has been renovated and expanded many times since including the most recent expansion in 2010.

## Location Overview

Muscoda is a village in Southwestern Wisconsin with a population of approximately 1,200 people. Major employers include Scot Industries, Meister Cheese, Muscoda Protein Products, Industrial Chrome Plating, and three businesses in the wood products industry.

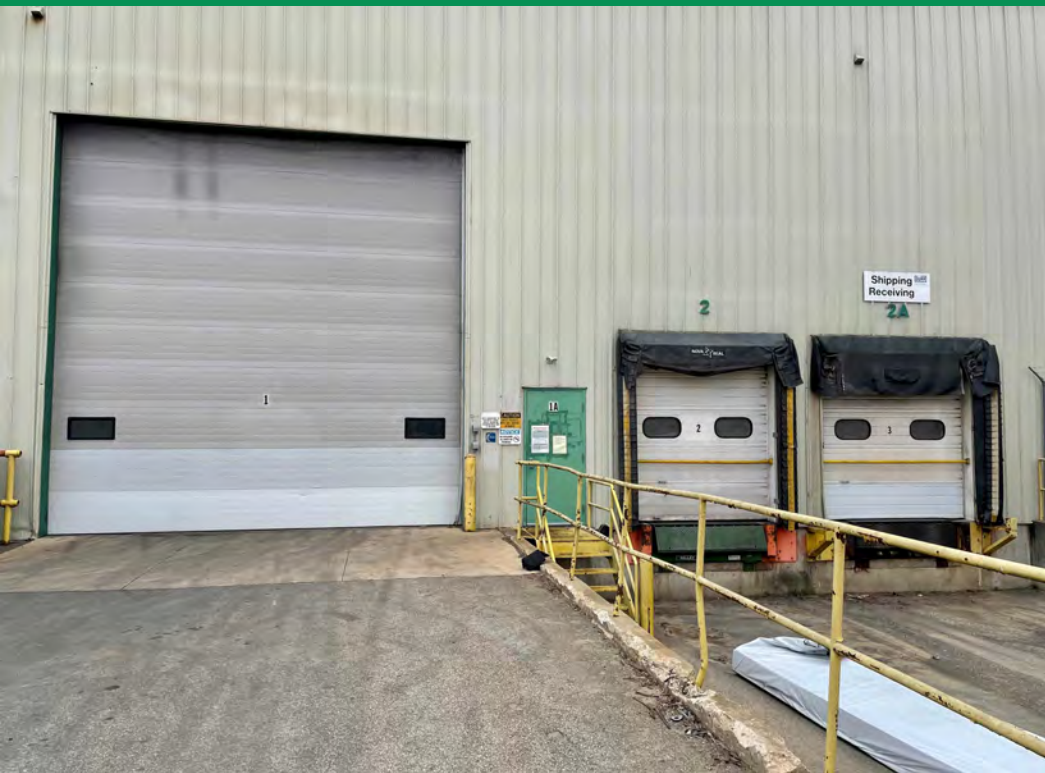


## PROPERTY PHOTOS





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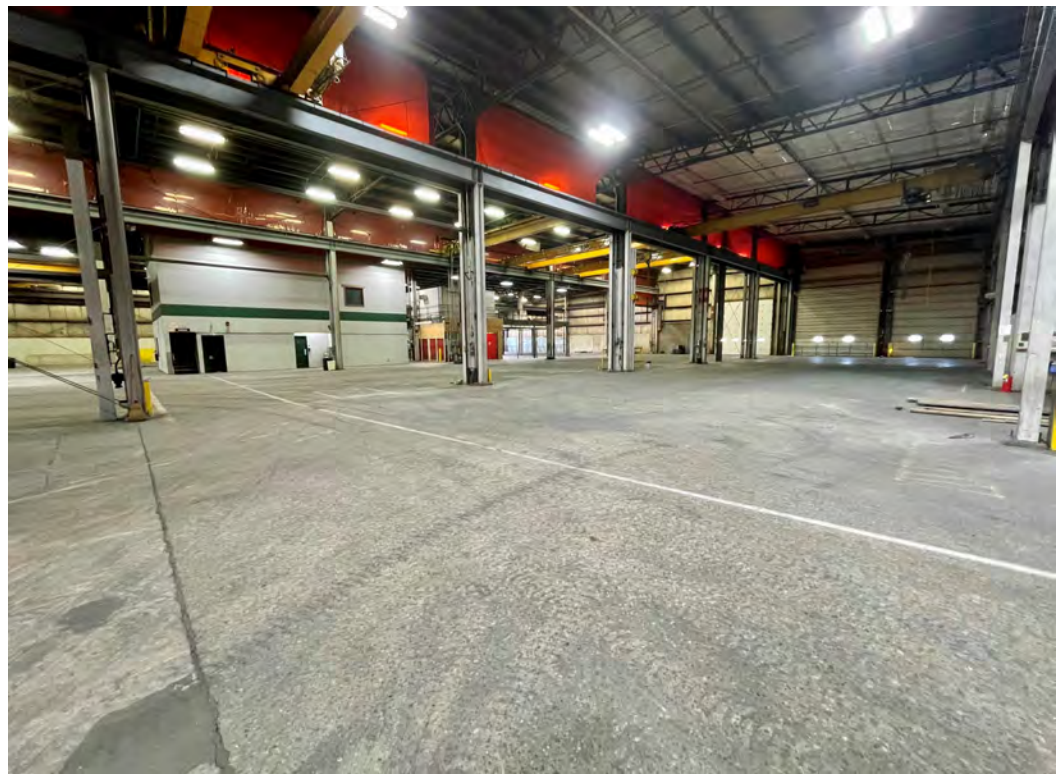
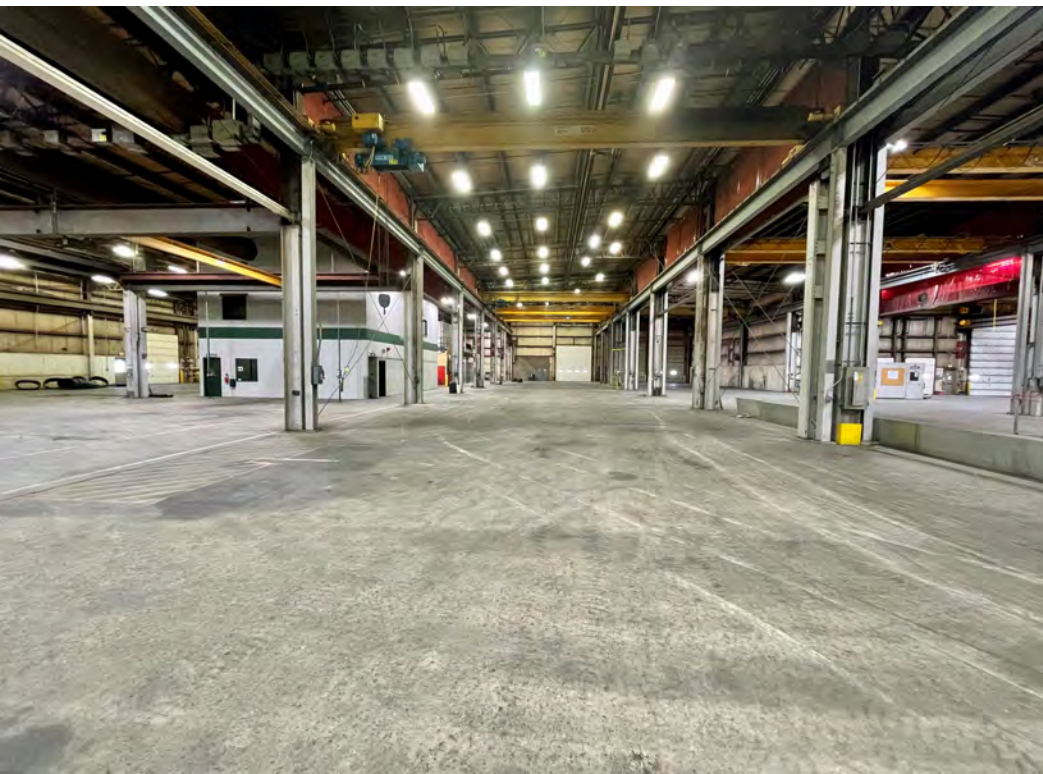


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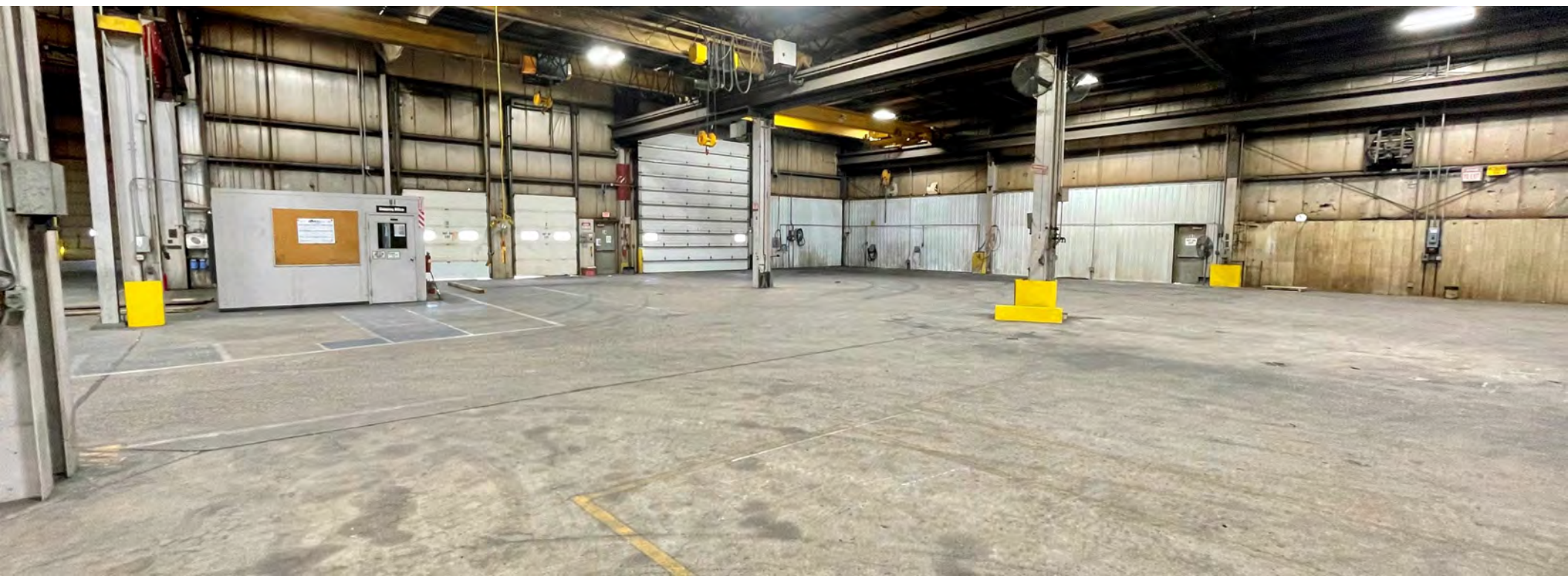


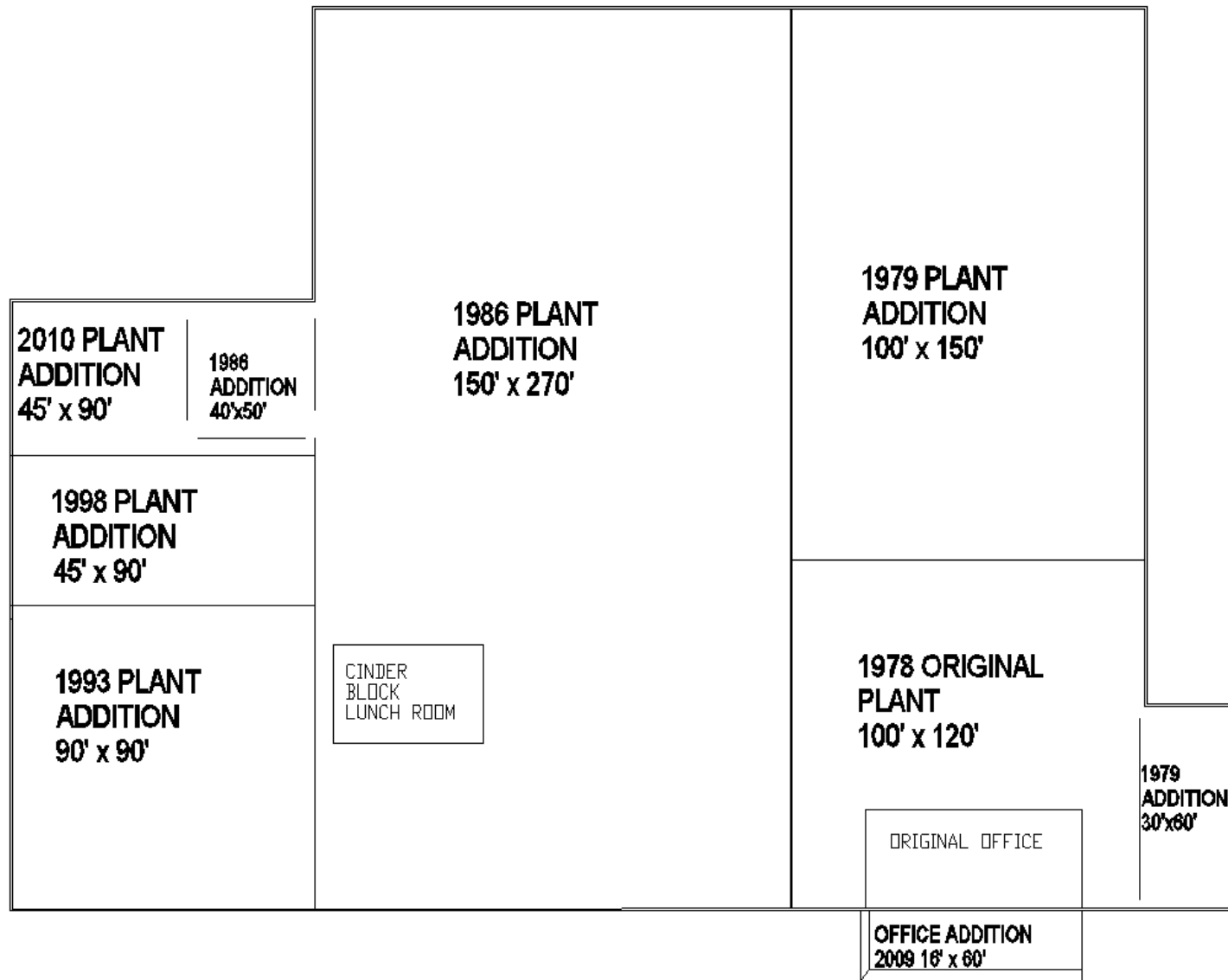
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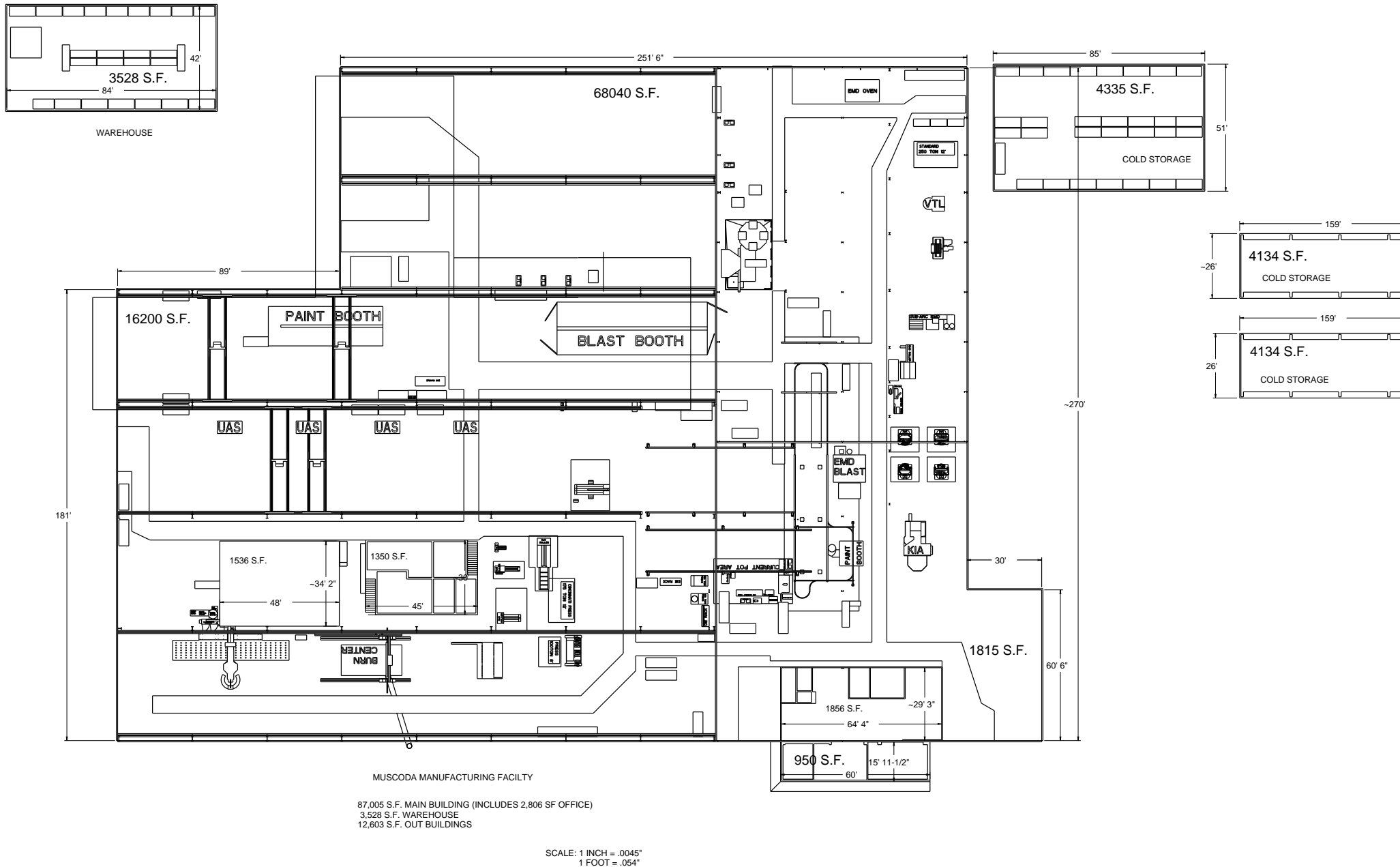




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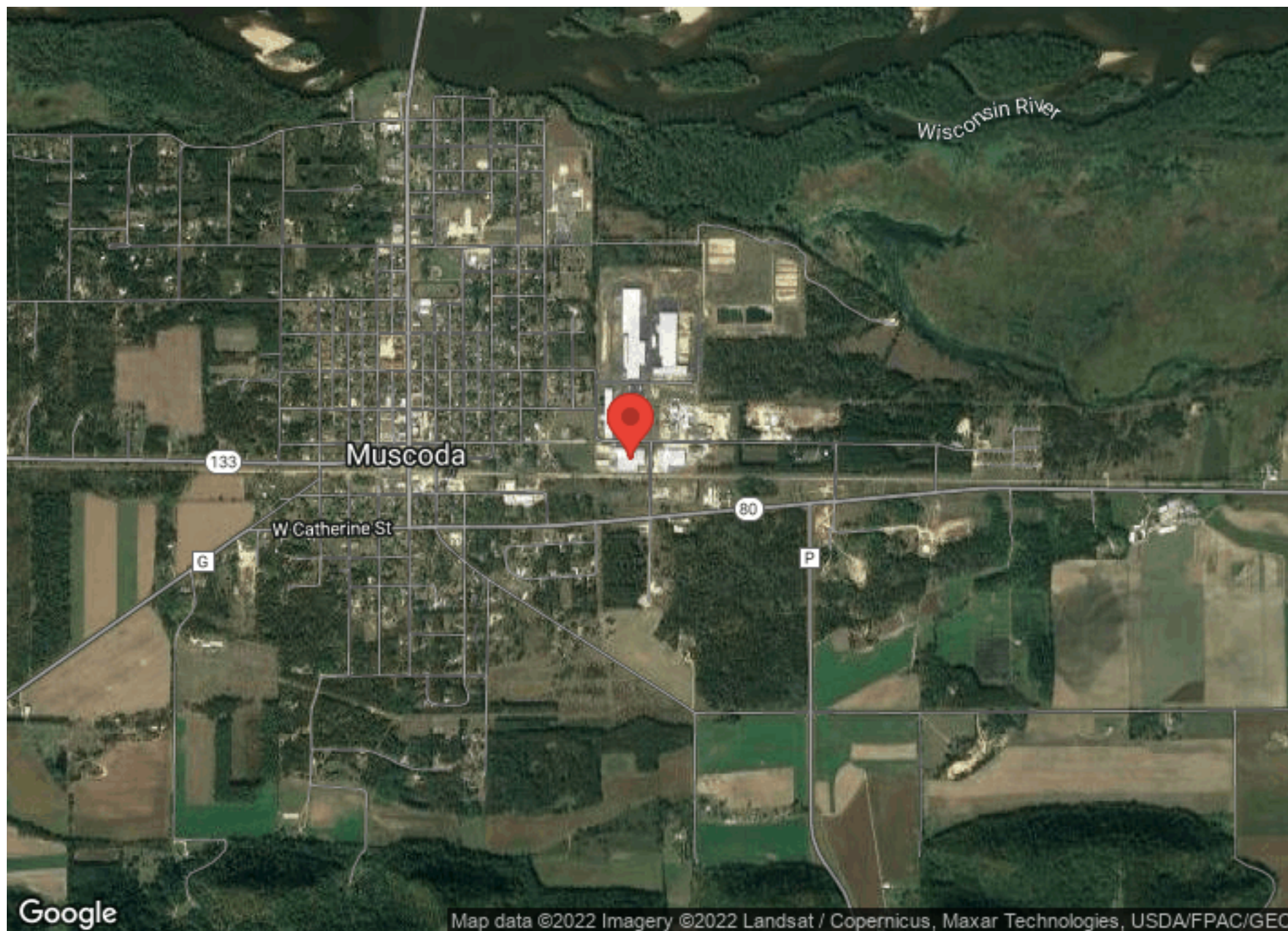


# PLANT LAYOUT 2



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