

**FOR  
LEASE**

*946 W Medina Road  
Unit B  
Marshall WI 53559*

**INDUSTRIAL**

**Amazing Location**

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


**UNDER  
CONSTRUCTION &  
NEAR COMPLETION!  
LIKE-NEW AND  
BUILT FOR YOUR  
NEEDS.**

Katie Lichtie  
608--347-5525

# PROPERTY FEATURES

- **Total Building: 120' x 51' = 6,120 sq. ft.**
- **Shop: 100' x 51' = 5,100 sq. ft.**
- **Office: 20' x 51' = 1,275 sq. ft.**
- **Mezzanine (above office space): 1,275 sq. ft.**
- **Overhead Doors**
- **All overhead doors: 2" insulated R24 steel with insulated glass**
- **(2) 18' x 14' x 2" steel OH doors – drive-through, opposite side door is 19' x 14' x 2"**
- **(1) 20' x 14' x 2" steel OH door**
- **8" thick slab with rebar in truck bay (non-slip finish)**
- **Radiant floor heating**
- **4" thick slab in the office**
- **2" insulation under slab with vapor barrier under gravel**
- **R40 blown-in insulation in the attic**
- **Steel bollards**
- **Trench drains with oil separation crocks**
- **New septic tanks (SW corner of building)**
- **Bathrooms: 2 (one in office, one in shop)**
- **Janitor's sink in the shop**
- **19-gallon electric water heater**
- **Central air conditioning**
- **Kitchen in the breakroom**
- **Office Spaces**
- **Office: 19' x 12' (with closet and door to shop)**
- **Office: 8' x 15'**





Hwy 94  
Easy on and Off

Shop will be renovated  
3 office 2 bath  
120x51 Overhead doors  
trench drains. Approx  
1.3 Acres recycled  
asphalt surface.