

1750 ROCKY BLUFF
CT., CROSS PLAINS,
WI 53528



APPROVED STORAGE
& MINI-WAREHOUSE
SITE FOR SALE



Property Overview

1750 Rocky Bluff Court presents a rare opportunity to acquire an approved self-storage and mini-warehouse development site in the growing Cross Plains and western Dane County market. Situated within a former quarry setting, the property is approved for multiple storage and warehouse buildings, providing a significant head start for developers by eliminating much of the time and uncertainty associated with the entitlement process.

The property offers convenient access to Highway 14 and serves the expanding residential and commercial populations of Cross Plains, Middleton, and the greater Madison area. With continued growth throughout western Dane County and increasing demand for self-storage and contractor warehouse space, the site is well-positioned for a successful development.

The property is offered as-is at \$1.2 million, with ownership willing to discuss completing additional site improvements, including clearing and quarry wall stabilization, for an adjusted purchase price.

MADISON, WI

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Asking Price

\$1,200,000

Lot Size

9.8 Acres

Pre-Approved Plan

