



Industrial For Sublease

CONTACT US

Andy Lubinski

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

Colliers

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
colliers.com/msp

200 Interstate Boulevard Edgerton, WI 53534

55,000 – 120,000 SF of Dry Warehouse/ Distribution Available For Sublease

200 Interstate Blvd presents a rare opportunity to sublease a high-quality industrial asset in Southern Wisconsin. The location offers **immediate access to Interstate 90/39**, providing linkages to Madison, Janesville/ Beloit, Rockford, Chicago, and Milwaukee (via I-43 or I-94).

The building is in excellent condition, offering superior clear height, a significant number of loading docks, and ample trailer and employee parking.

Cold storage available by the pallet on a monthly basis through the master tenant. **Logistics services** for product distribution available per a separate agreement.

FOR SUBLEASE



Available Space

Approximately 55,000 - 120,000 SF
(14,400 SF per bay)

Base Rent

\$5.25-5.50/SF, NNN

Lease Term

3-5 Years

Office Space/ Restrooms

TBD based on Tenant needs.

Cold Storage Space

Potential for on-site cold storage
(freezer/cooler) on a per pallet, per
month basis, at additional cost.

Approximately 40,000 SF of cooler,
and 40,000 SF of freezer available,
operated by E-Town Cold Storage.



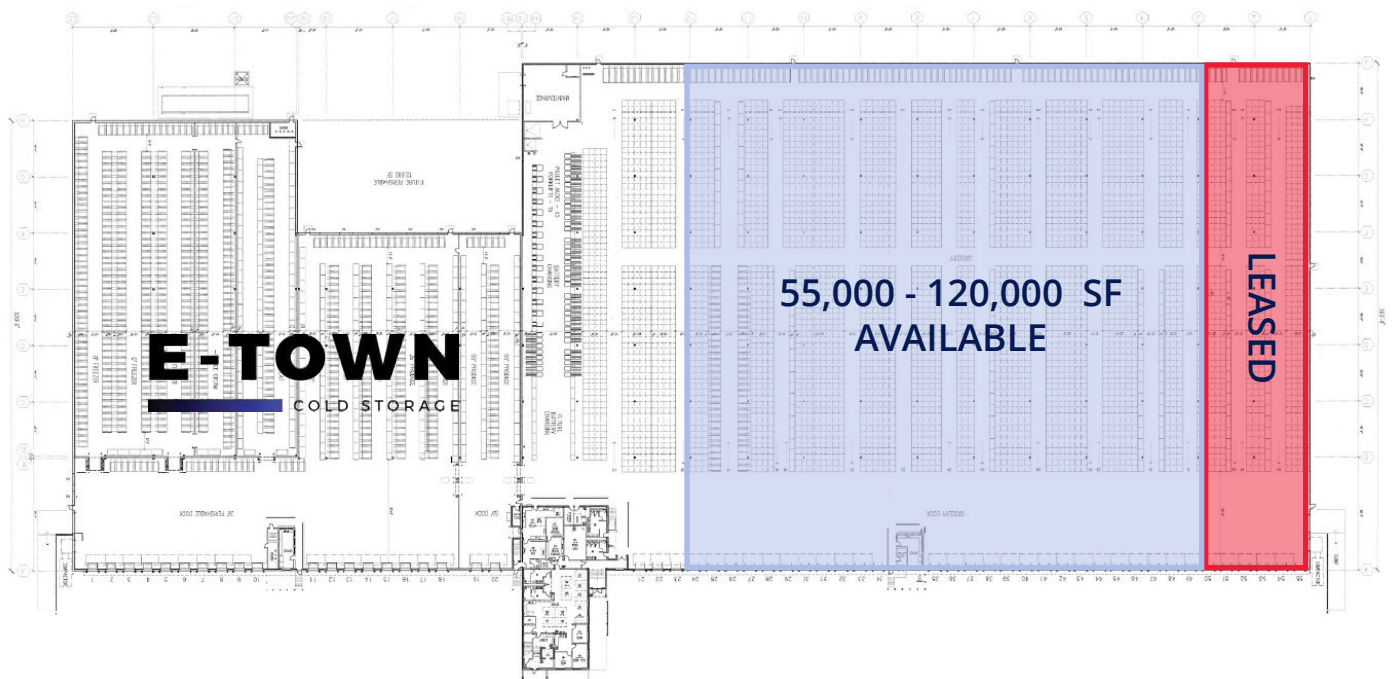
FOR SUBLEASE

Building Overview

Land Area	29.28 Acres
Zoning	Industrial
Year Built	2002
Clear Heights	30' - 32'
Column Spacing	40' x 40' with 80' speed bay
Car Parking	Approximately 100 stalls available
Trailer Parking	Approximately 39 stalls available
Loading	Up to 35 docks with levelers and locks +1 grade level door
Drive-In Door	1 Drive-in door accessed from the east side of the building
HVAC	Warehouse is heated with rooftop units
Power	3,000 Amp, 480v Main service to the building
Lighting	Primarily LED fixtures on motion sensors
Fire Protection	ESFR



Site Plan



FOR LEASE

Office Space

Available Space Approx. 6,761 SF (Approx. 3,380 SF per floor)

Asking Rate \$9.50/SF, Gross
Includes CAM, RE Tax, Insurance, Utilities

Tenant Expenses Tenants to provide their own in-suite janitorial service and phone/internet

**Truck Parking/
Outside Storage** Potential for truck/trailer parking and/or outdoor storage onsite



Floor Plans



1st Floor



2nd Floor

Demographics

(5 mile radius)



2025
Population

12,603



2025 Average
Household Income

\$115,747



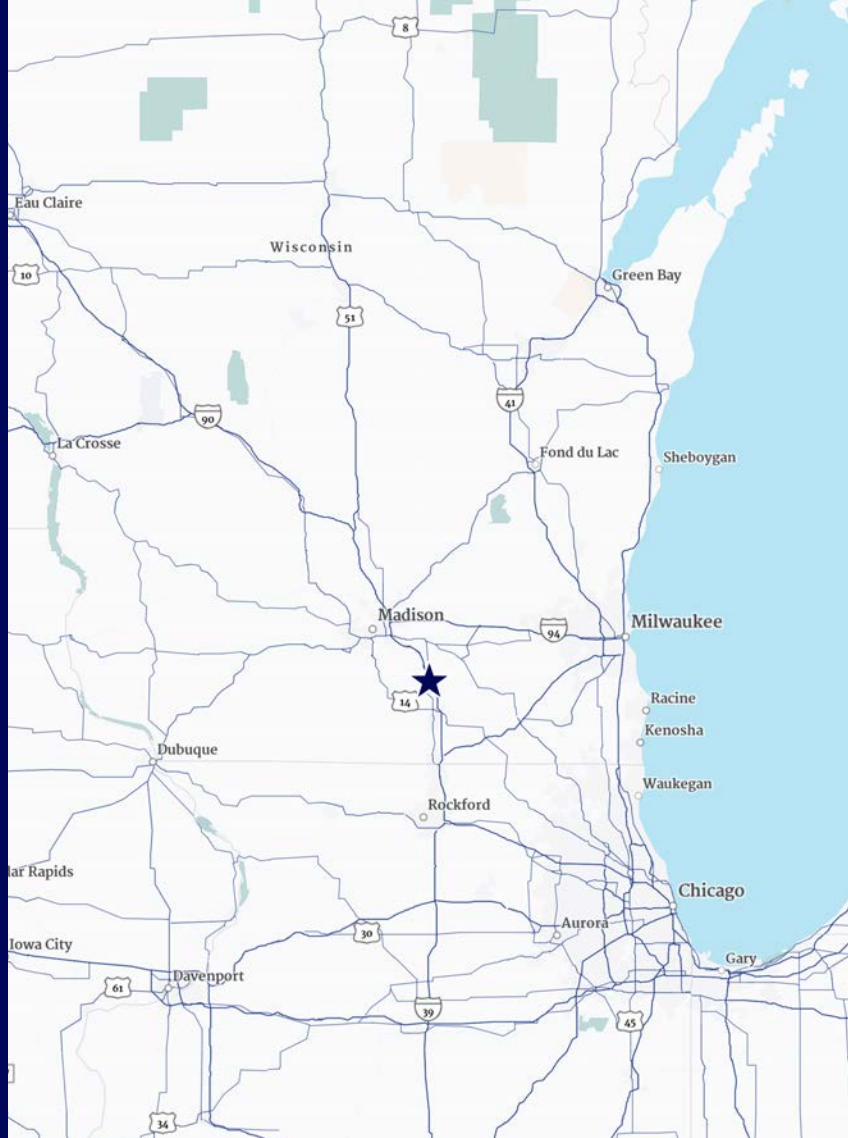
2025 Daytime
Work Population

3,656



Households

5,373



1600 Utica Avenue South
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P: +1 952 897 7700

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