

**For Sale or Lease**

**Refrigerated  
Storage Facility with  
Office  
10,000-23,500 SF  
Available**

**Lakeland Cold  
Storage  
1028 Mulberry St**

**LAKE MILLS, WI 53551**

**Lease Rate: \$9.75 NNN  
Asking Price: \$3.2M**



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# PROPERTY SUMMARY

1028 MULBERRY STREET



## Property Summary

Lease Rate:	\$9.75
Sale Price:	\$3,200,000
Refrigerated Warehouse:	33 Degree Cooler
Building SF:	23,500
Available SF:	10,000 - 23,500
Office SF:	3,500
Warehouse SF:	20,000
Rack Positions	1,500
Clear Height:	17'-20'
Column Space:	40' x 40'
Dock Doors:	4 - Pit Levelers
Power:	800 Amp - 3-Phase 208/120
Lot Size:	2.30 Acres
Year Built:	1993

## Property Overview

This cold storage facility is a specialized structure designed to store and preserve perishable goods, food products, and other temperature-sensitive items at controlled low temperatures. This building provides a Turn-key solution for local/regional distributors of food products which includes racking, forklifts, and shipping/recieveing equipment.

## Location Overview

Lake Mills is conveniently located along Interstate 94, which connects it to major cities like Madison, Milwaukee, and Chicago. The city is also served by County Highway B and State Highway 89. The building is just 3 minutes from a major I-94 interchange and has good proximity to multiple food distribution hubs including Aldi's, Kroger, Target, and Walmart.

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# PROPERTY PHOTOS

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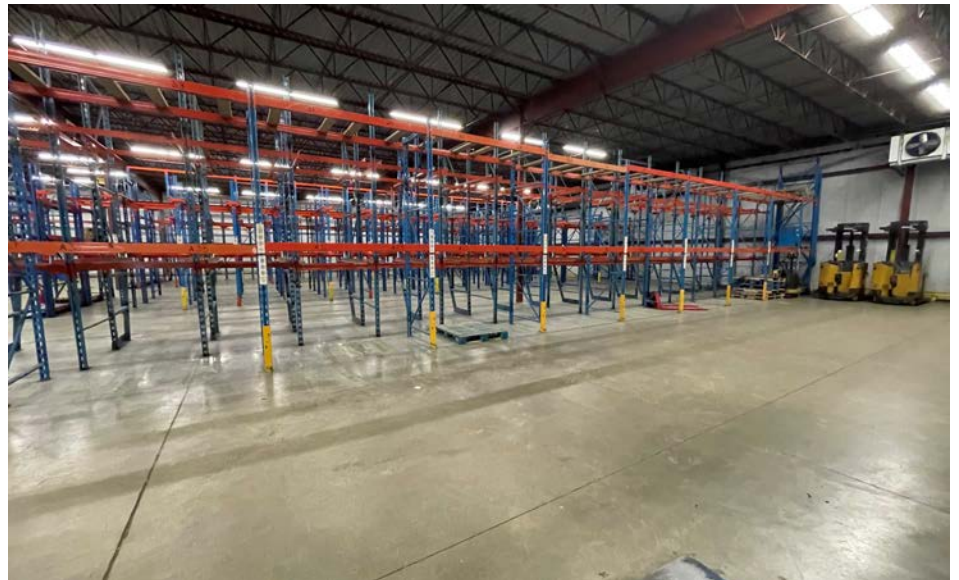
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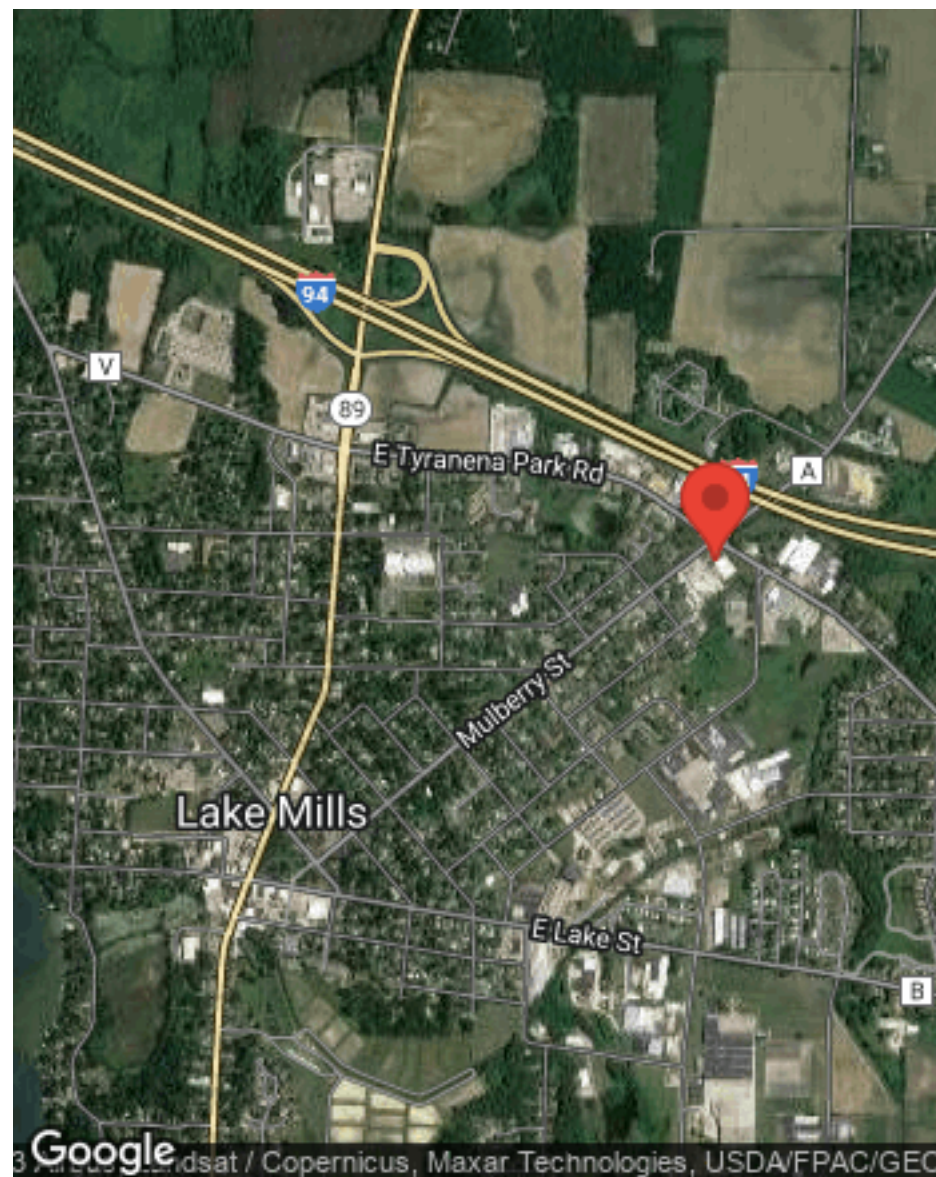
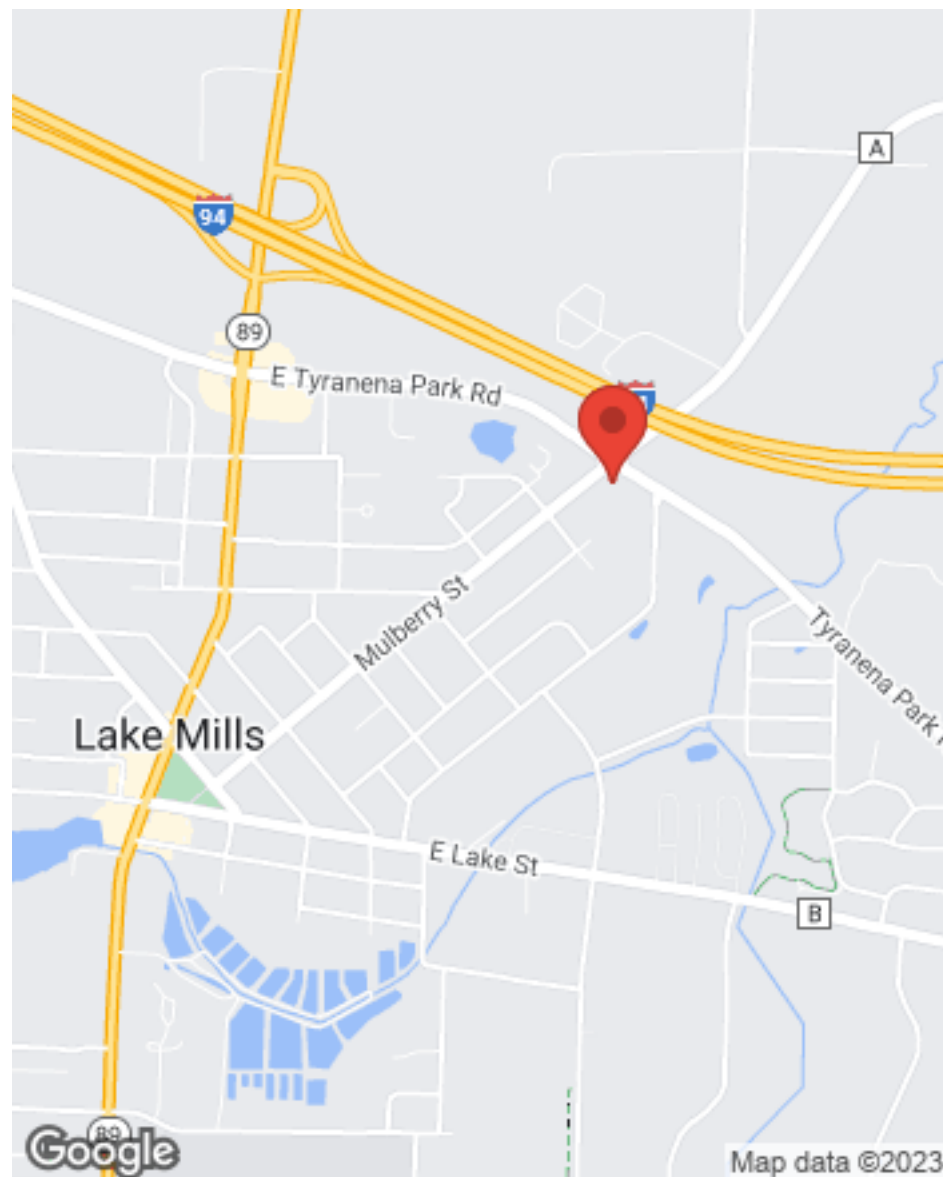
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# LOCATION MAPS

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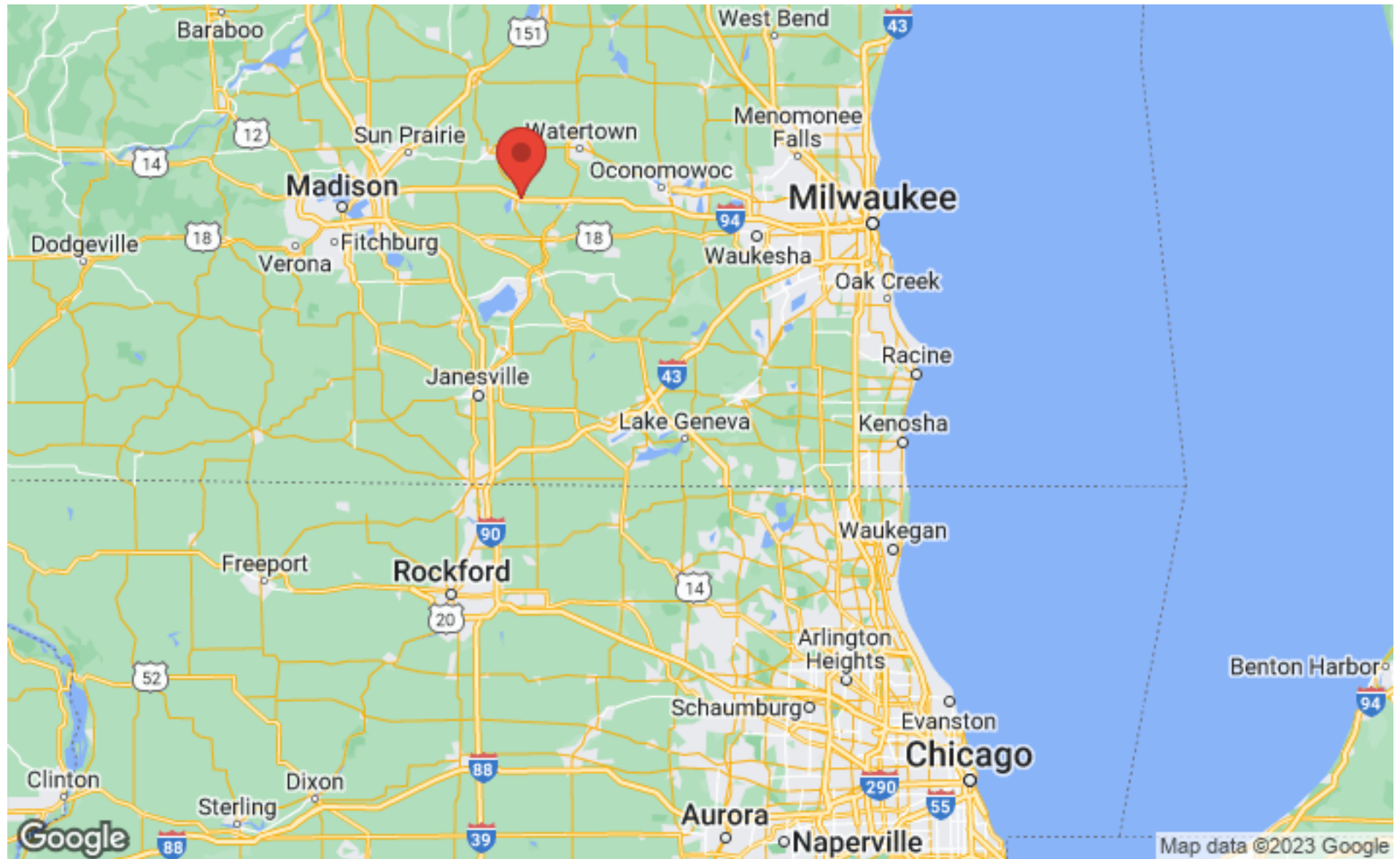
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# REGIONAL MAP

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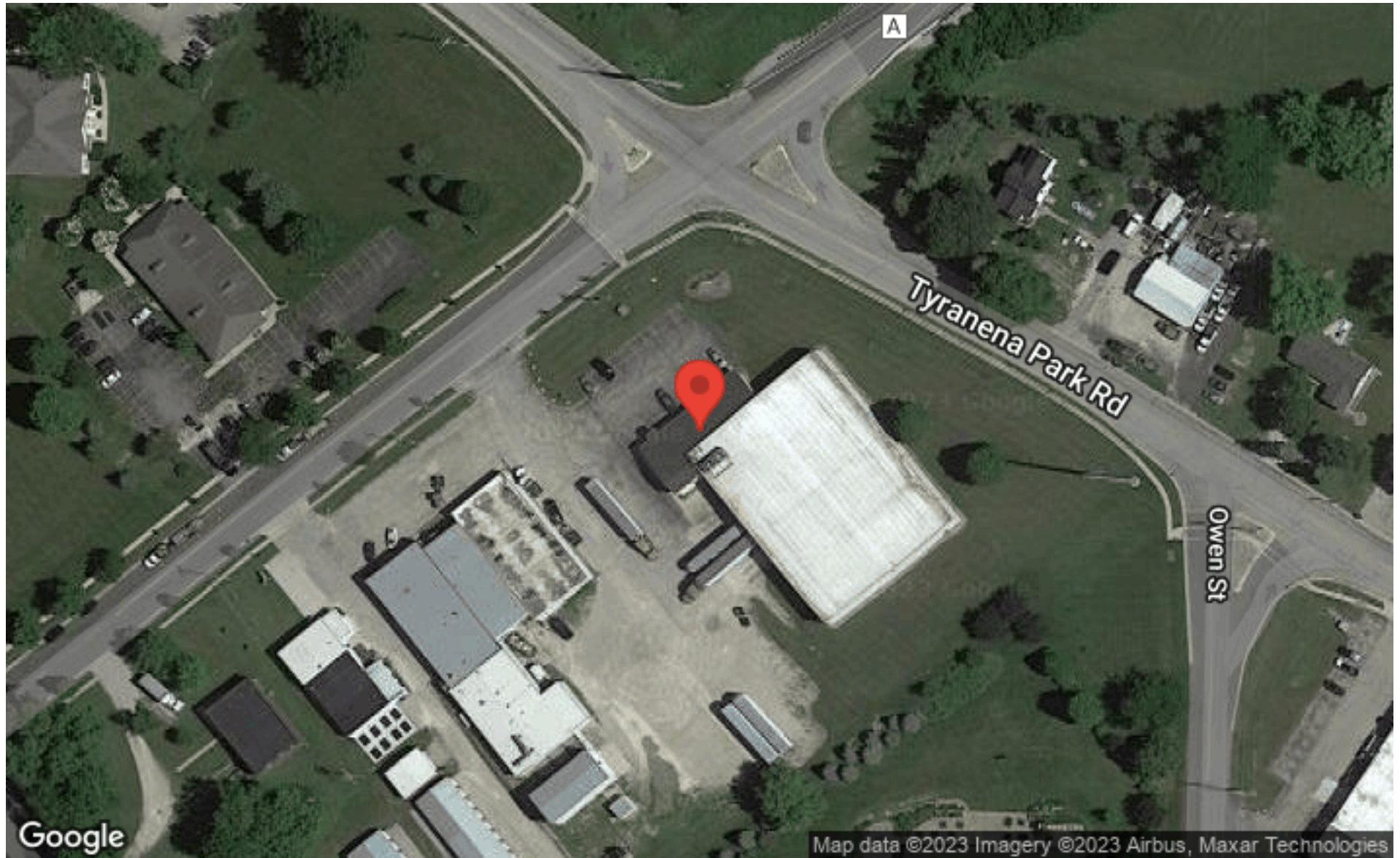
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# AERIAL MAP

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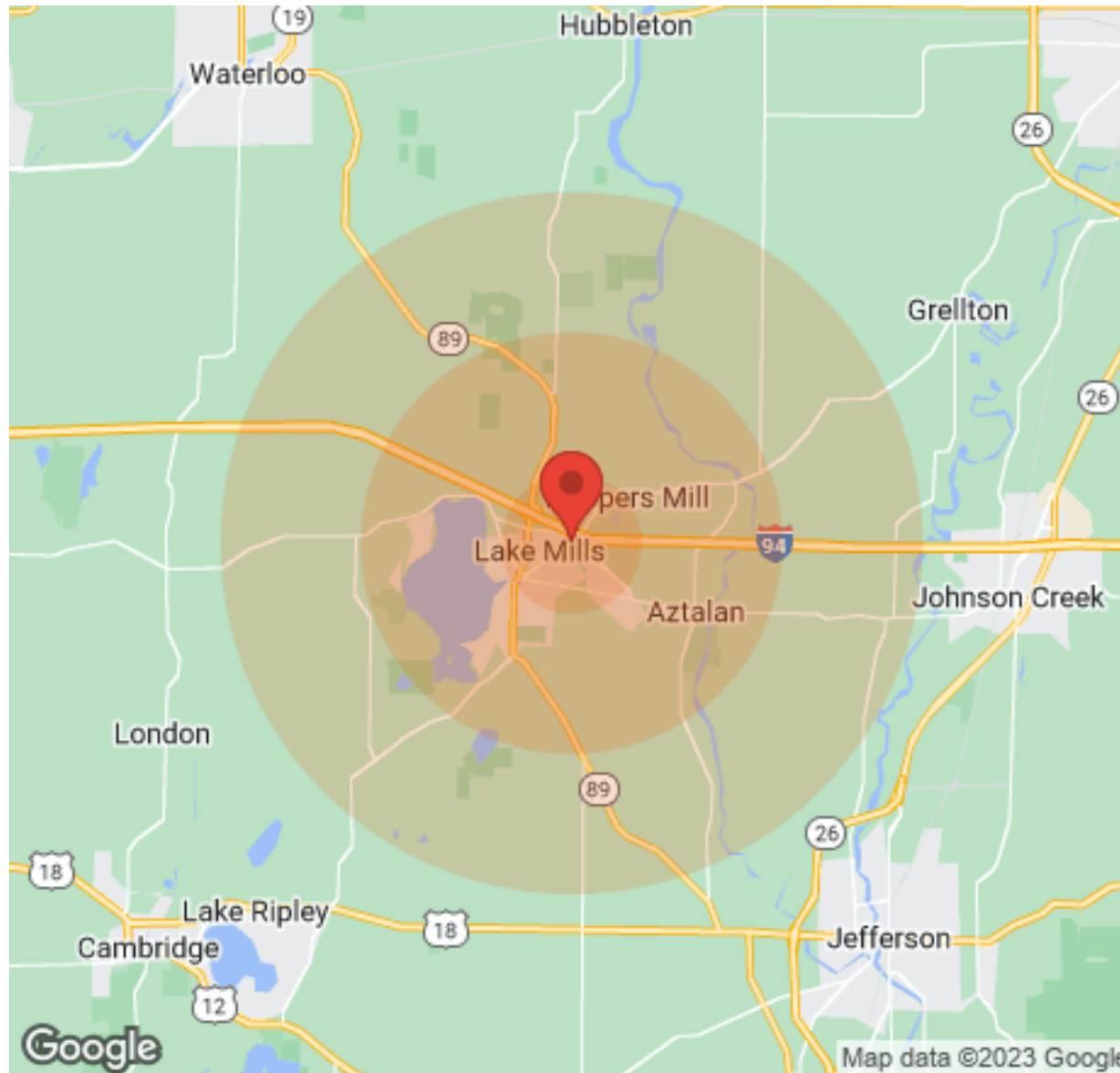
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,529	3,296	5,782
Female	1,639	3,359	5,690
Total Population	3,168	6,655	11,472

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	611	1,239	2,041
Ages 15-24	432	912	1,574
Ages 25-54	1,225	2,582	4,262
Ages 55-64	395	866	1,586
Ages 65+	505	1,056	2,009

Race	1 Mile	3 Miles	5 Miles
White	3,078	6,514	11,282
Black	3	12	12
Am In/AK Nat	3	3	3
Hawaiian	N/A	N/A	N/A
Hispanic	118	200	255
Multi-Racial	168	252	350

Income	1 Mile	3 Miles	5 Miles
Median	\$53,700	\$71,192	\$72,504
< \$15,000	55	236	328
\$15,000-\$24,999	210	291	383
\$25,000-\$34,999	156	303	482
\$35,000-\$49,999	229	360	500
\$50,000-\$74,999	246	420	867
\$75,000-\$99,999	167	472	935
\$100,000-\$149,999	186	481	723
\$150,000-\$199,999	3	85	161
> \$200,000	17	40	140

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,373	3,167	5,218
Occupied	1,276	2,660	4,557
Owner Occupied	900	1,831	3,532
Renter Occupied	376	829	1,025
Vacant	97	507	661

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