

Cold-Storage/ Warehouse Building for Sale



2321 Jefferson St
Wisconsin Rapids WI 54495



Presented By:

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 2321 Jefferson St, Wisconsin Rapids, WI ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

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Property Summary

2321 Jefferson St, Wisconsin Rapids WI 54495



Property Summary

Sale Price	\$6,000,000
Lot Size	7.491 acres
Total Building Size	88,908 sf
Years Built	1972, 1974, 1984, 2000, 2010
Parcel No.	34-00755
2024 Assessment	\$1,730,500
2023 Taxes	\$39,385.52
Shape	Rectangular
Topography	Level
Zoning	M-1
Electrical	2,500/AMP & 800/AMP
Water & Sewer	Municipal
Ceiling Heights	16' - 28'
Docks	8
Drive-in	2

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Property Description

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Property Description

- Warehouse building with a mix of cold-storage, warehouse, office spaces:

Cold Storage	40,830 sf
Warehouse	44,078 sf
Office	4,000 sf

- Per the Assessor records the building is broken out into 6 sections with two additional outbuildings.
- Current tenants rent by the pallet storage with access to dock doors.
- Dedicated rail spur access, managed by CN Railroad.
- Temperature controlled refrigeration & heated storage areas.
- All refrigerated areas have exterior compressors and are insulated. There are four separate zones that can be cooled to approximately 34 degrees.
- Poured concrete slab on grade, metal frame construction, pitched metal roof, double pane windows.
- Large gravel yard for storage
- Concrete truck pads

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Financials

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Re-occurring Income

October 1, 2024 - March 31, 2025

Monthly Rental Income – Price Per Pallet

Average	Minimum	Maximum
\$ 6,250.41	\$ 2,833.33	\$ 9,642.74
\$ 19,218.90	\$ 9,968.23	\$ 21,409.00
\$ 220.50	\$ 182.00	\$ 273.00
\$ 176.42	\$ 175.00	\$ 183.50
TOTAL \$ 25,866.23	\$ 13,158.56	\$ 31,508.24

Building Expenses

Year End December 2023

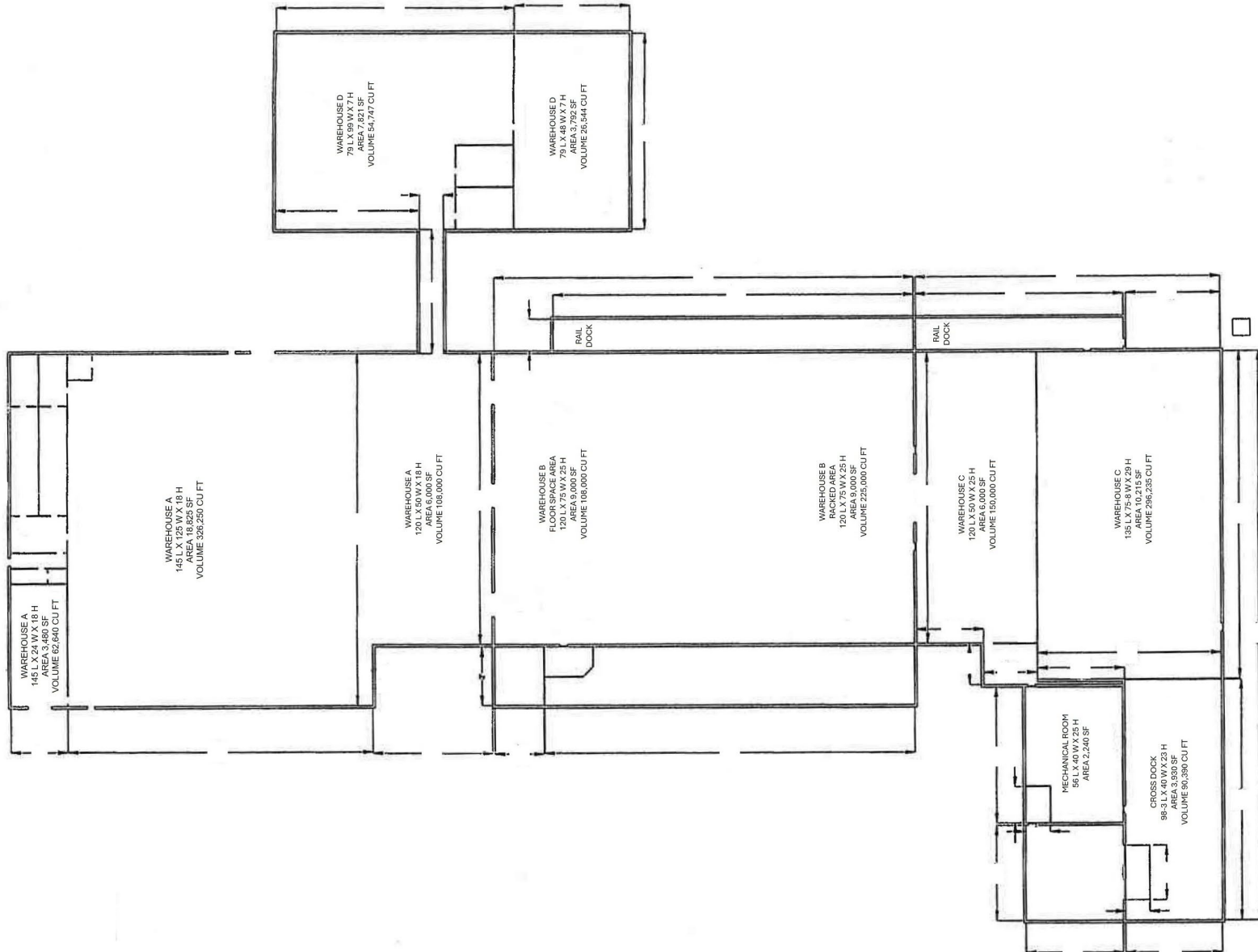
Taxes	\$ 39,385.52
Insurance	\$ 40,000.00
Telephone	\$ 7,572.28
Electricity	\$ 90,640.33
Natural Gas	\$ 5,923.00
Sewer & Water	\$ 5,985.09
Utilities - Other	\$ 5,238.37
Repairs & Maintenance	<u>\$ 18,755.75</u>
Total Expenses	\$ 213,500.36

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Floor Plan

2321 Jefferson St, Wisconsin Rapids WI 54495



Building Photos

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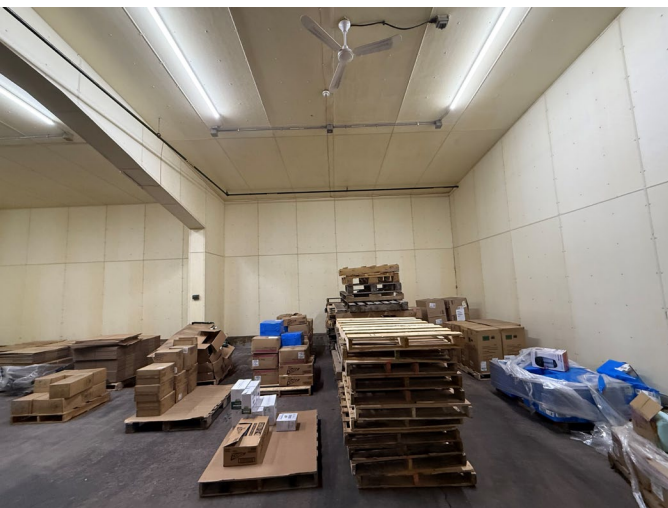
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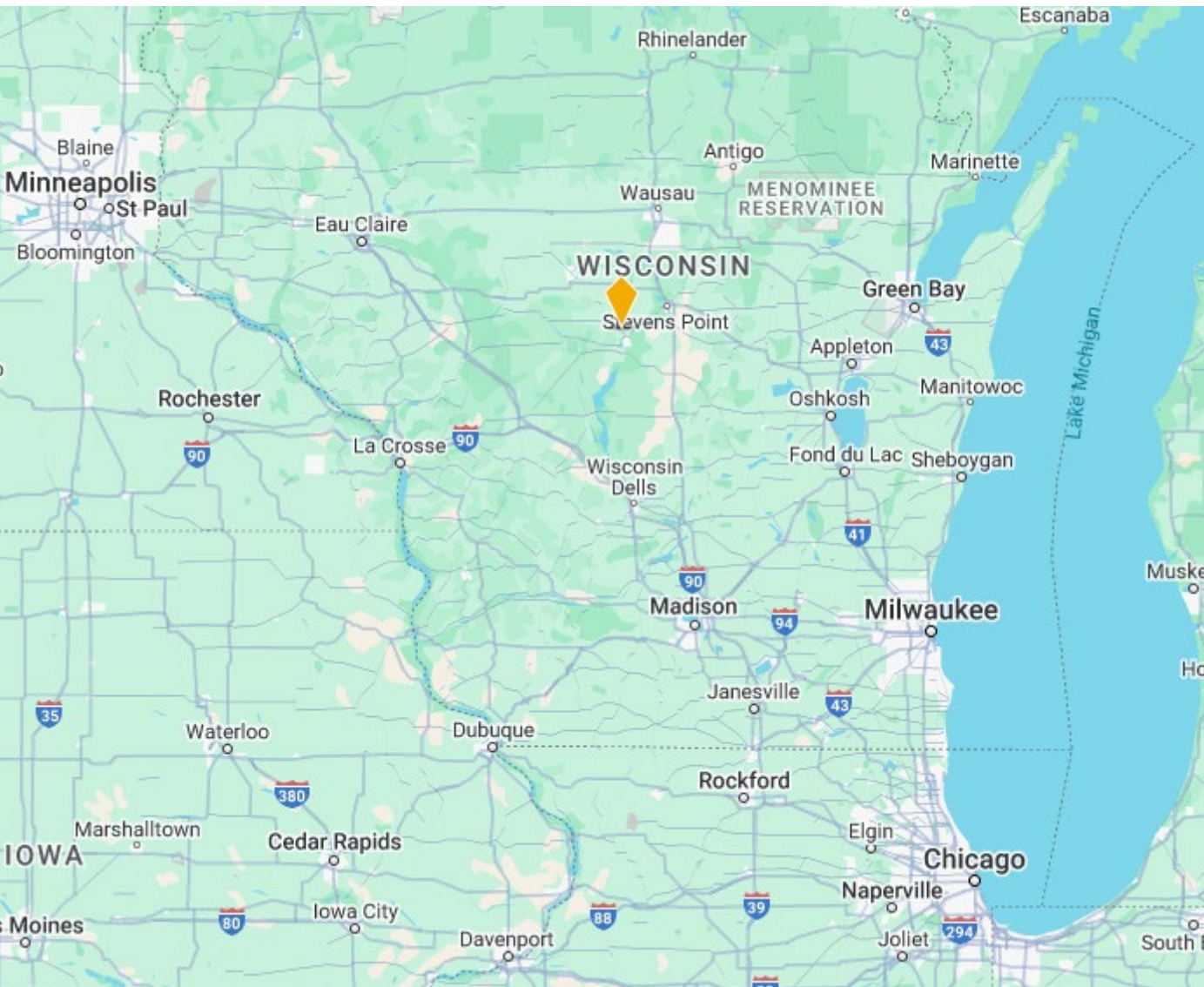
Aerial Map

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Location Map

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<u>Location</u>	<u>Distance</u>
Minneapolis	192 miles
Green Bay	112 miles
Madison	111 miles
Milwaukee	167 miles
Dubuque	204 miles
Chicago	247 miles