

**FOR
LEASE**

*946 W Medina Road
Marshall WI 53559*

INDUSTRIAL

Amazing Location

The building is visible from I-94 and approximately 8 miles from I-90, just minutes from Madison.

Katie Lichtie
608--347-5525



PROPERTY FEATURES

- **Building Size: 10,280 SF**
- **Available Space: 4,950 SF or 10,280 SF**
- **Parcel Size: 4.78 Acres**
- **Office and Break Room: 1,200 SF**
- **2 private bathrooms with shower stall**
- **Washer and Dryer hookups**
- **Overhead Doors: 11 3" thick insulated overhead doors 16x16 and 16x18 with remotes and keypads.**
- **HVAC: 100% heated and cooled.**
- **Floors: 8-10 inches of heated concrete, with trench drains**
- **Power: 200 Amp, 3 Phase, 120/280 V**
- **Outdoor electricity for engine block heaters.**
- **Fully fenced with an electric security gate.**
- **2 Parts rooms with shelving and mezzanine for upper storage**
- **Capacity for 75 plus semi-trucks and trailers. Additional space to park cars, trucks, or other equipment.**



