

**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.

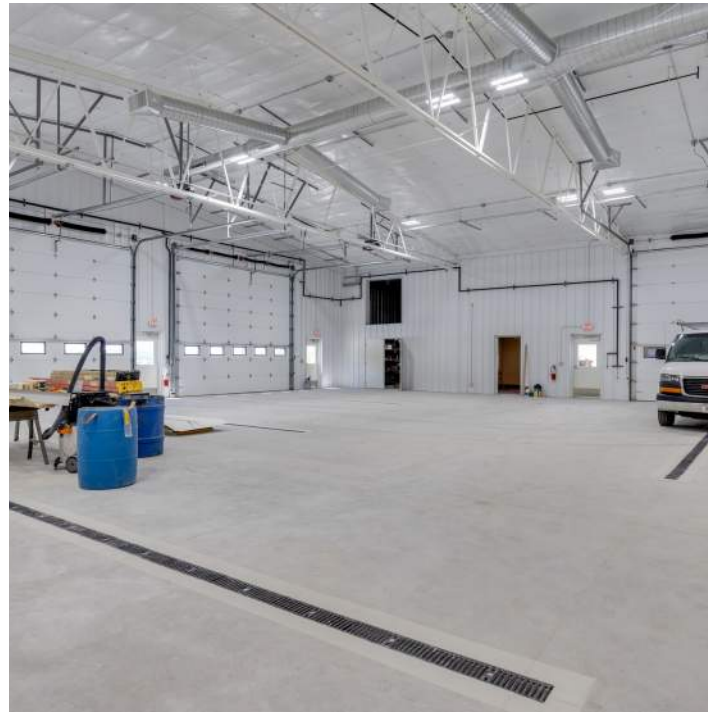
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PROPERTY FEATURES

- **Building Size: 10,280 SF**
- **Available Space: 4,950 SF or 10,490 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.**





PROPERTY INFORMATION

In the bustling heart of the Midwest, just a stone's throw from the vibrant city of Madison, WI, lies a hidden gem for any business seeking the perfect hub for logistics and operations. Imagine a sprawling 5-acre property, meticulously fenced for security and efficiency, standing proud just one block off I-94 and a mere 8 miles from the intersection of I-90. This prime location ensures seamless access to major highways, offering unparalleled convenience for transportation and quick access to urban centers.

Picture a state-of-the-art facility, a 10,490 square-foot marvel, complemented by customizable offices and modern bathrooms. The property exudes potential, its vast areas waiting to be tailored to your business's unique needs. The shop floor, adorned with 8-10 inches of heated concrete, is designed for durability and efficiency, featuring trench drains for easy maintenance. High ceilings, soaring 16 feet, allow for optimal air circulation, assisted by strategically placed fans.

As you navigate through the property, the attention to detail becomes evident. Eleven fully insulated 15'9" -overhead doors, each 3 inches thick, provide smooth access, complete with individual remotes and a master panel in the main office. The property also boasts two spacious parts rooms, each 240 square feet, furnished with shelving and a mezzanine for upper storage, ensuring every tool and part has its place.

The offices, ranging from 160 to 200 square feet, are designed to be flexible, accommodating 2-5 separate workspaces depending on your needs. Central air conditioning ensures a comfortable environment throughout the building, no matter the season. Safety and security are paramount, with a comprehensive security system in place, augmented by abundant LED lighting both indoors and outdoors.

Step outside, and you'll find ample truck parking space designed with precision. Envision 75+ semi-trucks with connected trailers parked comfortably, with additional slots for 15 more trucks semi trailers. The facility is a haven for truck drivers, offering not just parking but also two break rooms, each spanning 140 square feet, and two bathrooms equipped with showers to ensure comfort during long hauls.

Beyond functionality, the property embraces efficiency. An automatic electric gate ensures secure entry, while the on-site unloading dock streamlines operations. The building's energy-efficient design promises cost-effectiveness, reflecting a commitment to sustainability. Outdoor facilities are thoughtfully equipped with electric hookups for engine block heaters and other necessities.

This property isn't just a space; it's a strategic advantage, a modern, secure, and well-equipped sanctuary for businesses looking to thrive. Its prime location near major highways and close proximity to Madison, WI, positions it as a logistical powerhouse, ready to elevate your operations. Discover the perfect blend of practicality and potential, and envision your business flourishing in this exceptional industrial haven.