

INDUSTRIAL FOR SALE & LEASE

# CLEAR SPAN WAREHOUSE - 14,167 SF (1.44 AC FENCED SITE)

104 E BURNETT ST, BEAVER DAM, WI 53916



**FOR SALE OR LEASE - \$786,500 | \$4.95 P/SF NNN**

**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711



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# PROPERTY SUMMARY

104 EAST BURNETT STREET



## Property Summary

Price:	\$786,500
Lease Rate:	\$4.95
Estimated Ins./Taxes:	\$1.20 p/sf
TI Allowance:	Negotiable
Building SF:	14,167
Lot Size:	1.44 Acres
Yard:	Roughly .53 AC of Fenced Yard
Built:	1970
Overhead Doors:	(2) 12'x14' & (1) 5'x8'
Power:	3-Phase 400 Amp Service
Clear Height:	15' - 16'
Heat:	Radiant Heat
Lighting:	LED in the warehouse
Exhaust:	Make-Up Air Exhaust System

## Property Overview

104 E Burnett St features a 14,167 SF flex industrial building on a 1.44 AC site with over half an acre of fenced yard space. This industrial property has 12,067 SF of warehouse space with newly installed trench drains (2022) throughout, make-up air exhaust system, LED lighting, hydraulic vehicle lift, and radiant heat. The building also includes a 2,100 SF air-conditioned/heated office area with 4 private offices, a conference room, and two restrooms.

The tenant is additionally responsible for utilities, real estate taxes, insurance, and maintaining snow/lawn care.

## Location Overview

Beaver Dam, offers the perfect blend of big city attractions with small-town charm, is located centrally between Madison, Milwaukee, and the Green Bay/Fox Valley area on Hwy. 151.

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# PROPERTY PHOTOS

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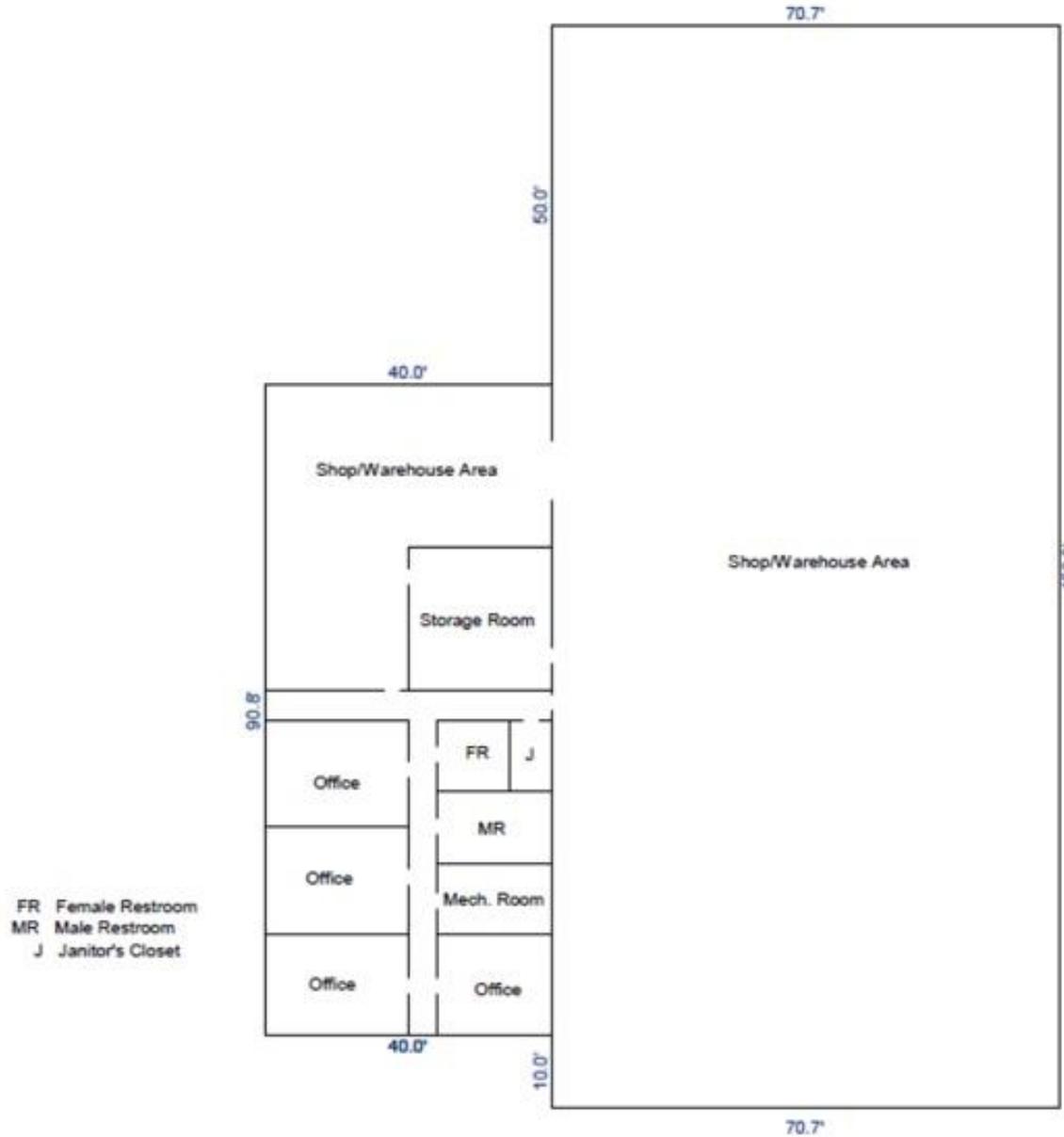


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# FLOOR PLAN

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# SITE AERIAL

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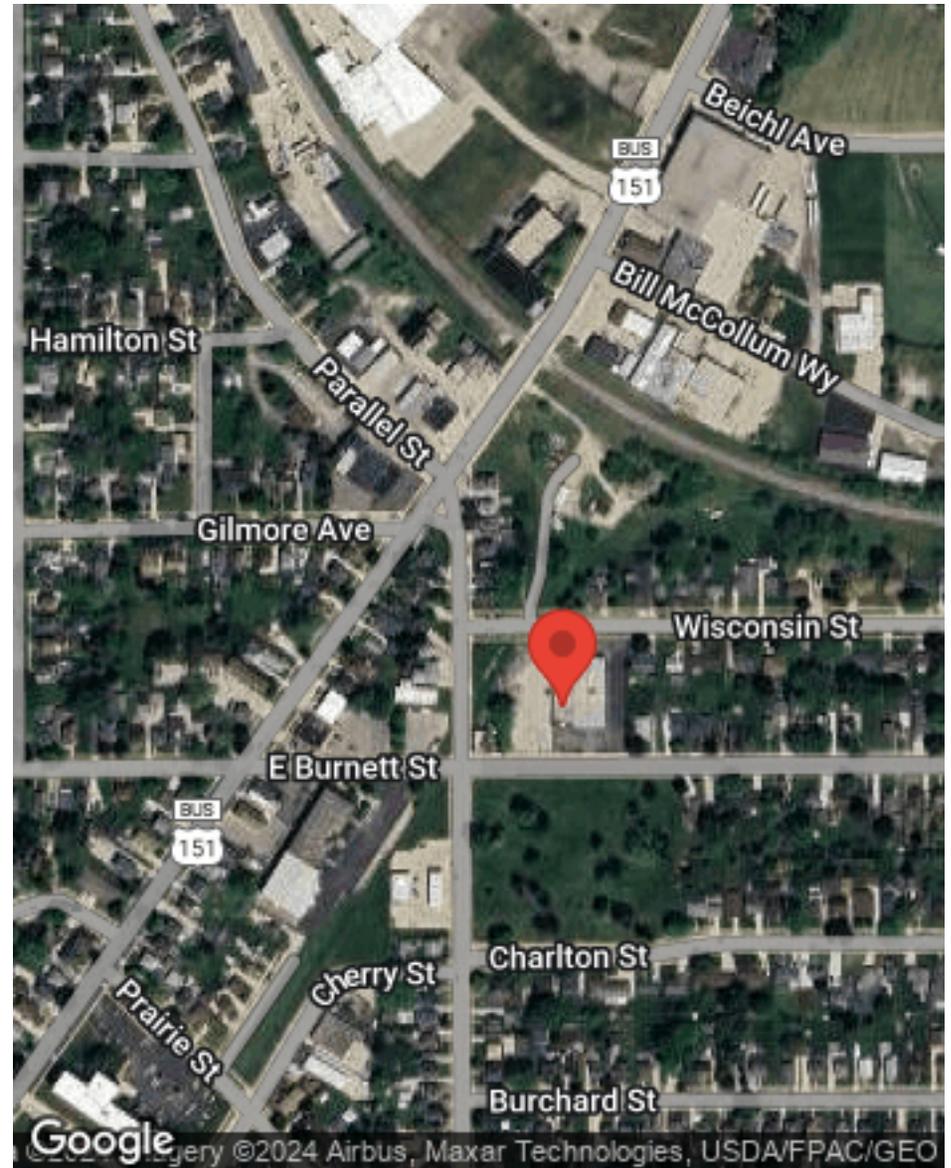
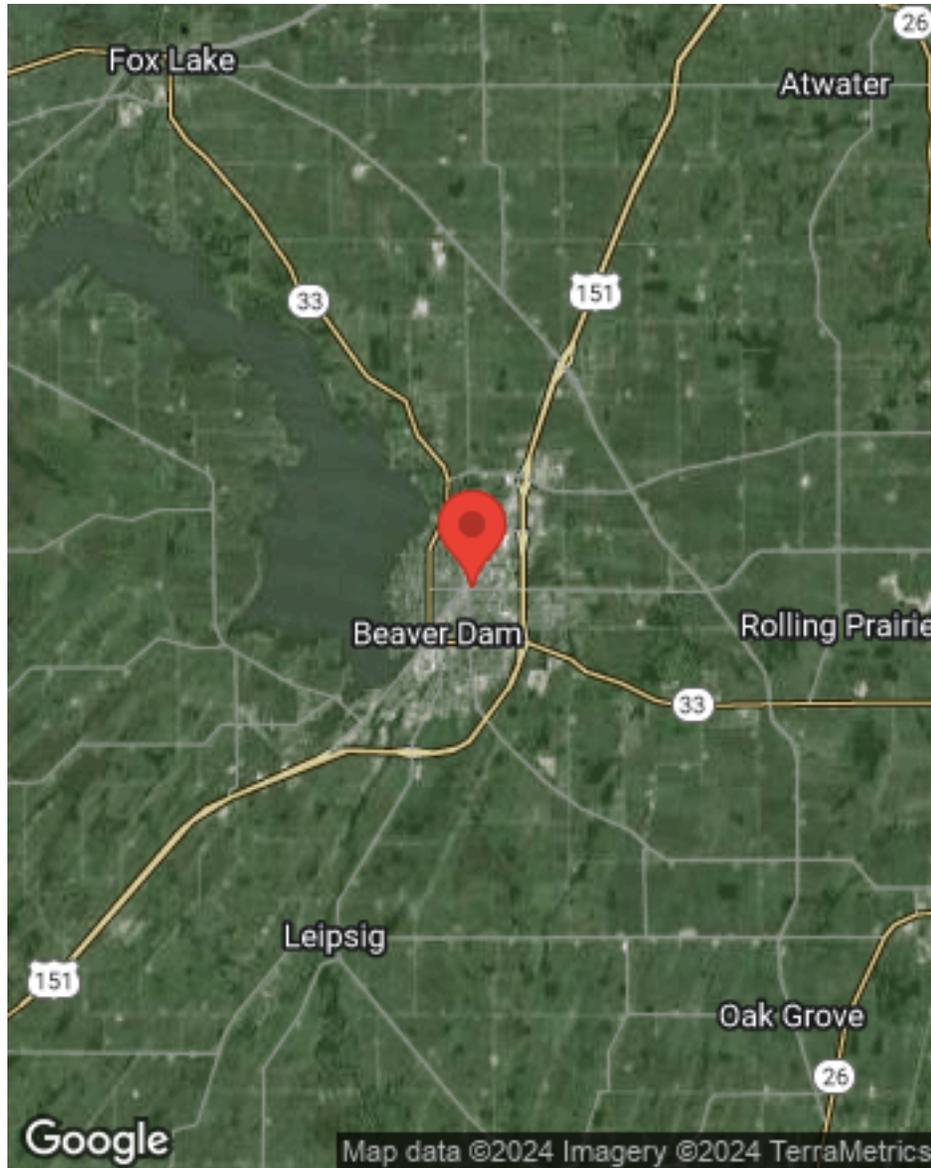
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# LOCATION MAPS

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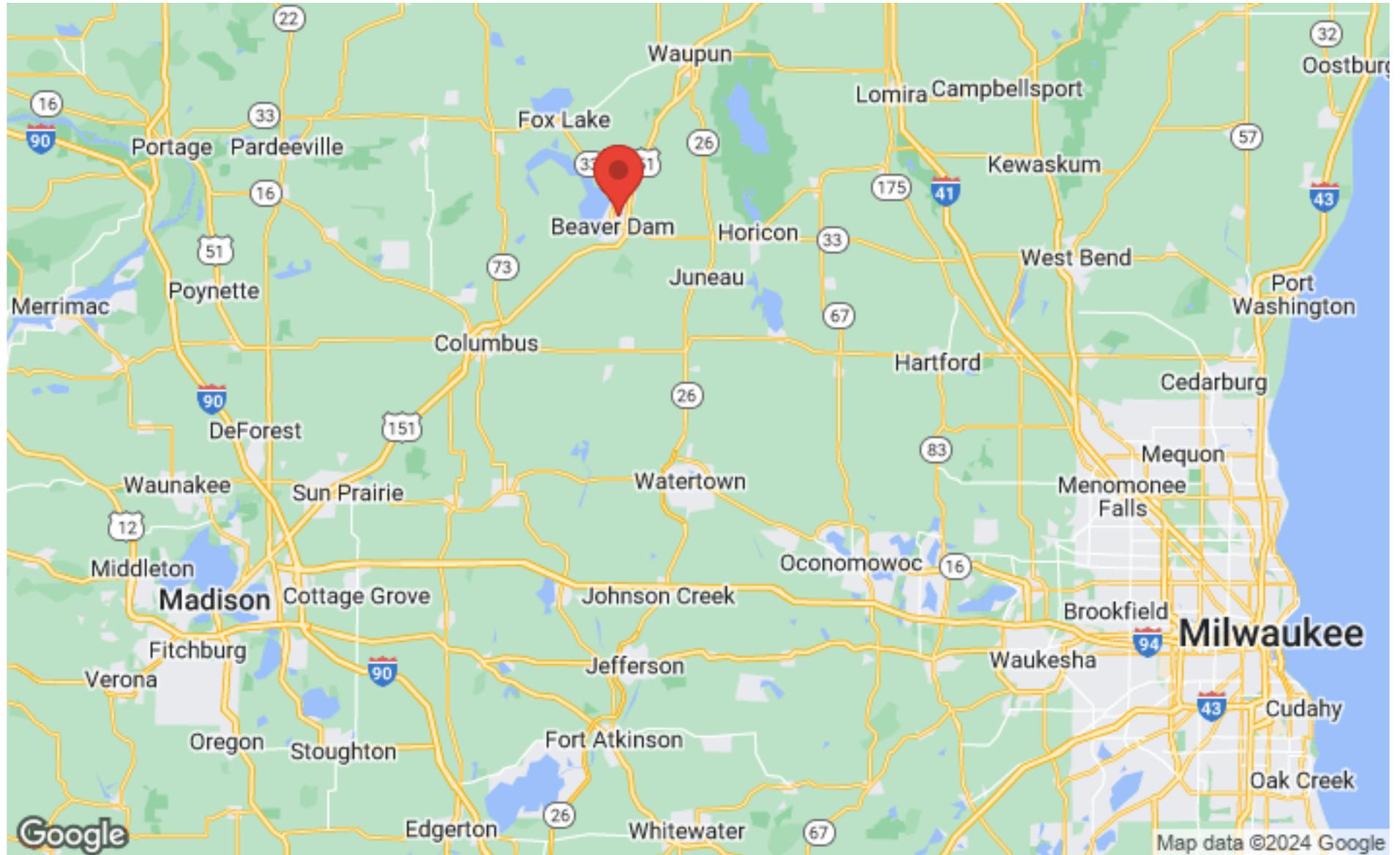


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# REGIONAL MAP

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