

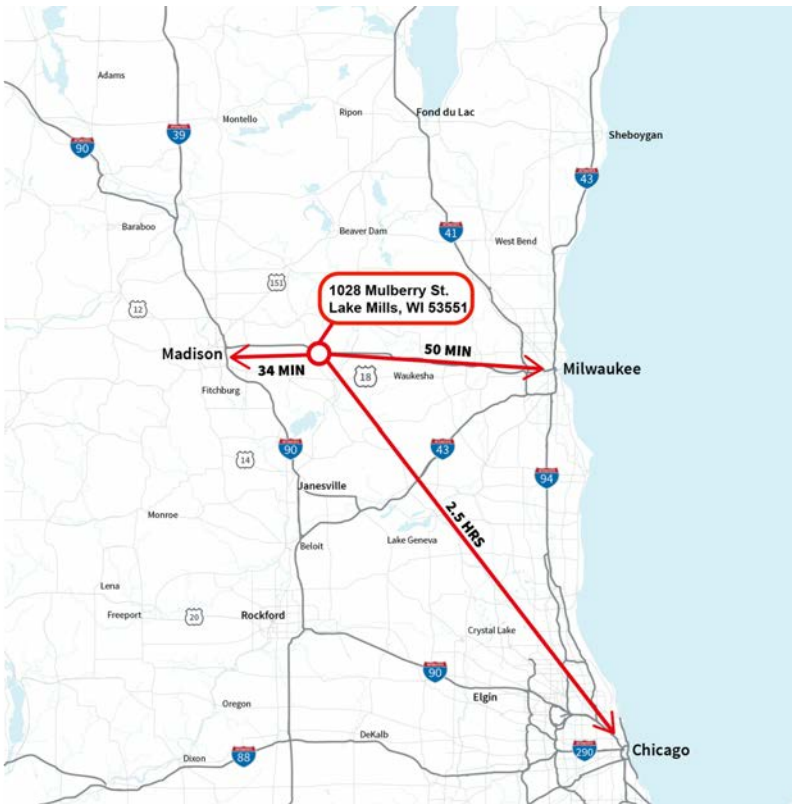


23,500 SF

Refrigerated space for lease

1028 Mulberry Street

Lake Mills, WI 53551



Location

- 3 minutes to major I-94 interchange
- Proximity to multiple food distribution hubs: Aldi's, Kroger, Target and Walmart

Property specifications

- +/- 23,500 SF available
- +/- 3,500 SF Office
- 20,000 SF Refrigerated space
- +/- 1500 Racked pallet positions
- 4 Docks with pit levelers
- Back-up power/Dedicated power from city
- Forklifts/Electric jacks/Charging stations
- 1993 Construction

Advantages and amenities

- 33 degree temperature holds
- 24/7 HVAC/Refrigeration monitoring

23,500 SF

Chilled space for lease



Site photos

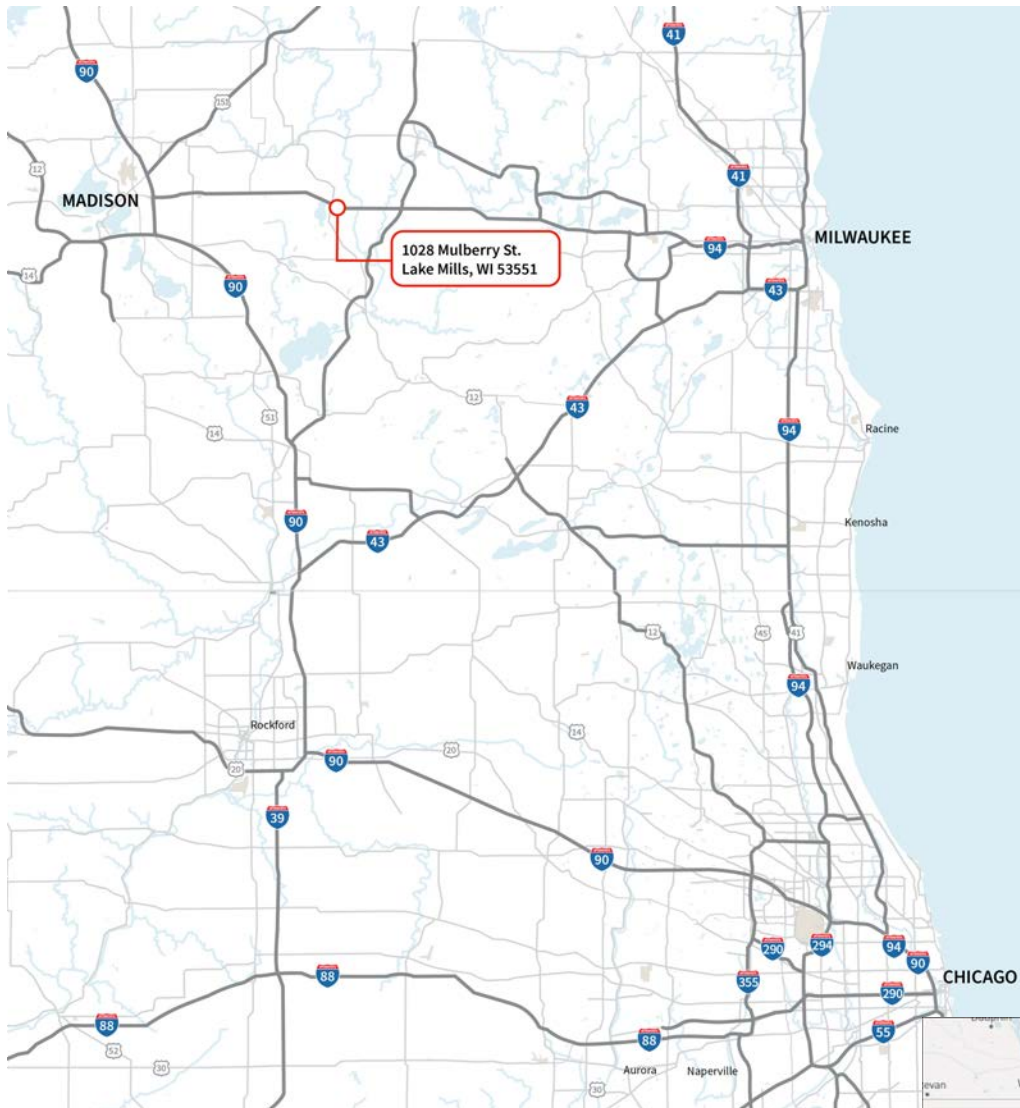


23,500 SF

Chilled space for lease



Regional access & 1-day drives



34 MIN
to Madison IL

50 MIN
to Milwaukee WI

2 HRS
to Dubuque IA

2.25 HRS
to Green Bay WI

2.5 HRS
to Chicago IL

4.25 HRS
to Minneapolis MN



23,500 SF

Chilled space for lease



Local demographics

1028 Mulberry St, Lake Mills,
Wisconsin, 53551

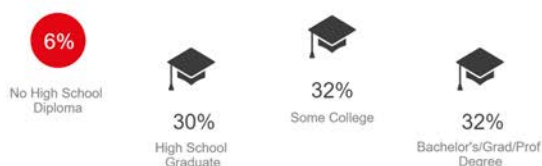
Ring of 10 miles



KEY FACTS



EDUCATION



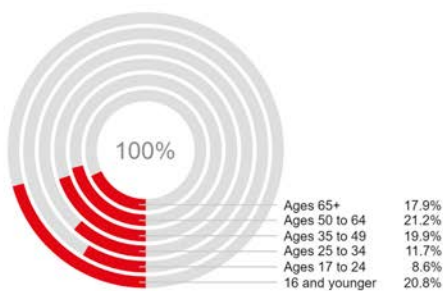
INDUSTRY CONCENTRATION



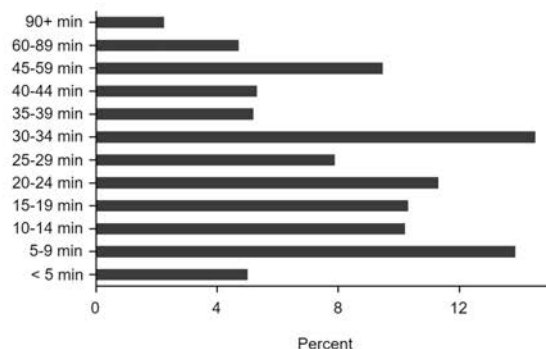
EMPLOYMENT



AGE STRATIFICATION



AVERAGE TRAVEL TIME TO WORK



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