

Industrial FOR SALE

Price: \$2,500,000

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 Unheated Storage
- 4.9 excess acres



Property Summary

| | |
|------------------|--|
| Price: | \$2,500,000 |
| 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 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.

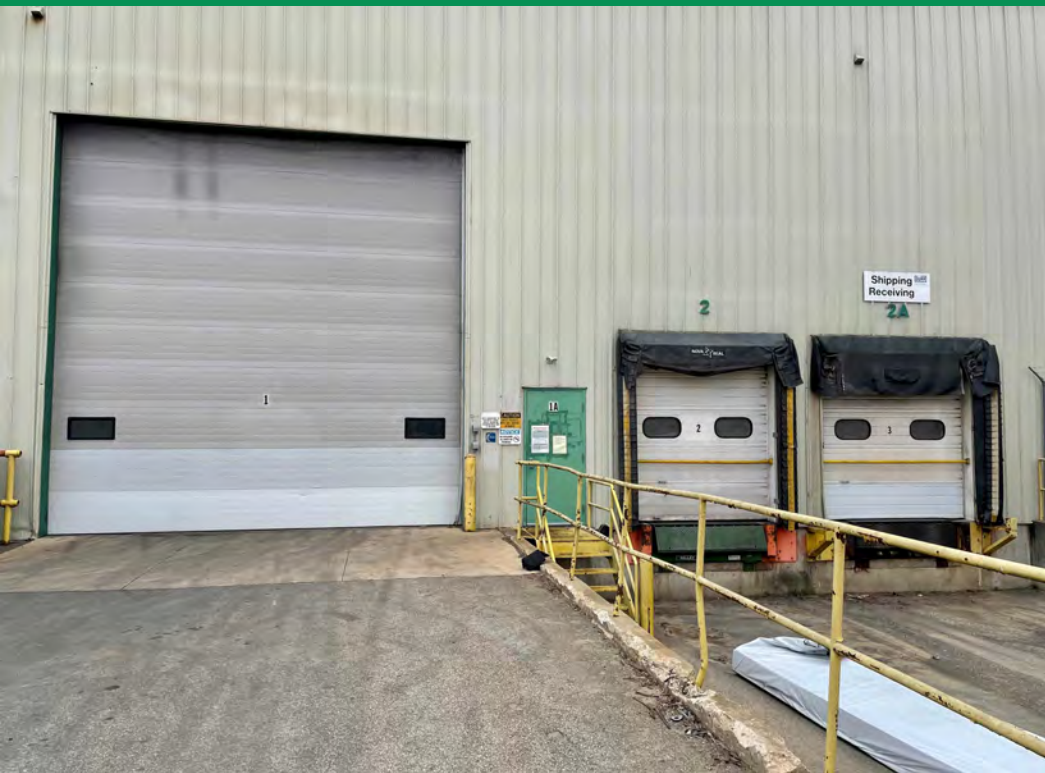
Location Overview

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



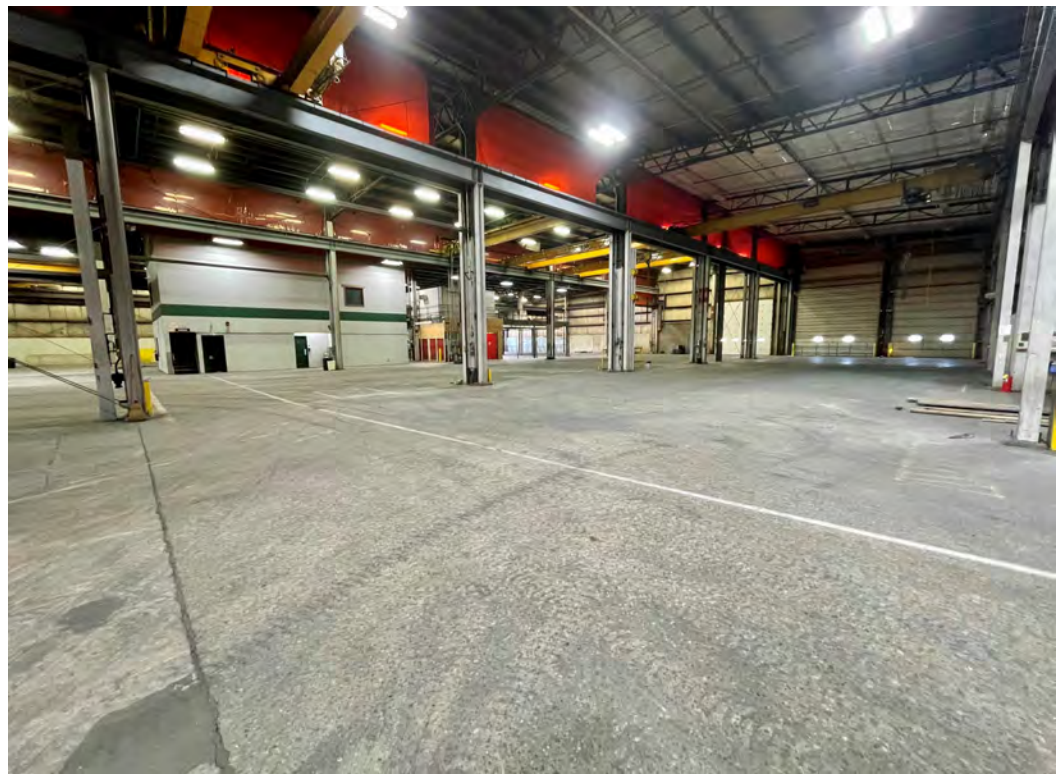
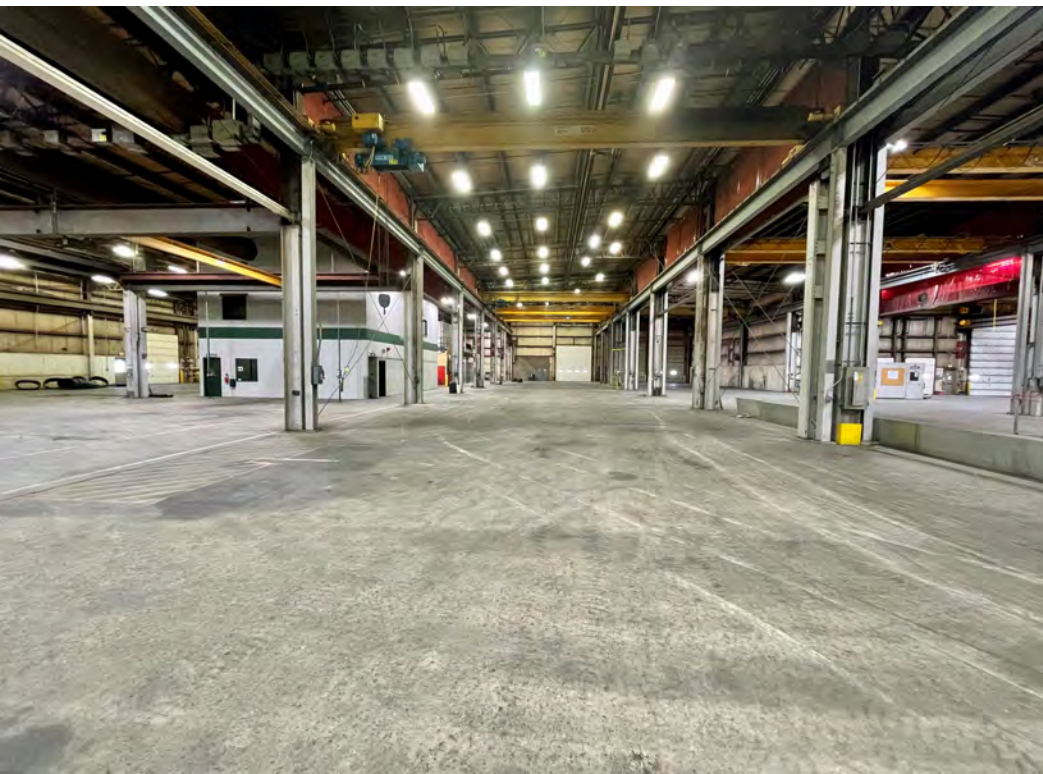
PROPERTY PHOTOS



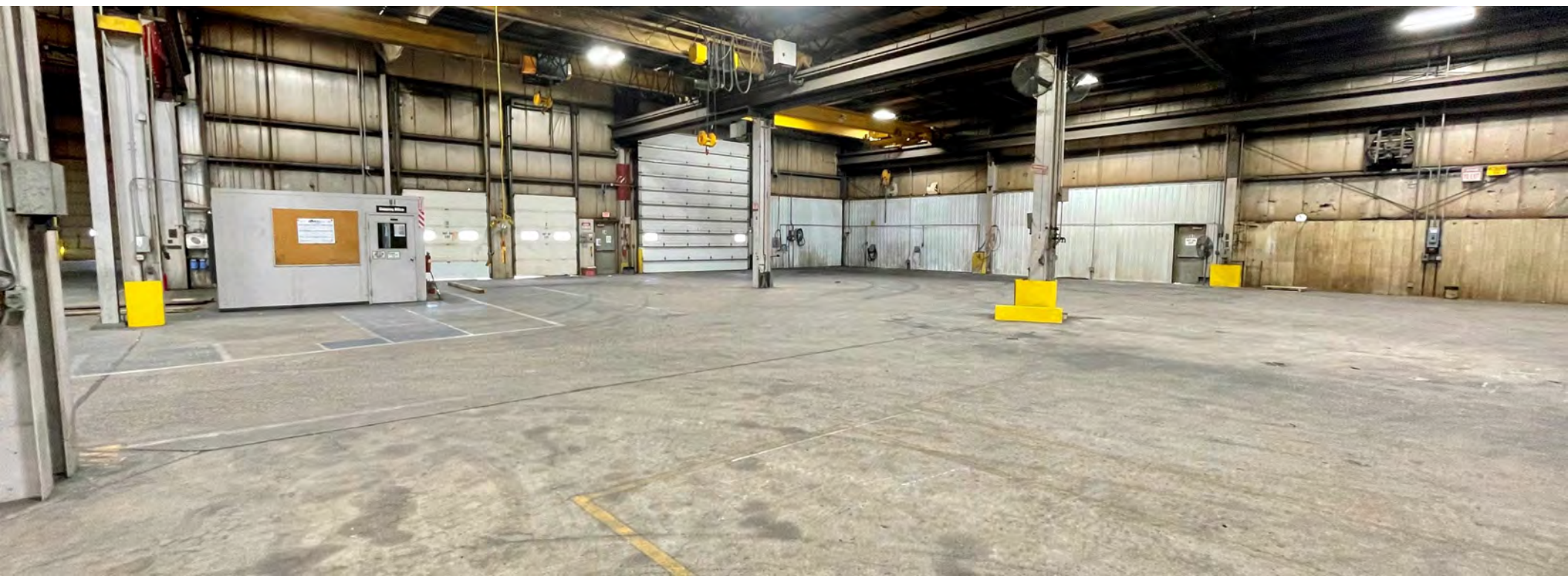
PROPERTY PHOTOS

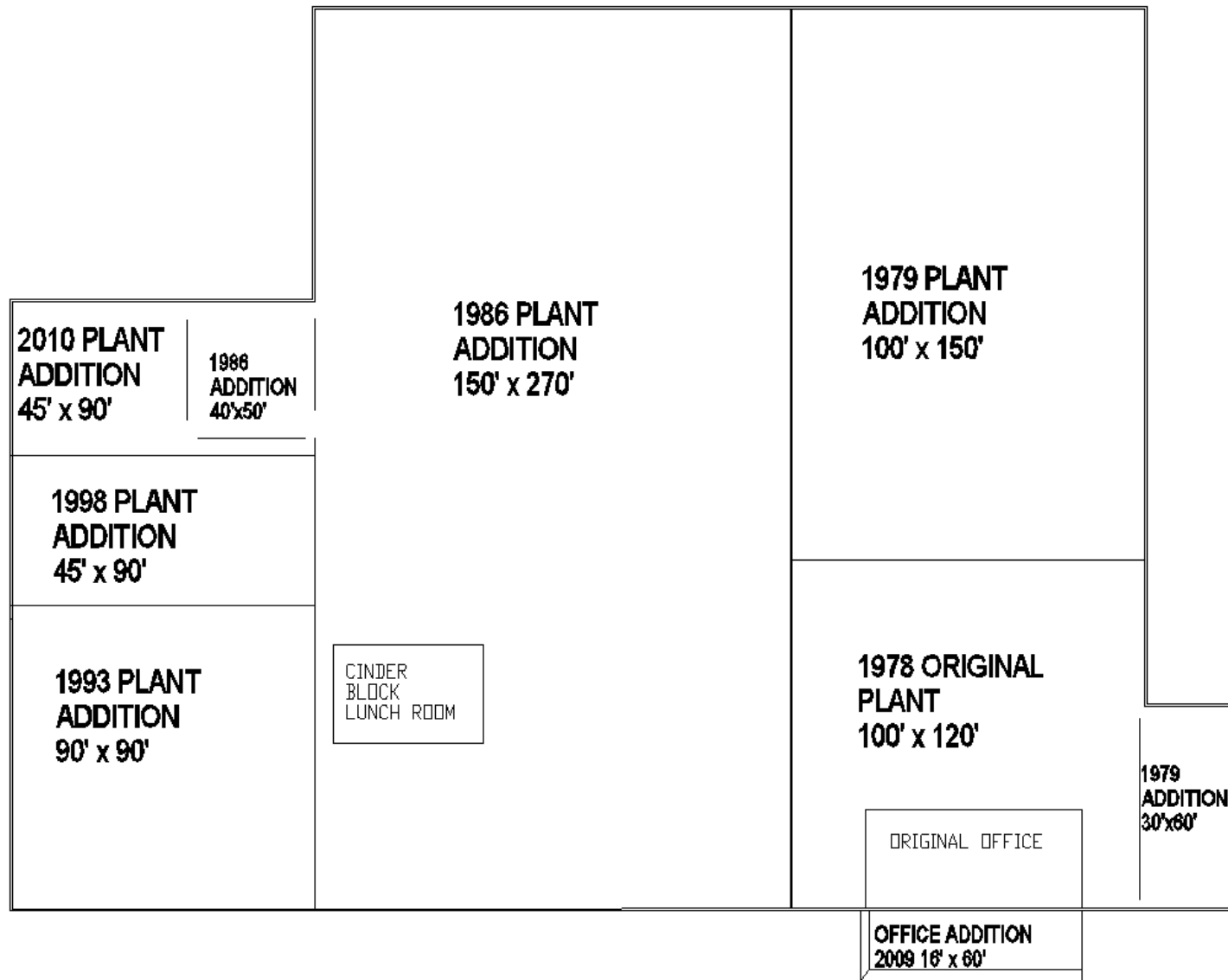


PROPERTY PHOTOS



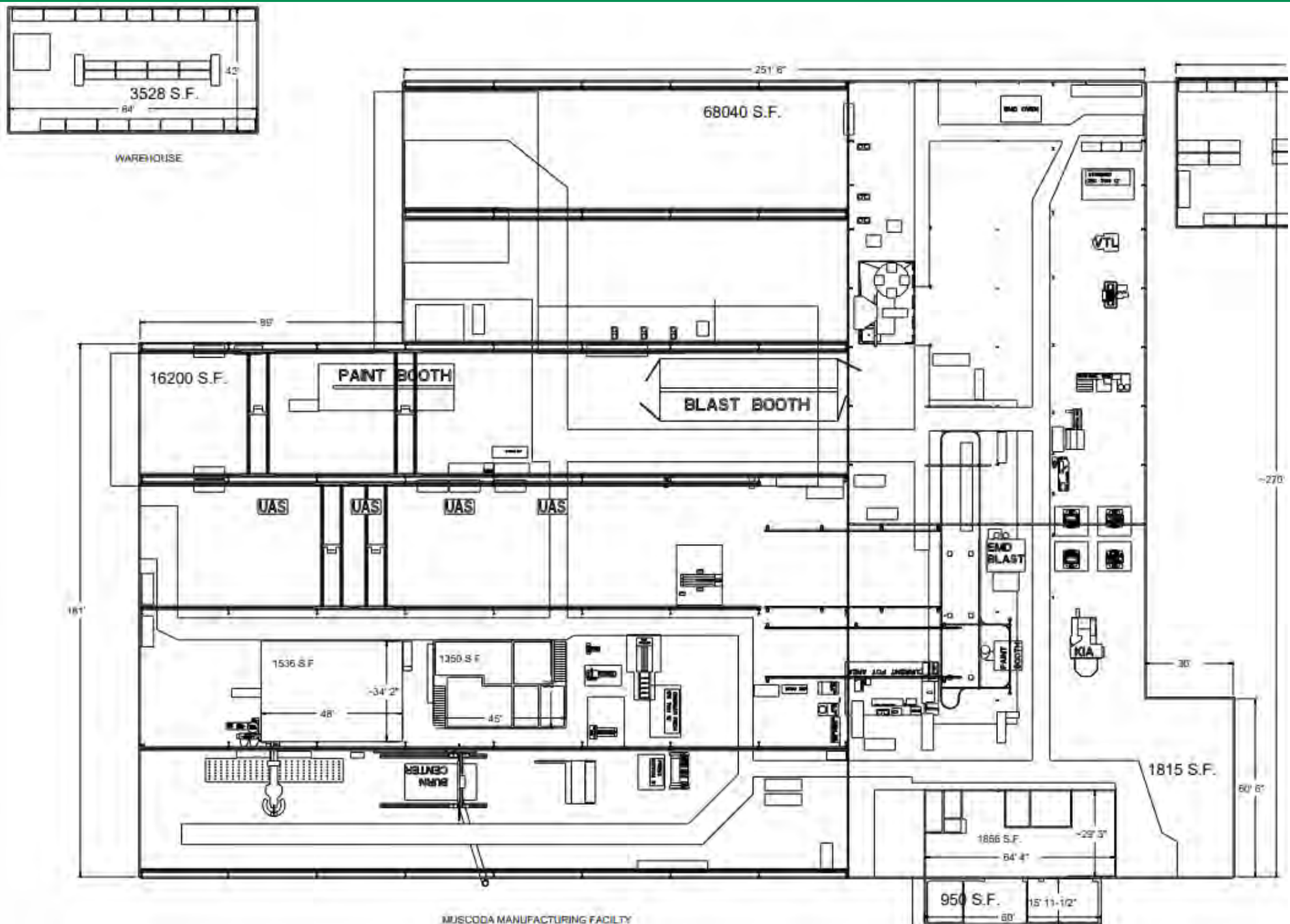
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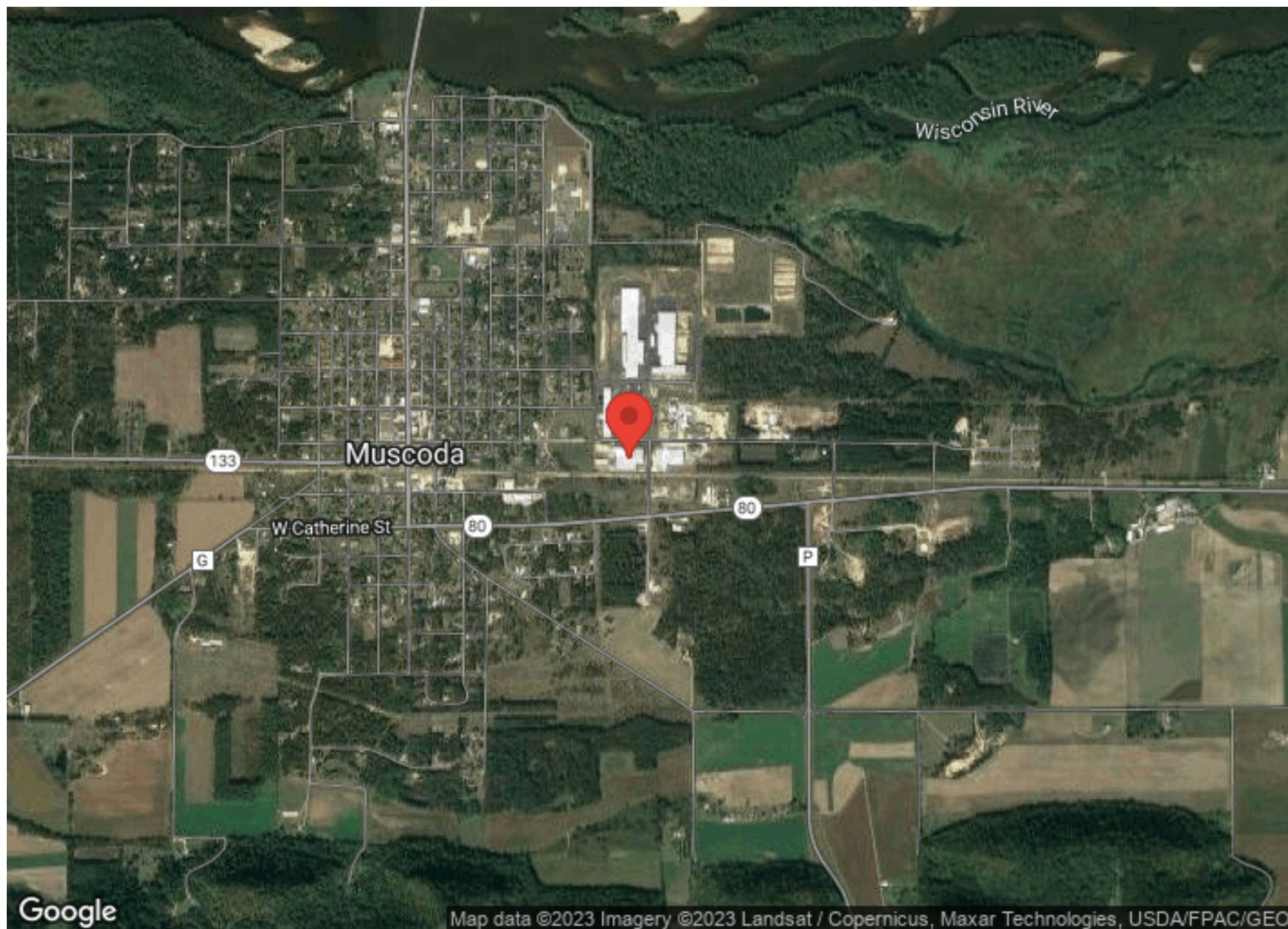


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PLANT LAYOUT 2



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