

## ZONING: CCT COMMERCIAL CORRIDOR TRANSITIONAL

## **Amazing Location**

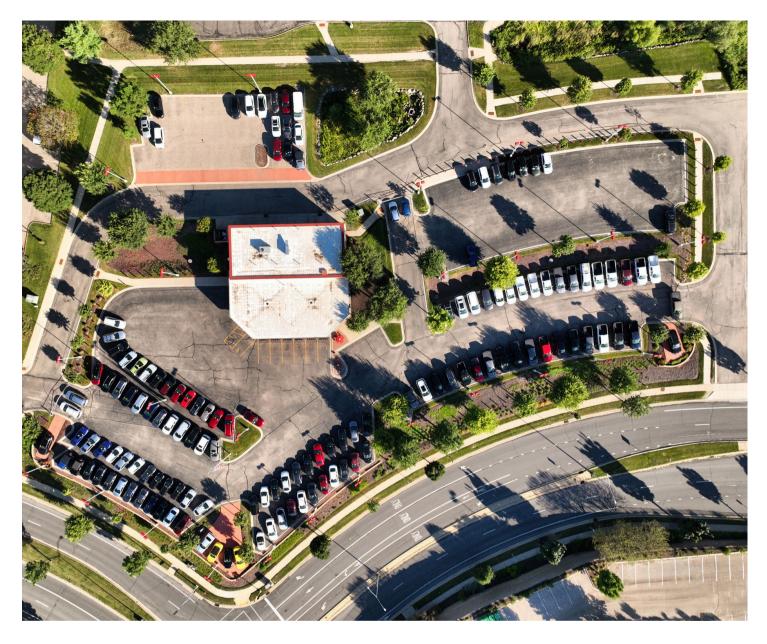
Daily Traffic Count 17,000! Approximately .5 Miles from I-90 and Hwy 151.

Katie Lichtie 608--347-5525



## PROPERTY FEATURES

- BUILDING SIZE:
  - SALES OFFICE AREA 2,298 SF
  - SHOP AREA 2,923 SF
  - TOTAL 5,221 SF
- PARCEL SIZE: 3.26 ACRES
- 2 PRIVATE OFFICE SPACES
- LARGE RECEPTION SPACE AND COUNTER
- 3 PRIVATE BATHROOMS
- 5 OVERHEAD DOORS 10'X10'
- RADIANT HEAT IN THE SHOP
- WASHER/DRYER HOOKUPS
- 3 HYDRAULIC HOIST 10,000-15,000 LBS
- FLOOR DRAINS ACROSS ALL 5 BAYS
- POWER: 200 AMP, 3 PHASE, 120/280 V
- OUTDOOR ELECTRICITY ON LIGHT POLES
- ELECTRIC CAR CHARGING STATION
- FULLY ENCLOSED WITH BOLLARDS & SECURITY GATES
- MEZZANINE FOR UPPER STORAGE
- CAPACITY FOR 250 PLUS VEHICLES.







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## PROPERTY INFORMATION

This property is more than just a location—it is an opportunity waiting to be seized, ideal for launching or expanding an automotive business.

Just half a mile from I-90 and Highway 151, a prime commercial property is ready for a new chapter. Built in 2014, this 3.26-acre site is a dream come true for any automotive business. The 5,221 square foot building features a sleek 2,298 square foot sales office with two private offices, a large reception area, and three bathrooms.

In the 2,923-square-foot automotive shop, five 10' x 10' overhead doors led to a workspace equipped with three hydraulic hoists, radiant heat, and floor drains across all bays. The facility boasted 200 Amp power, washer/dryer hookups, and a mezzanine for upper storage

Complete with an electric car charging station and outdoor electricity on light poles. It is secured with bollards and gates. A massive paved lot that could accommodate over 250 vehicles. This property offers everything needed to thrive in the automotive industry—a perfect blend of modern design, efficiency, and prime location.