

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: \$2.8M**



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PROPERTY SUMMARY

1028 MULBERRY STREET



Property Summary

Lease Rate:	\$9.75
Sale Price:	\$2,800,000
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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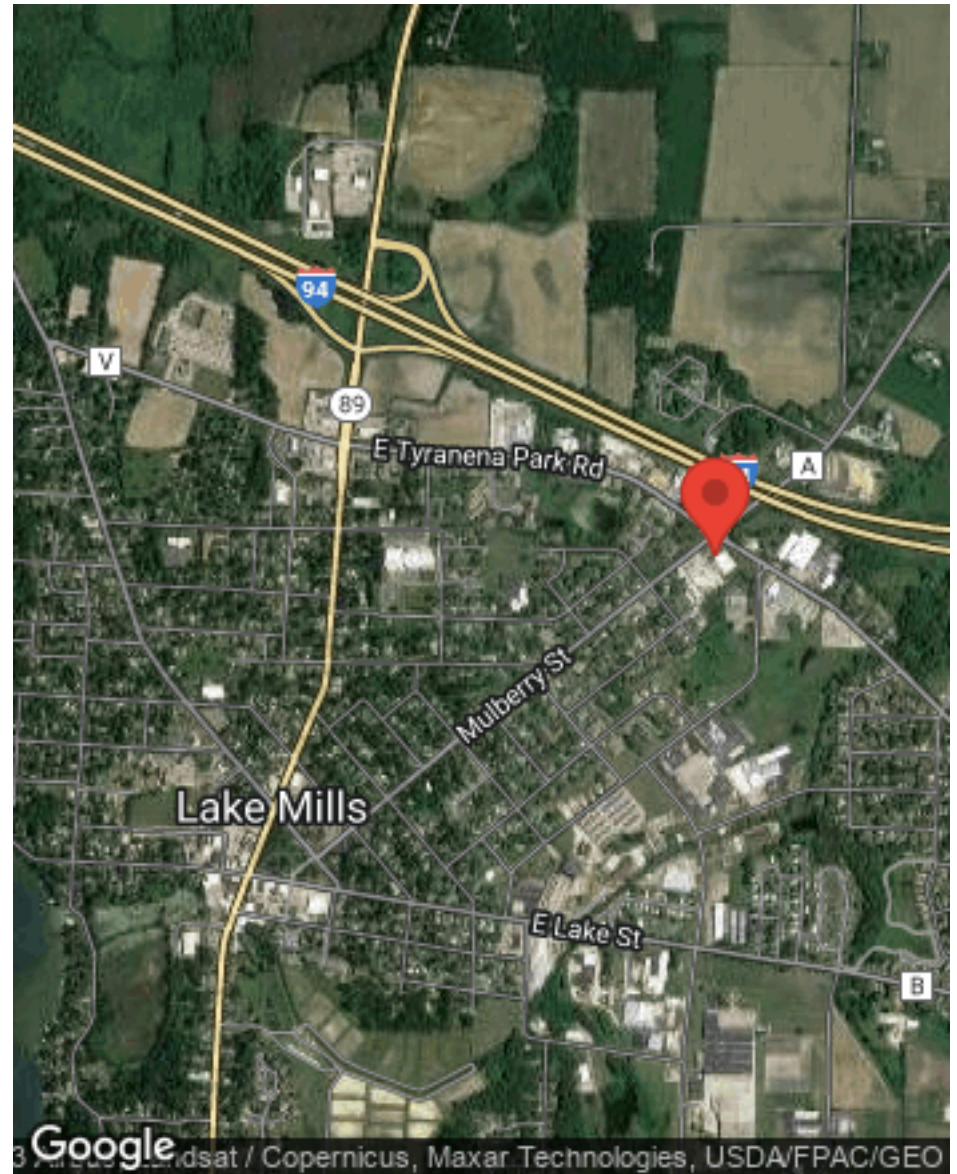
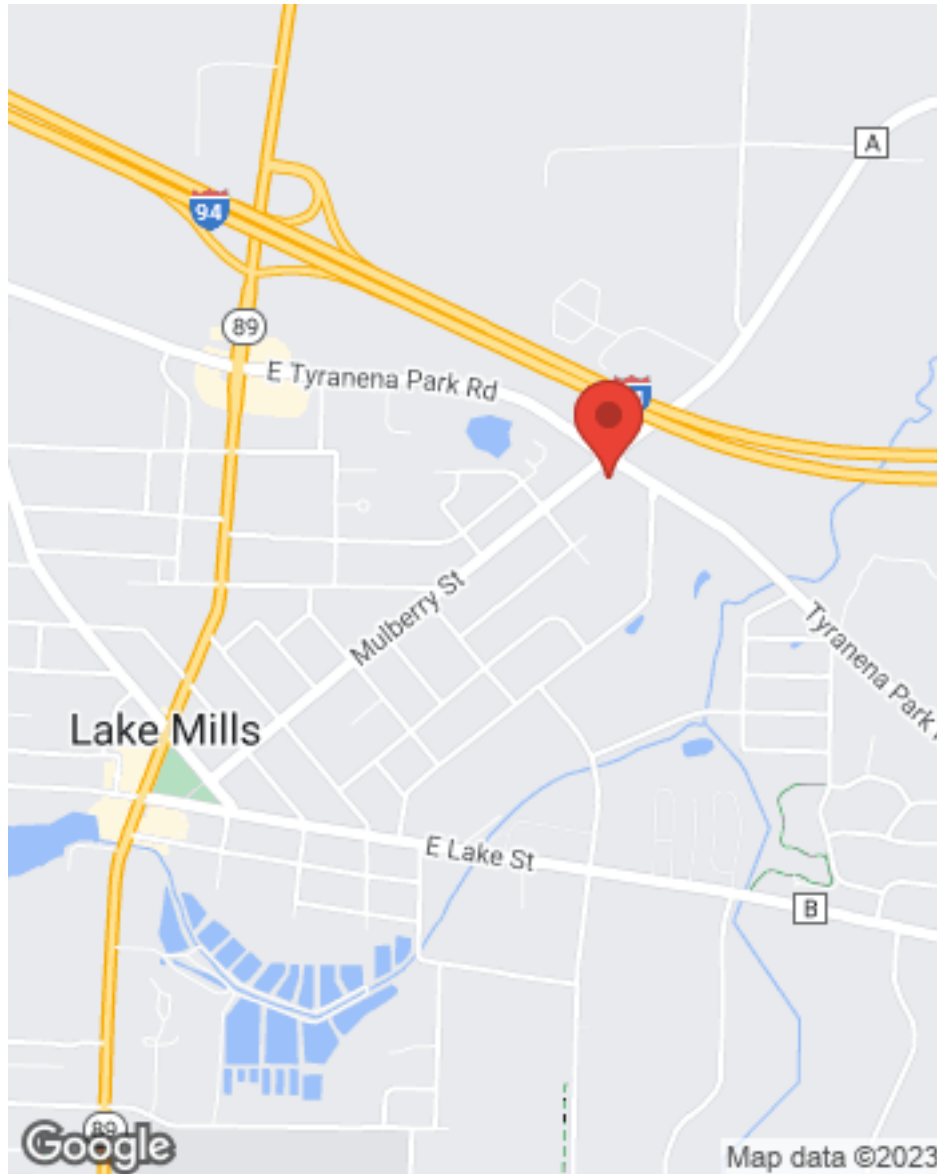
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LOCATION MAPS

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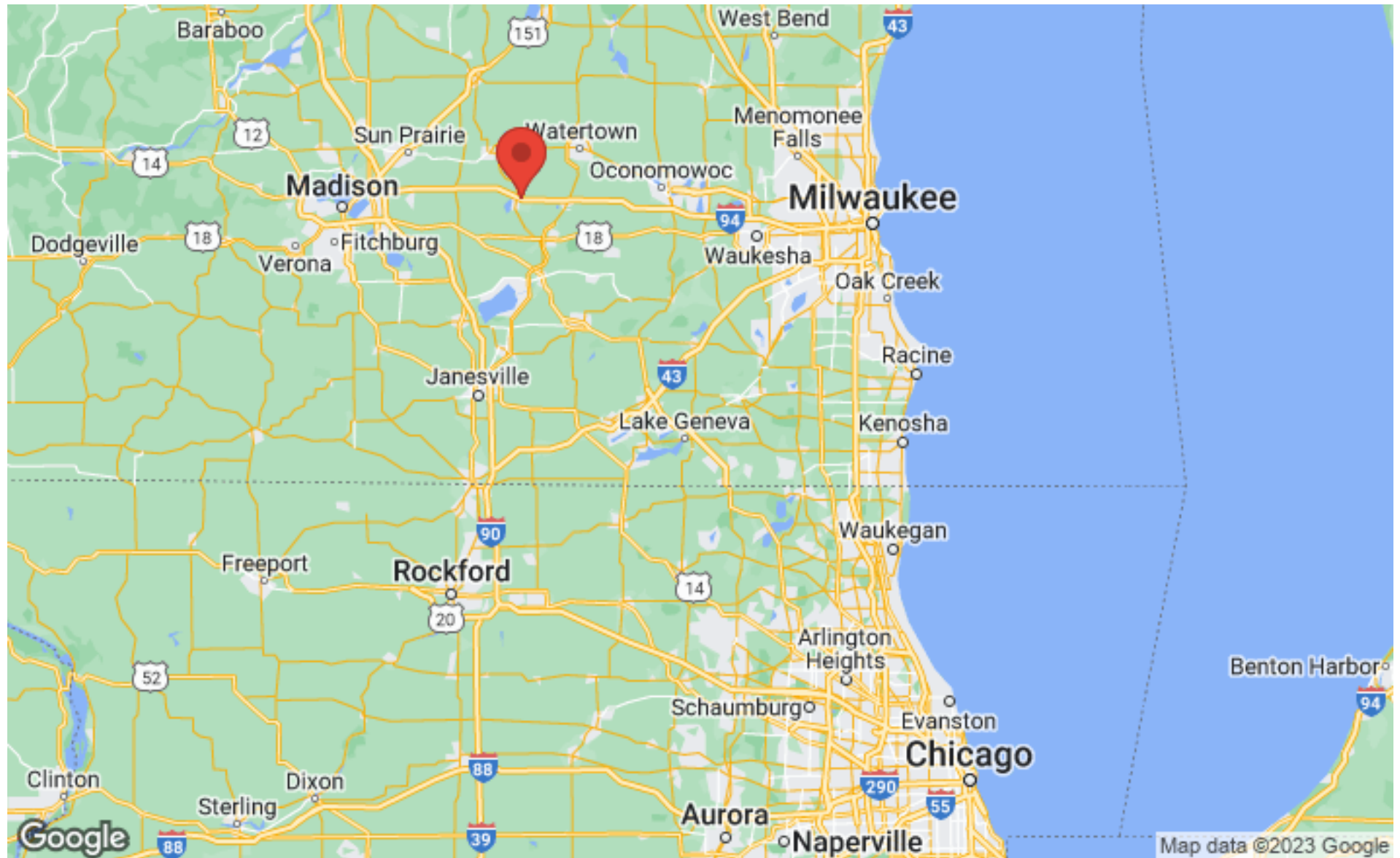
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REGIONAL MAP

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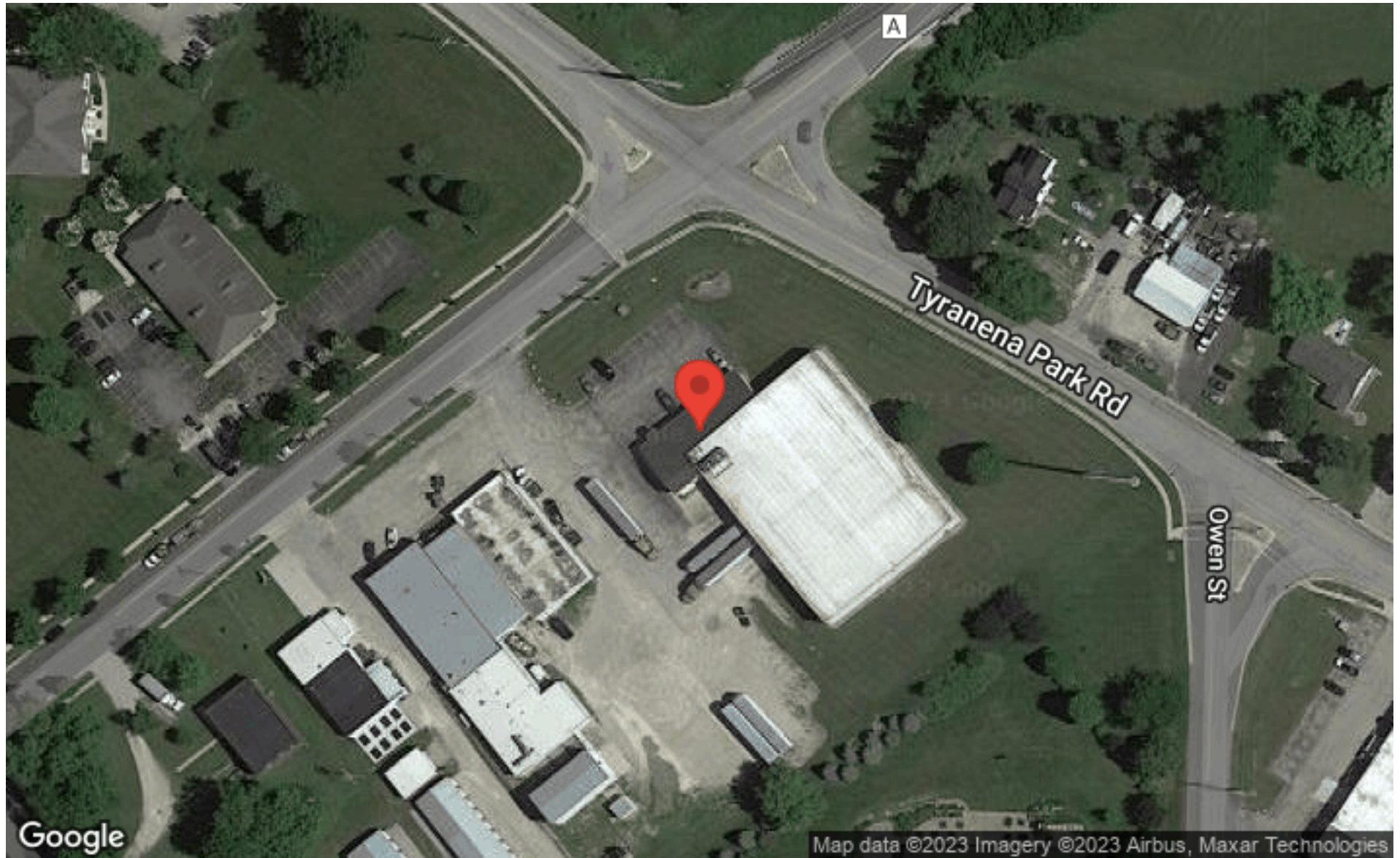
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AERIAL MAP

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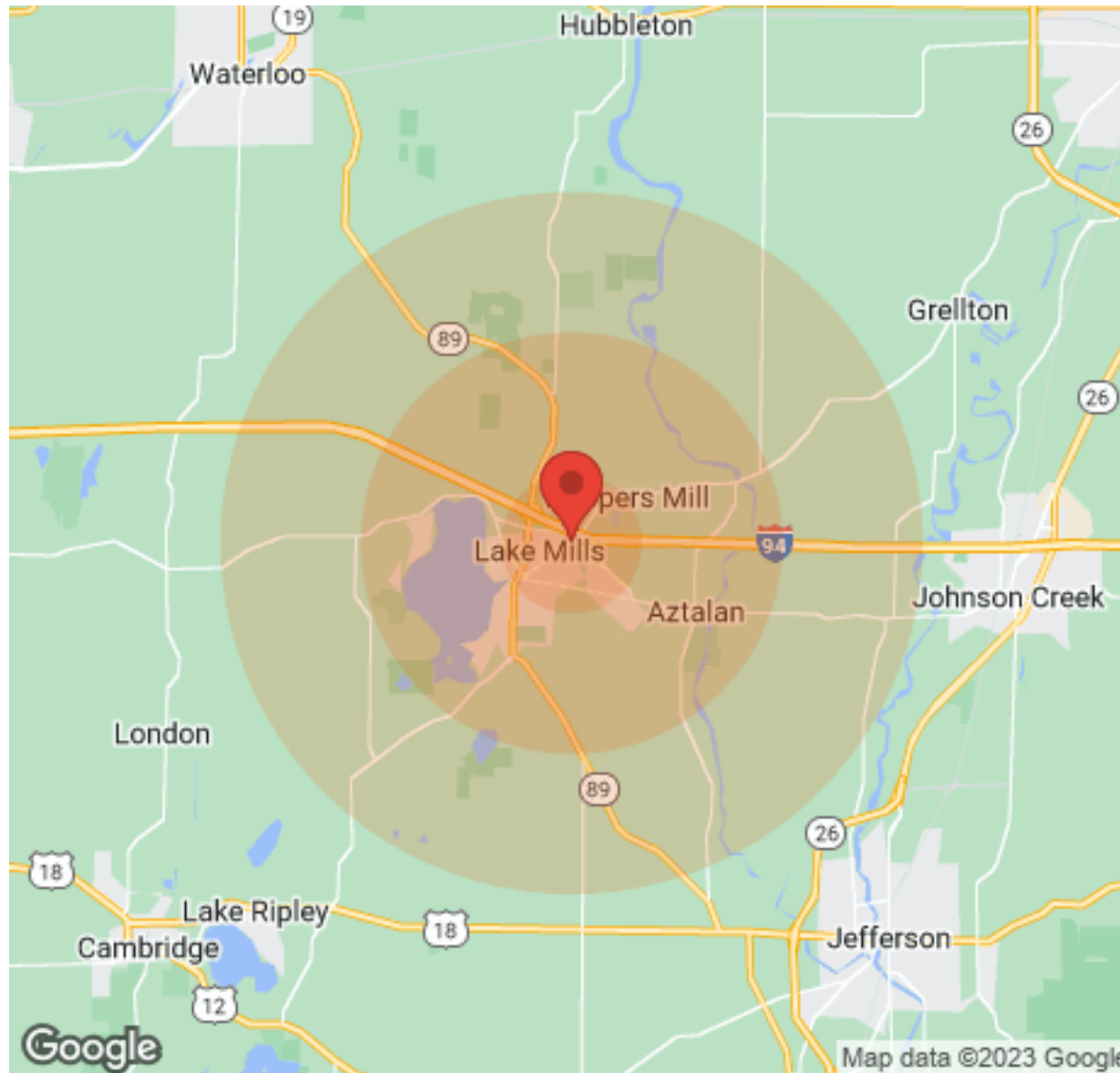
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DEMOGRAPHICS

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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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