

CENTRAL WISCONSIN APPLIED RESEARCH & BUSINESS PARK

GROWING INNOVATIVE NEW BUSINESSES FROM DEEP WISCONSIN ROOTS

100 Wisconsin River Drive
Port Edwards, WI 54469

ROLLER STORAGE BUILDING (GARAGE)



Building Size: 7,300 sf

Parcel Size: 107,300 sq. ft. (~2.5 acres)

Lease Type: Triple Net + CAM

Lease Rate: Negotiable

Occupancy Date: Immediate

General Description: Multi-purpose steel construction building with capabilities for storage, truck repair, light manufacturing and/or prototyping.

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BUILDING FEATURES

Area and Height

1st Floor Area: 7,300 sq. ft.
Mezzanine: n/a
2nd Floor Area: n/a
Basement Area: n/a

Year Built/Type of Construction

Original: ca. 1970/steel
Additions: ca. 1980/steel
Renovations: n/a

Office/Finished Space

Total Area: n/a
No. of Private Offices: n/a
No. of Rest Rooms: n/a
Conference Rooms: n/a

Production/Warehouse Space

Total Area: 7,300
Ceiling Height: 25' and 15'
Heating System:
A/C System: n/a
Fire Suppression System: n/a

Other Spaces

Type: n/a
Area: n/a
Features: n/a

Loading Facilities

No. of Dock Doors: n/a
No. of At-grade Overhead Doors: 16
No. of Rail Doors: n/a
Overhead Lift: n/a
Elevator Capacity: n/a

Unique Features

Type: Front building split with interior block wall
Type: Shelving/tool crib in rear building

Accessory Structures

Type/Area: n/a

SITE FEATURES

Site Area

Total Area: 107,300 sq. ft. (~2.5 acres)
General Dimensions: ~245' x 440'
Building Coverage: 7,300 sq. ft. (7%)
Paved Area: n/a
Unpaved Area: 100,000 sq. ft.
Rail Spur: n/a
Other Area: n/a

Rail Service

No. of Spurs: n/a
Spur Lengths: n/a

Parking/Trailer Storage

Paved for Autos:
Unpaved Area:
Trailer Storage Area:

UTILITIES

Electric

Service Size: 3-phase, 480 V, 180 amps
Provider: Alliant Energy

Natural Gas

Provider: WE Energies

Water

Service Size: 8" feeds, with some 12";
42-50 psi
Provider: Village of Port Edwards

Sewer

Provider: Village of Port Edwards

Telecom

Type: Fiber optic cable
Provider: Solarus