



**FOR LEASE** | **293,965 SF**  
**N9246 STATE ROAD 80** | **NECEDAH, WI**

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**PHOENIX**  
**LOGISTICS**

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

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# PROPERTY HIGHLIGHTS



**POTENTIAL EXPANSION OPPORTUNITY**



**GREAT FREEWAY ACCESS TO I-94**



**MIDWAY POINT BETWEEN CHICAGO (240 MILES) & MINNEAPOLIS (185 MILES)**



**COMPRESSORS AVAILABLE FOR TENANT USE**



**AIR-CONDITIONED WAREHOUSE SPACE**



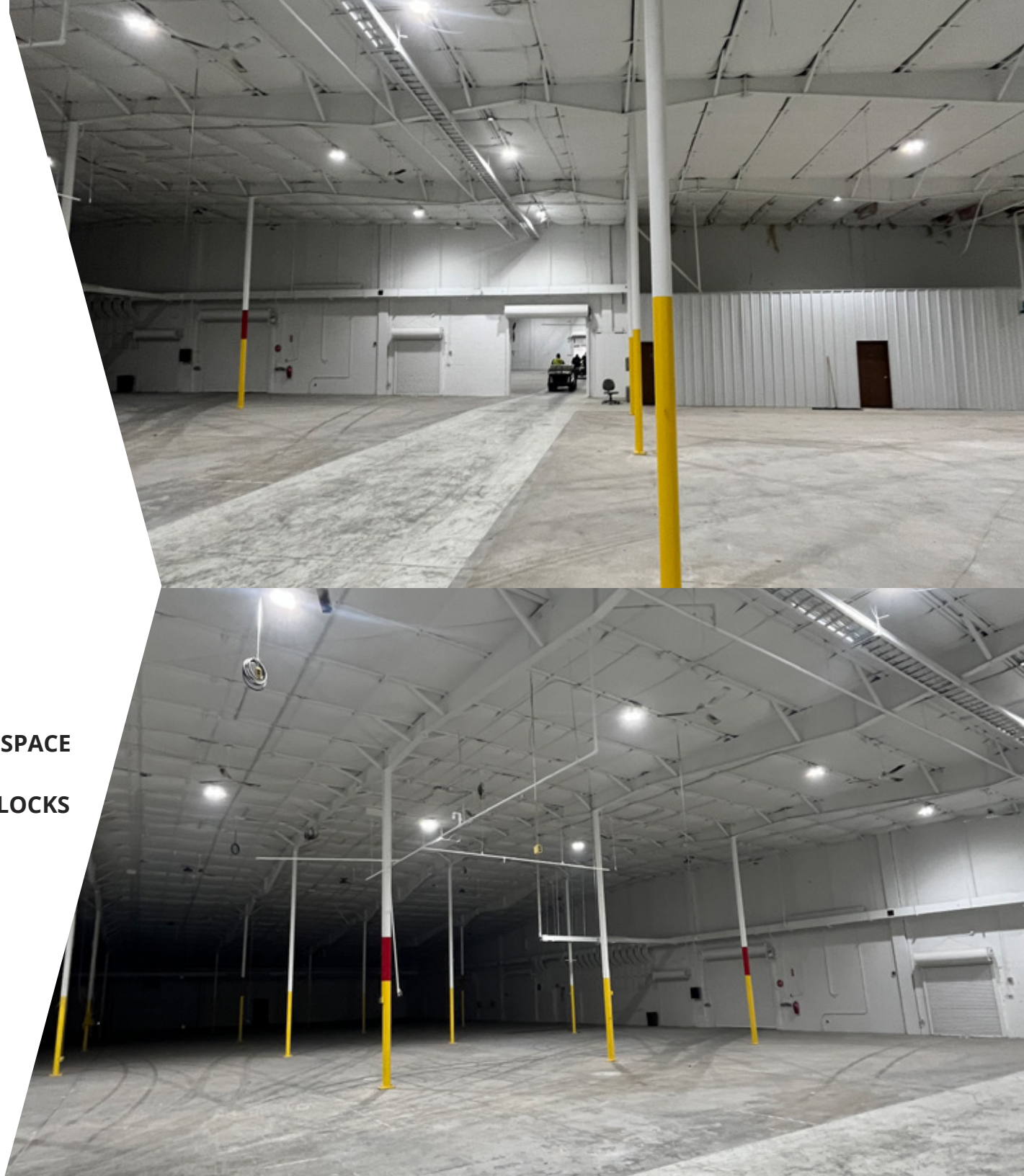
**DOCK DOORS HAVE LEVELERS & LOCKS**



**CONFERENCE ROOM/TRAINING ROOM FOR 125 PEOPLE, 2 ON-SITE CALL CENTERS, EXECUTIVE BOARD ROOM**



**OFFICES TO BE CONVERTED TO WAREHOUSE SPACE**



# PROPERTY DETAILS

N9246 STATE ROAD 80 | NECEDAH, WI

AVAILABLE SPACE	293,965 SF
MINIMUM DIVISIBLE	5,000 SF
DOCK DOORS	16
DRIVE-IN DOORS	25
CLEAR HEIGHT	14' - 23.5'
WALLS	Metal
POWER	480V Multiple Feeds 1,800 & 2,000 Amp Services 2, 50-Hz Generators (TBV)
PARKING	Ample
LAND AREA	67.75 Acres
ZONING	Mixed Use
PARCEL ID	29-012-0367, 29-012-0368
<b>OPEX ESTIMATE</b>	<b>\$0.58/SF</b>

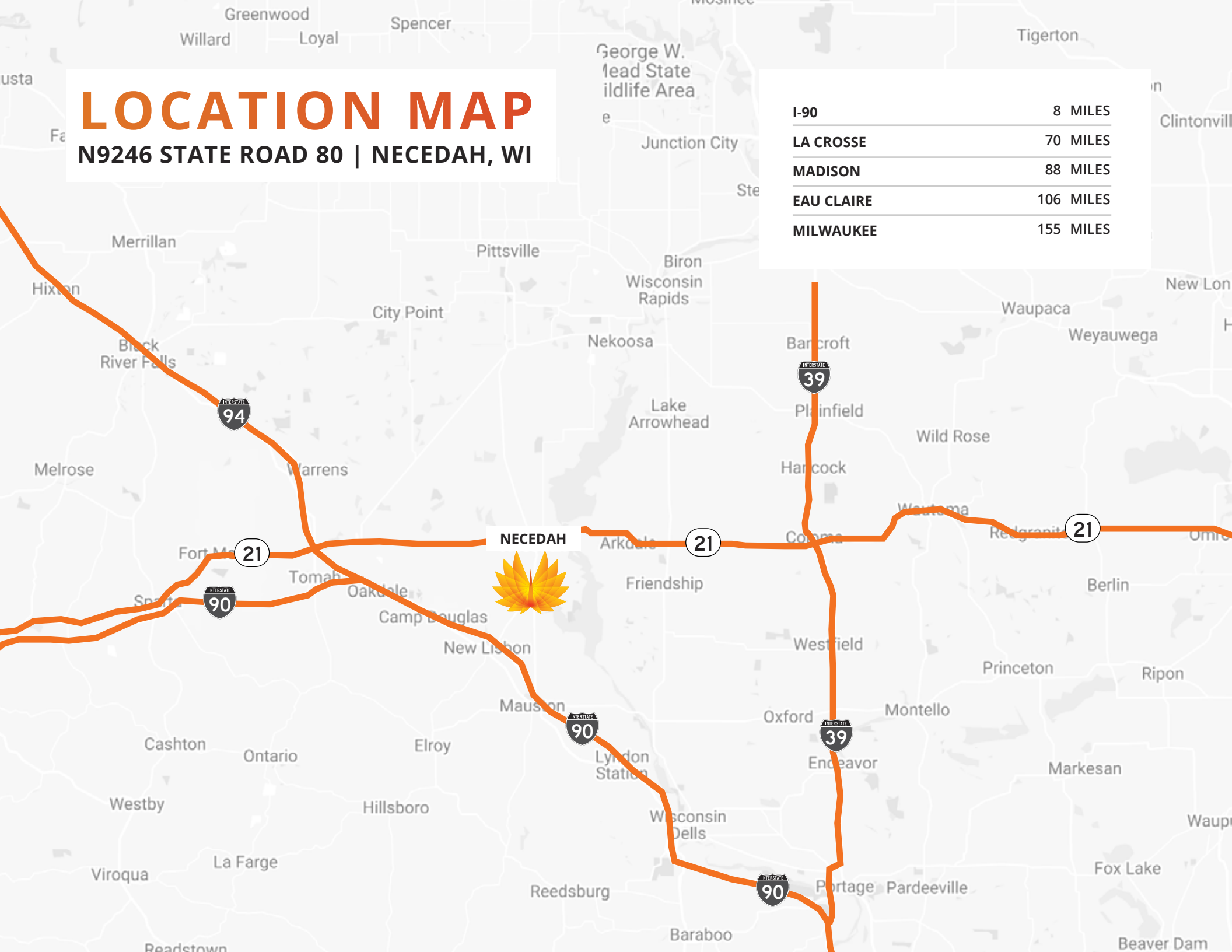




# LOCATION MAP

N9246 STATE ROAD 80 | NECEDAH, WI

I-90	8 MILES
LA CROSSE	70 MILES
MADISON	88 MILES
EAU CLAIRE	106 MILES
MILWAUKEE	155 MILES





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