



**FOR LEASE** | **19,451 SF**  
**1220 W FULTON STREET** | **EDGERTON, WI**

**ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM**



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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## PROPERTY HIGHLIGHTS



**RENOVATED  
IN 2020**



**ACTIVE RAIL SPUR  
(WISCONSIN SOUTHERN)**



**NEWLY SURFACED  
LOT IN 2018**



**HIGH EFFICIENCY T8  
AND LED LIGHTING**



**2-TON, 7.5-  
TON CRANES**



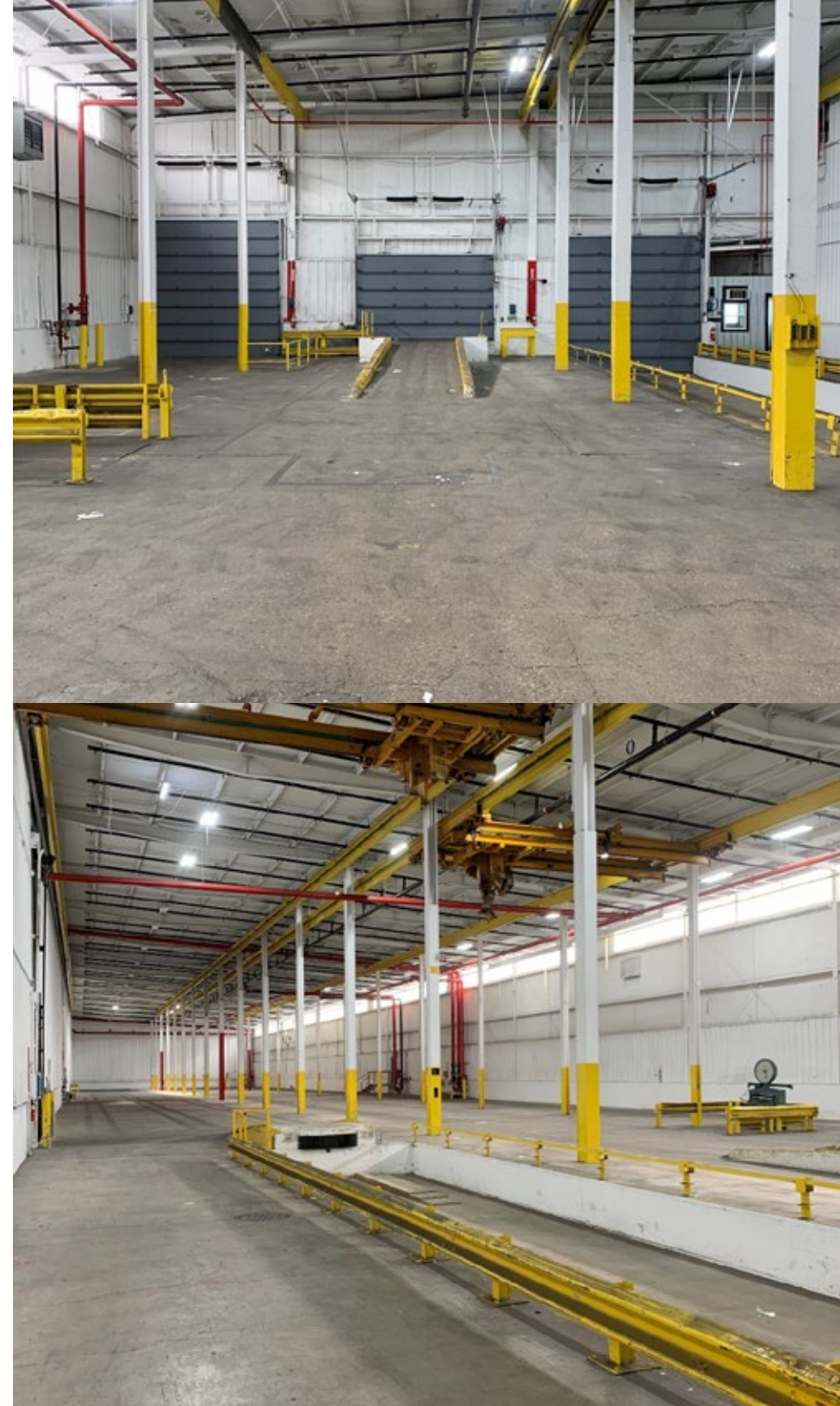
**NEW ESFR**



# PROPERTY DETAILS

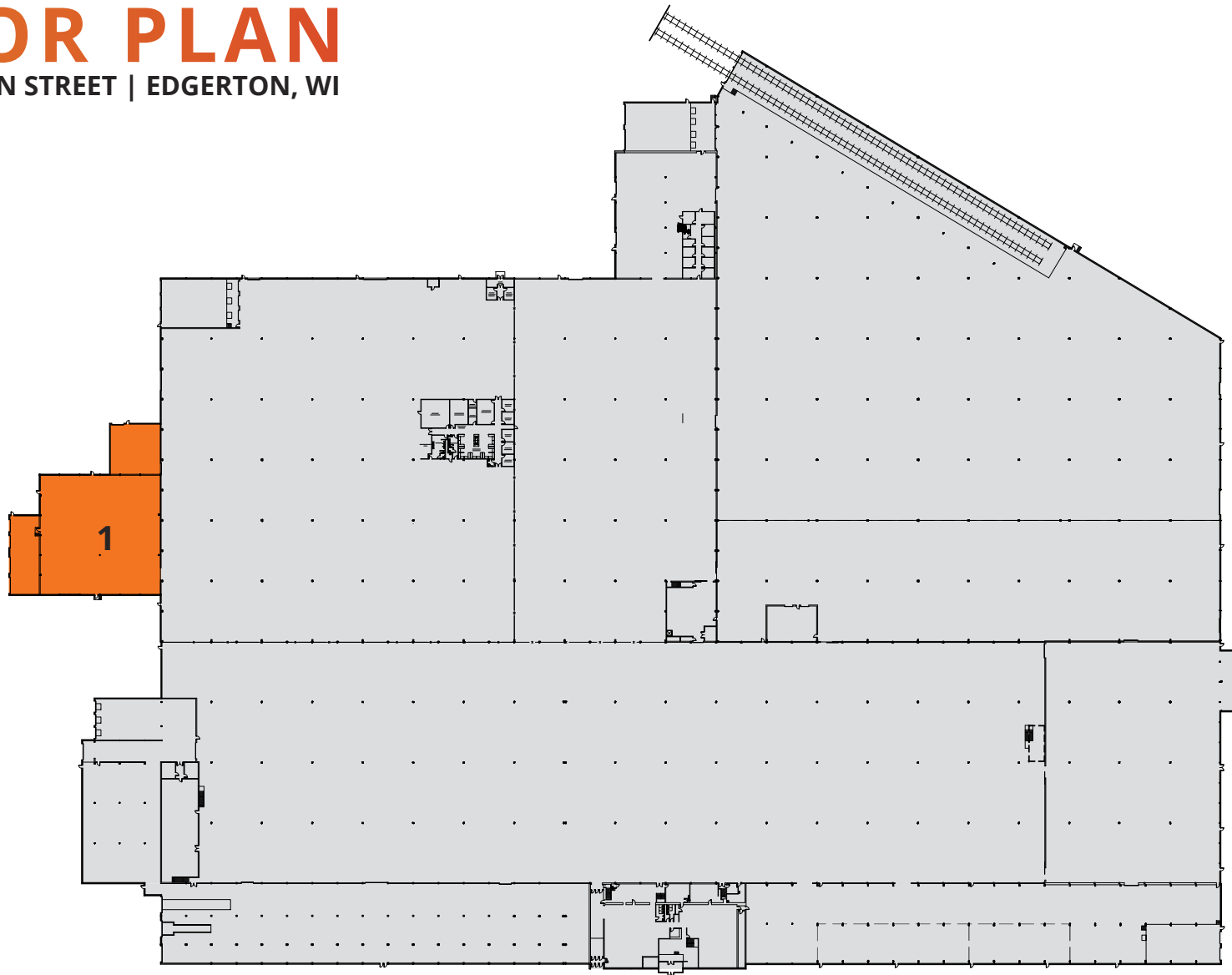
1220 W FULTON STREET | EDGERTON, WI

AVAILABLE SPACE	19,451 SF
FLOORS	1
DOCK DOORS	2
DRIVE-IN DOORS	6
CRANES	1, 2-Ton Crane   1, 7.5-Ton Crane
CLEAR HEIGHT	19' - 29'
COLUMN WIDTH/DEPTH	Varies
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	8" - 12" Reinforced Concrete
YEAR BUILT	1960
YEAR RENOVATED	2020
FIRE SUPPRESSION	New ESFR
LIGHTING	High Efficiency T8 and LED
POWER	Heavy Power Throughout
PARKING	1500+ Surface Spaces
LAND AREA	123 Acres
ZONING	M2: General Industrial
PARCEL ID	221-183008   221-183009
RAIL	Spur Served by Wisconsin Southern
OPEX ESTIMATE	<b>\$0.71/SF</b>



# FLOOR PLAN

1220 W FULTON STREET | EDGERTON, WI



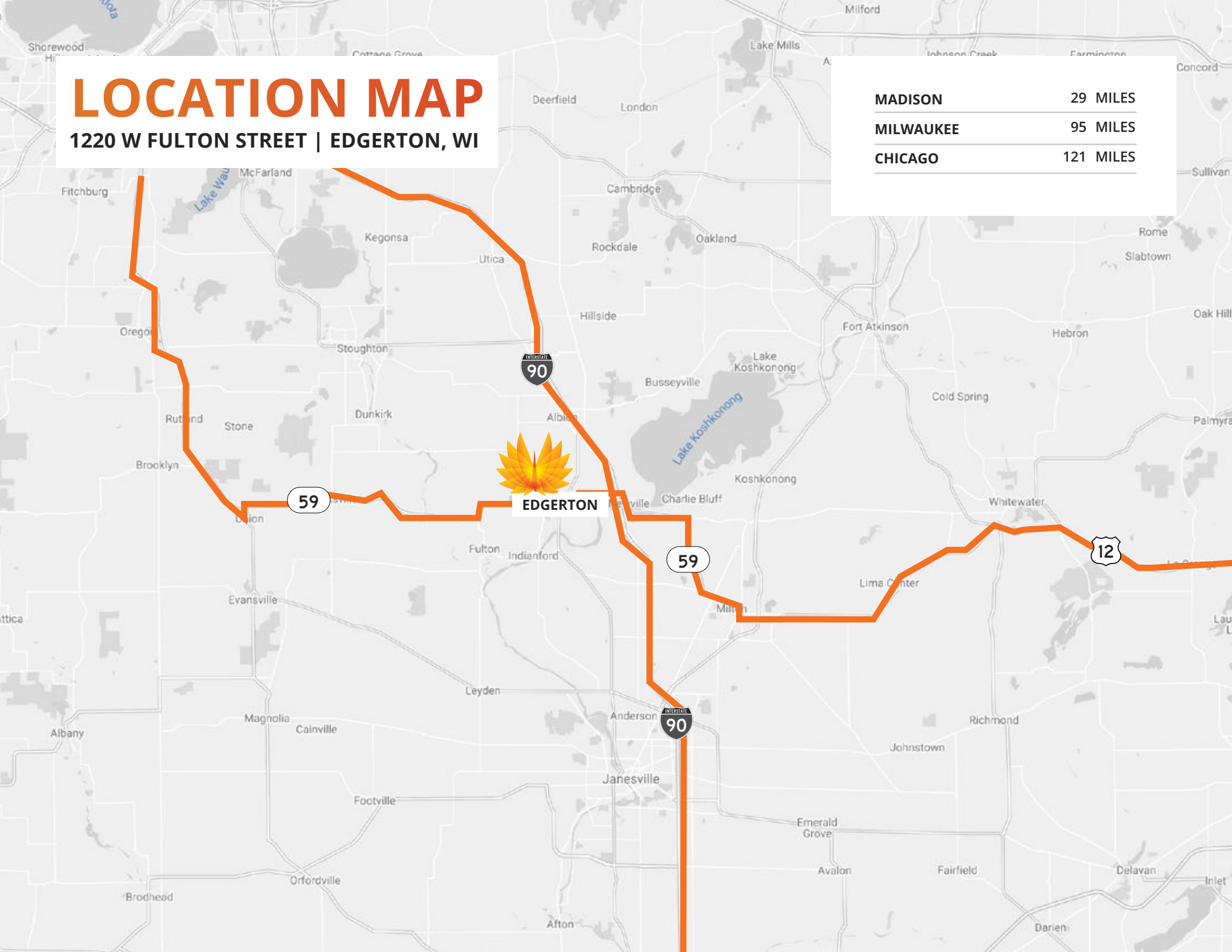
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	19,451 SF
<b>TOTAL</b>		<b>19,451 SF</b>



# LOCATION MAP

1220 W FULTON STREET | EDGERTON, WI

MADISON	29 MILES
MILWAUKEE	95 MILES
CHICAGO	121 MILES





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