

For Sale

38,500 SF Building

cresa



Purchase Opportunity

Office | Corporate HQ | R&D

840 Carolina Street
Sauk City, WI 53583

For Sale

840 Carolina Street, Sauk City, WI



Office | Corporate HQ | R&D

840 Carolina Street is located in Sauk City, Wisconsin, one block south of US Highway 12, and conveniently located approximately 15 miles northwest of Madison and 20 miles south of Wisconsin Dells. The greater Sauk Prairie area is home to more than 20,000 people with major employers including Sauk Prairie Healthcare, Kraemer Brothers, Mueller Sports Medicine and Culvers.

The 38,500 square foot facility, currently configured as an office building, is well suited for a number of uses given its open layout. And, the underlying zoning of M-G General Industrial District, and generous parcel size of nearly 8 acres, provides approximately 3.5 acres of surplus land, that may allow for a building expansion or the development of a complimentary use. Considering the surrounding land uses and the character of the immediate neighborhood, this would most likely be represented by some type of light industrial operation which could include manufacturing, assembly or warehousing, and distribution. According to the Village of Sauk City's zoning code, the site also supports self-storage facilities.

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840 Carolina Street, Sauk City, WI



Property Overview

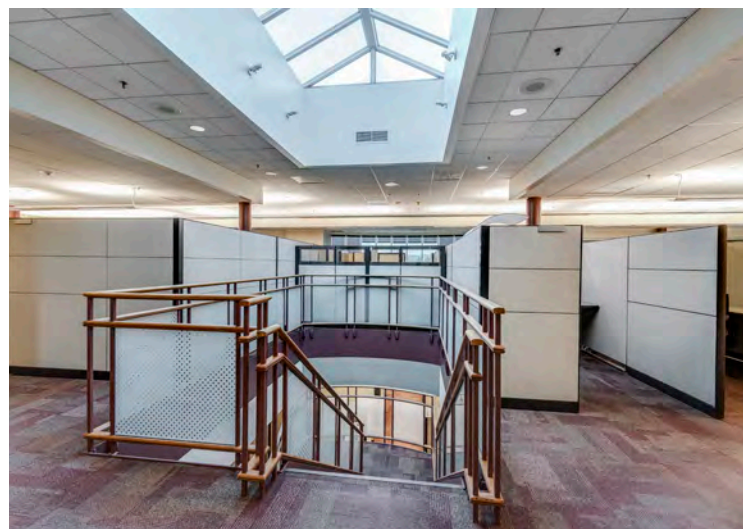
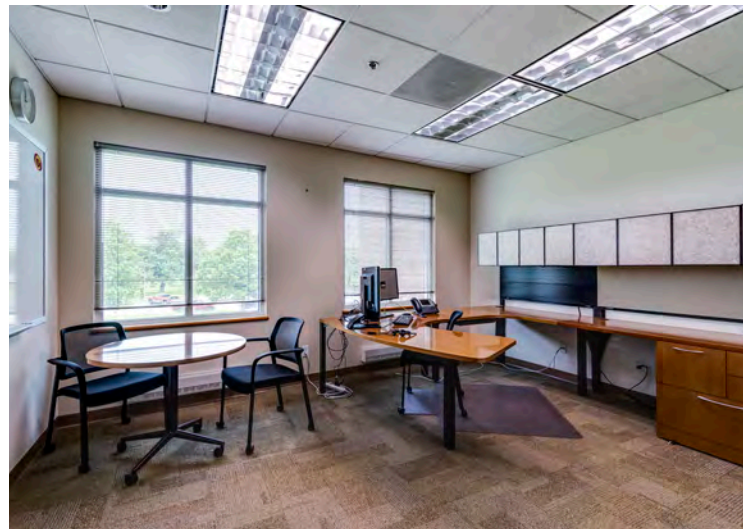
Building Size	Total: 38,500 SF
	Lower Level: 12,500 SF
	1st Floor: 14,100 SF
	2nd Floor: 11,900 SF
Garage	In addition to the main building, there is a small, unheated maintenance garage in the parking lot containing an estimated 484 SF with an attached trash/recycling enclosure
Stories	3 stories 2 above grade & fully improved lower level
Year Built	1991
Power	1,200 amp, 480V, 3-phase electric service
Backup Power	125 KVA natural gas generator
Security	Full security system complete with video cameras & controlled access throughout the building
Fiber	TDS
Loading	1 grade door
Parking	270 surface stalls; 7.01/1,000 SF
Parcel Size	7.89 acres
Zoning	M-G, General Industrial District
Sale Price	\$3,000,000

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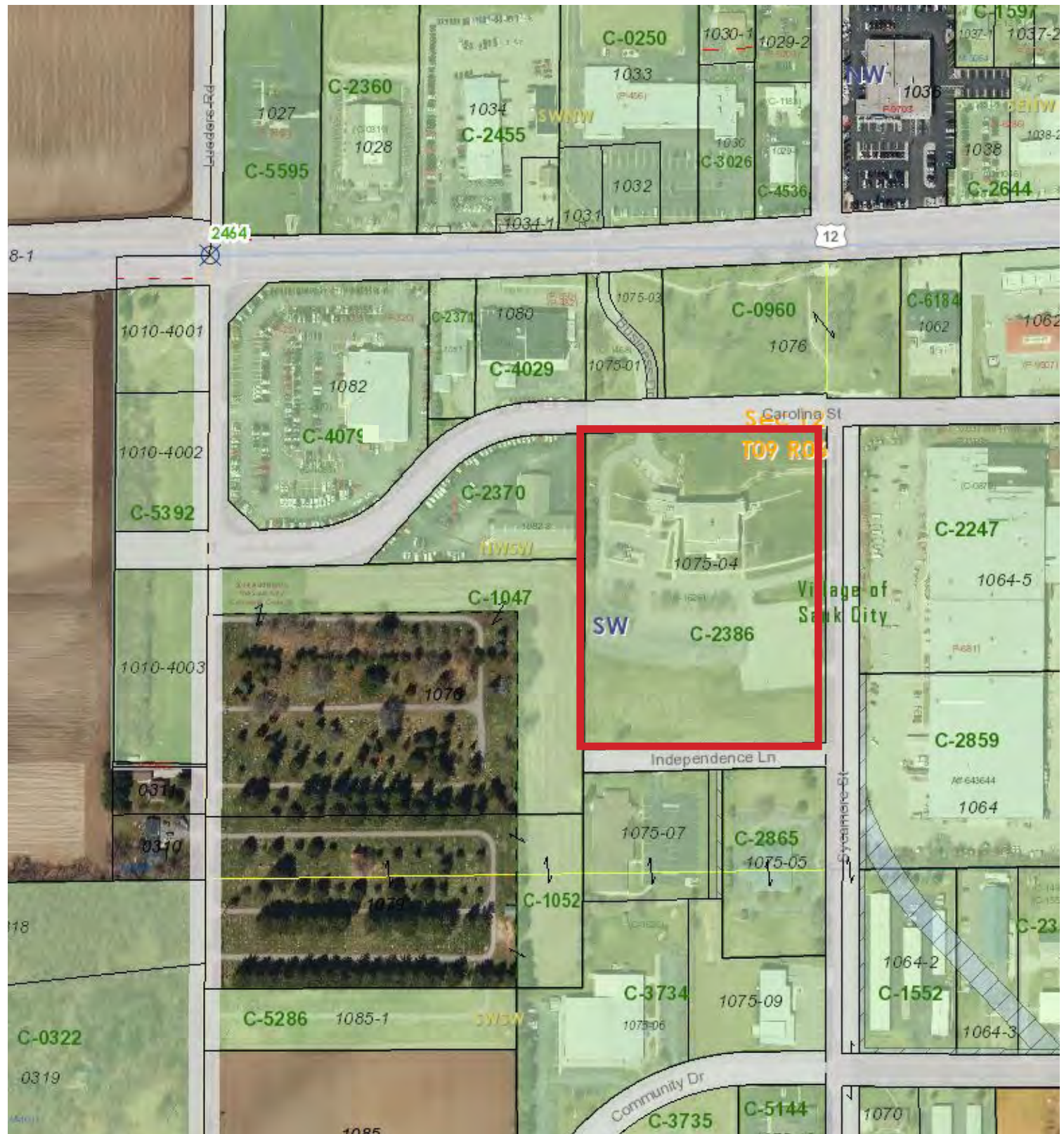


Interior Photos



840 Carolina Street, Sauk City, WI

Parcel Map



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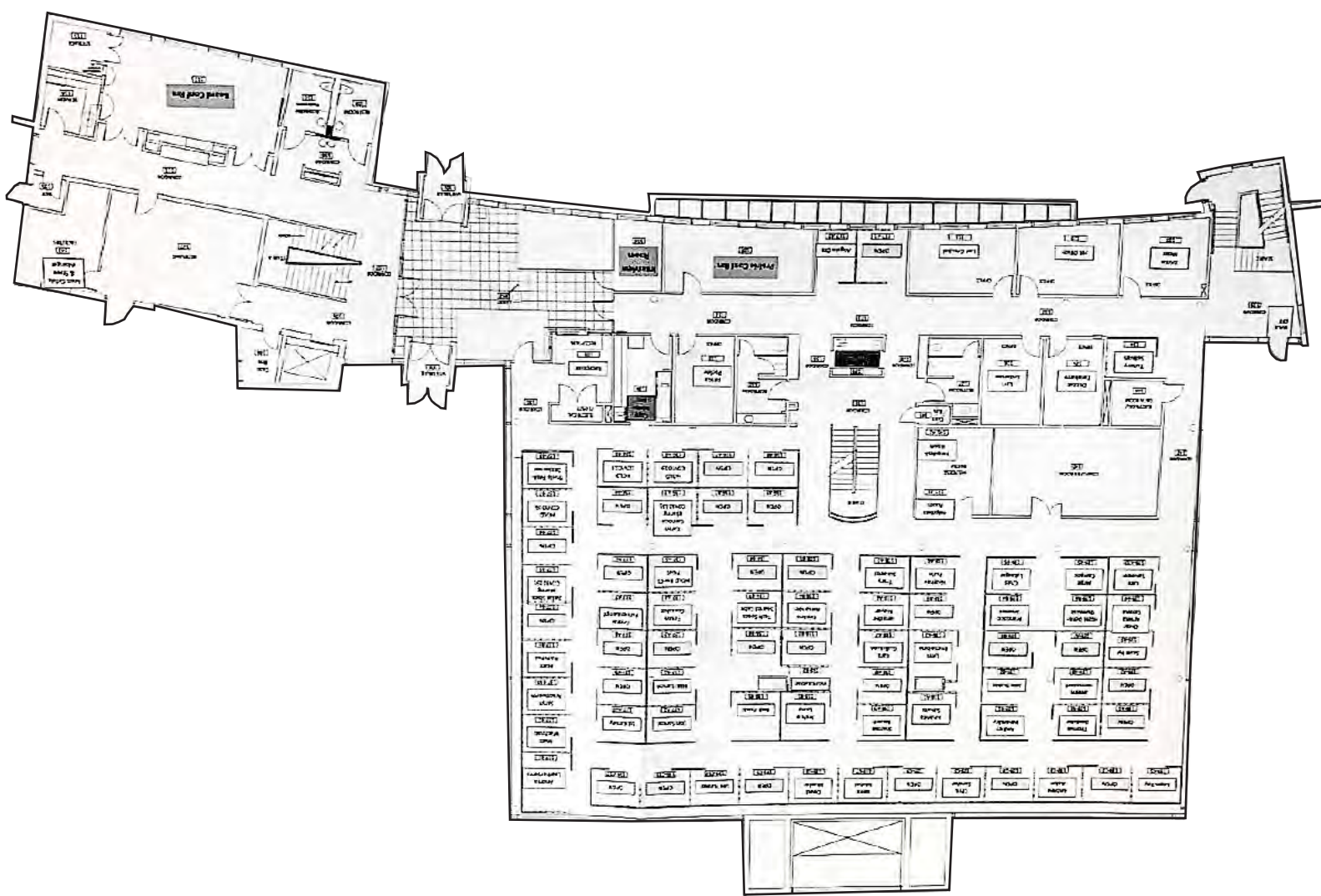
Floor Plans

Lower Level - 12,500 SF



Floor Plans

First Floor - 14,100 SF



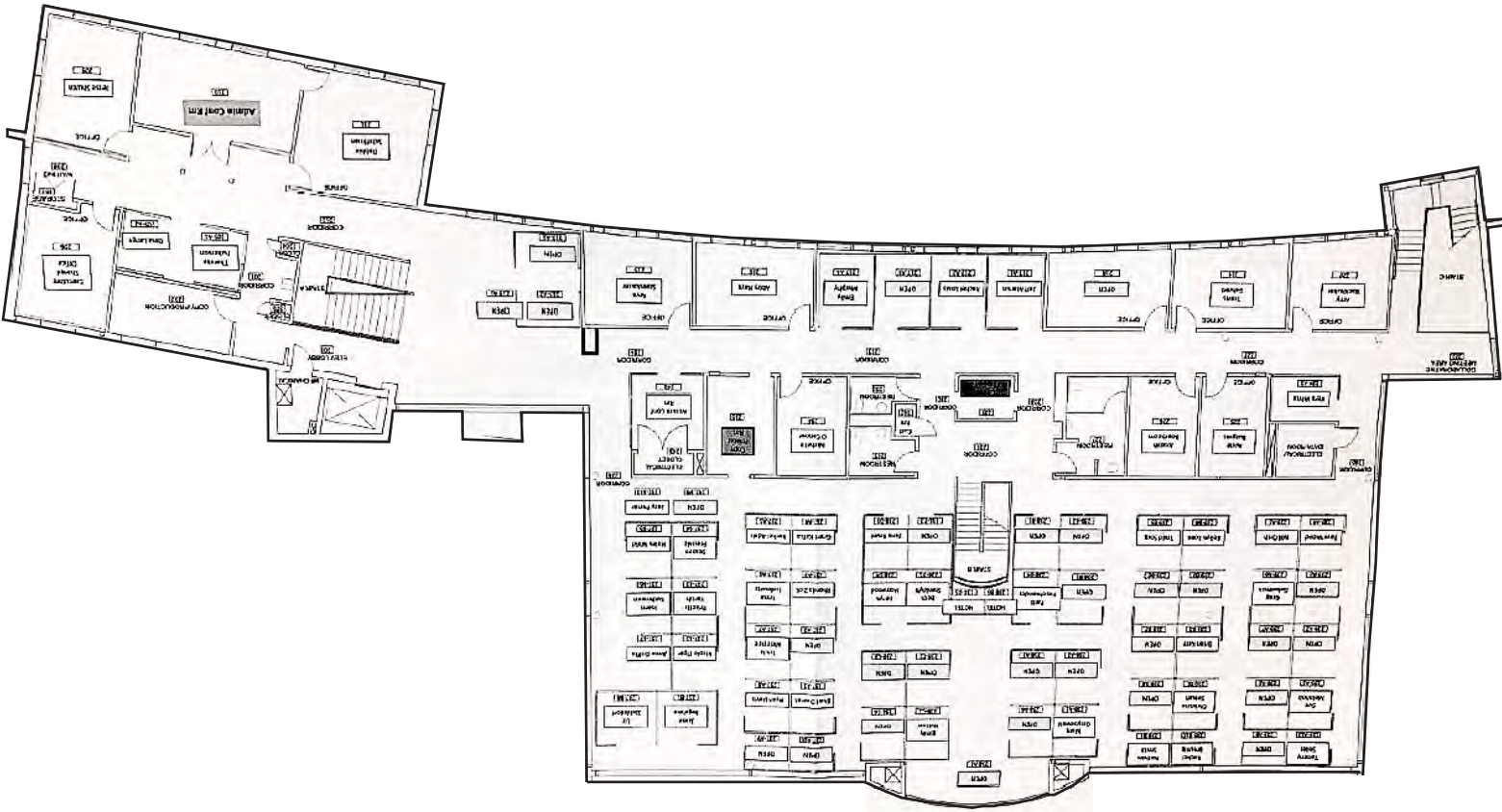
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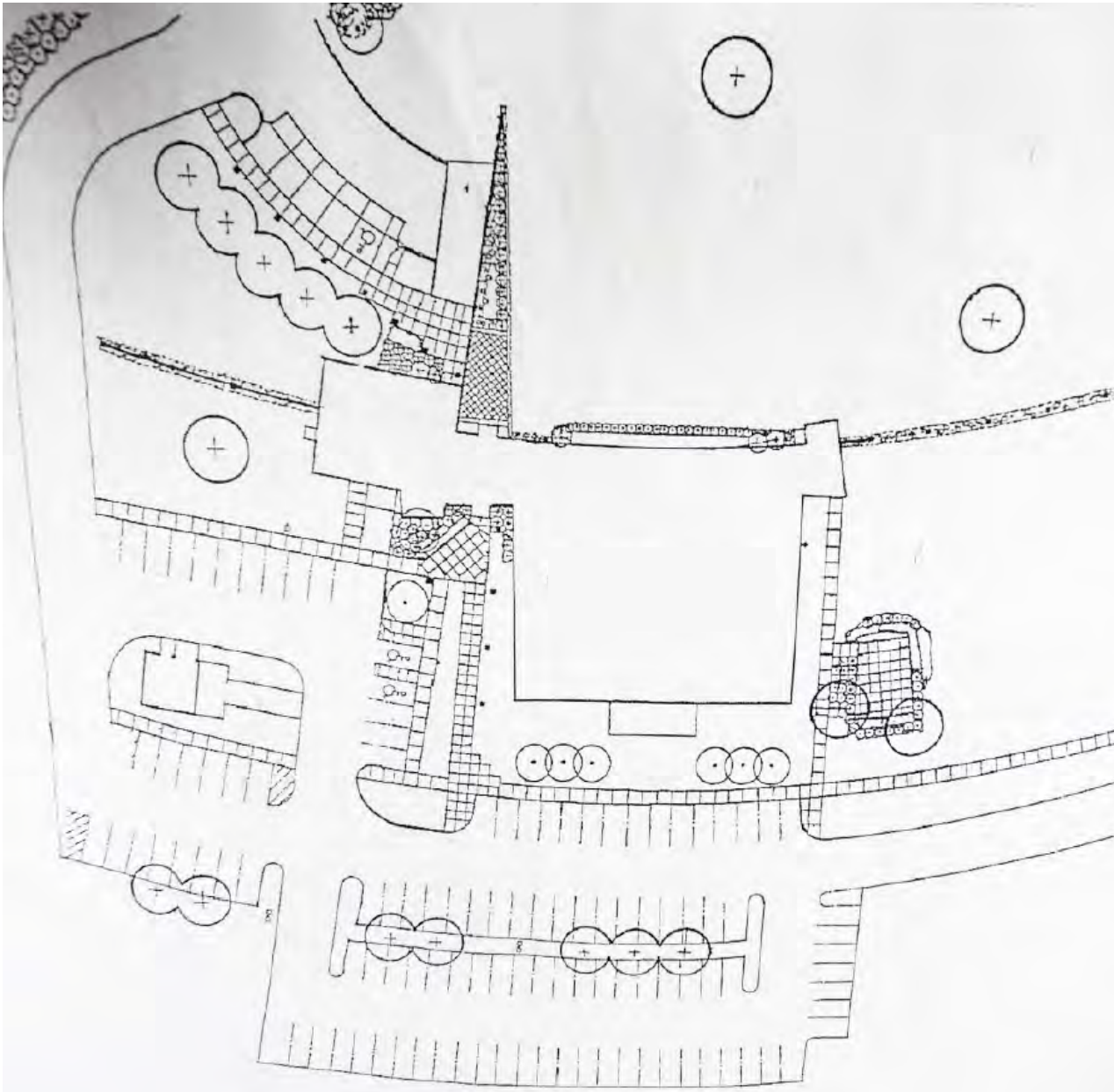


Floor Plans

Second Floor - 11,900 SF

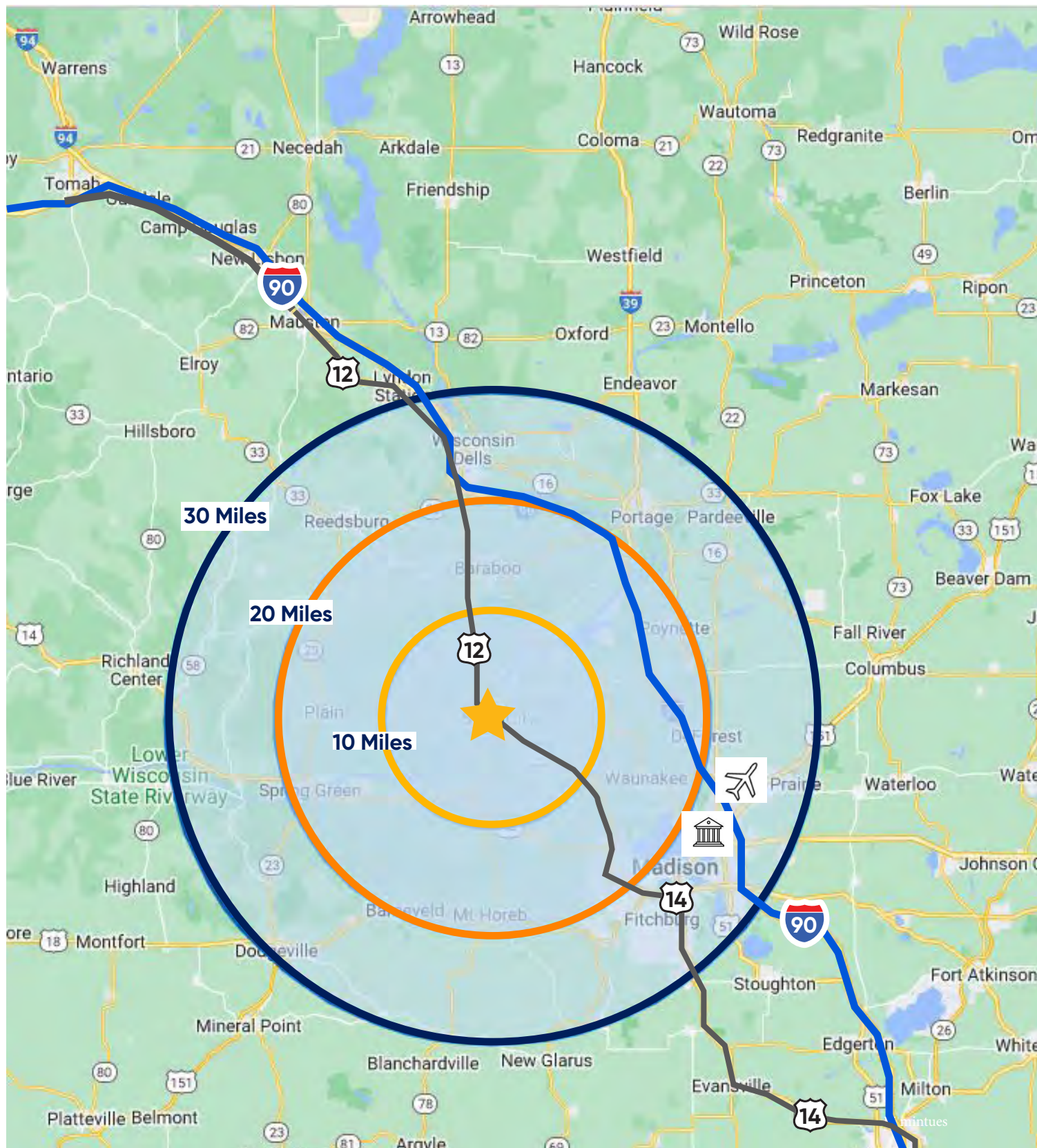


Site Plan



840 Carolina Street, Sauk City, WI

Travel Time Map



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