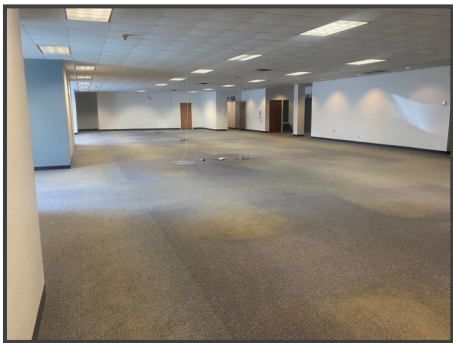




For Sale or Lease

135 Enterprise Drive Verona, WI 53593

Industrial flex space available for sale or lease. 2,750 to 18,745 SF. 2 loading docks. Located near the post office which provides high daily traffic for maximum visibility. Can be broken up into 4 units. Room for building expansion or outdoor area. 78 Parking Stalls. Endless options!



GEIGER
REALTORS®

Jason Geiger
(608) 576-1068
jgeiger@geigerrealtors.com





For Sale or Lease

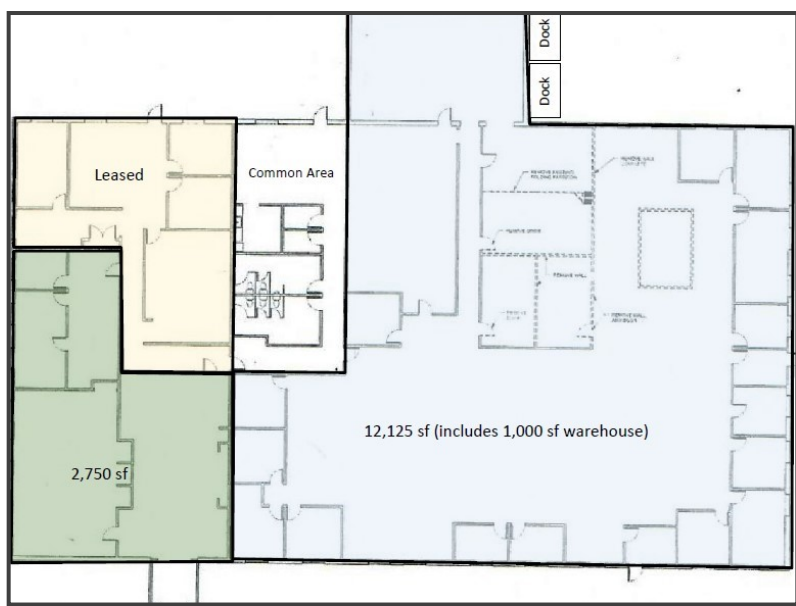
135 Enterprise Dr, Verona

Property Overview

- Sale Price: \$1,595,000
- Lease Rate: \$9.38/sf NNN
- RE Taxes: \$ 26,103 (2023)
- Building Size: 18,745 SF/1 floor
- Acres: 1.57
- Year Built: 1994
- Zoning: Suburban Industrial
- Parking: 78 Stalls

Building Details

- Foundation: Poured Concrete
- Frame: Pre-engineered metal
- Walls: Masonry veneer/metal
- Roof: Metal
- Windows: Picture and storefront in aluminum frames with insulated glass
- Floors: Tile/carpet/sealed concrete in loading area;
- Ceiling: Suspended acoustical tile/painted drywall
- Ceiling Height 9' - 17'
- Lighting: Recessed Fluorescent/suspended fluorescent/recessed can
- HVAC: Roof mounted package heating and cooling units.
- Electrical: 1200amps; 208y/120v; 3 phase
- 50 gallon gas-fired water heater
- Sprinklers in interior large computer room and loading area.



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