



Industrial Warehouse & Cold Storage For Sublease

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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

Ambient: ~55,000 - 120,000 SF
Cooler: ~10,420 SF
Office: ~6,761 SF

Base Rent

Ambient: \$5.25 - \$5.50/SF NNN
Cooler: \$9.50/SF NNN
Office: \$9.50/SF Gross

Lease Term

Flexible

Additional Cold Storage

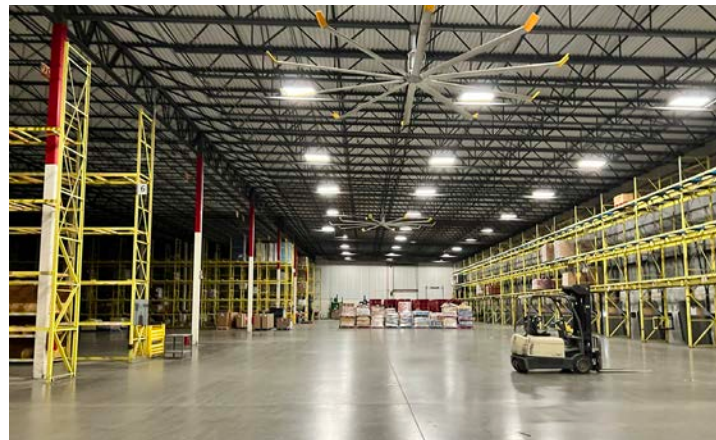
Potential for on-site cold storage (freezer/cooler) on a per pallet, per month basis, at additional cost.
Approximately 60,000 SF of cooler, and 25,000 SF of freezer available, operated by E-Town Cold Storage.



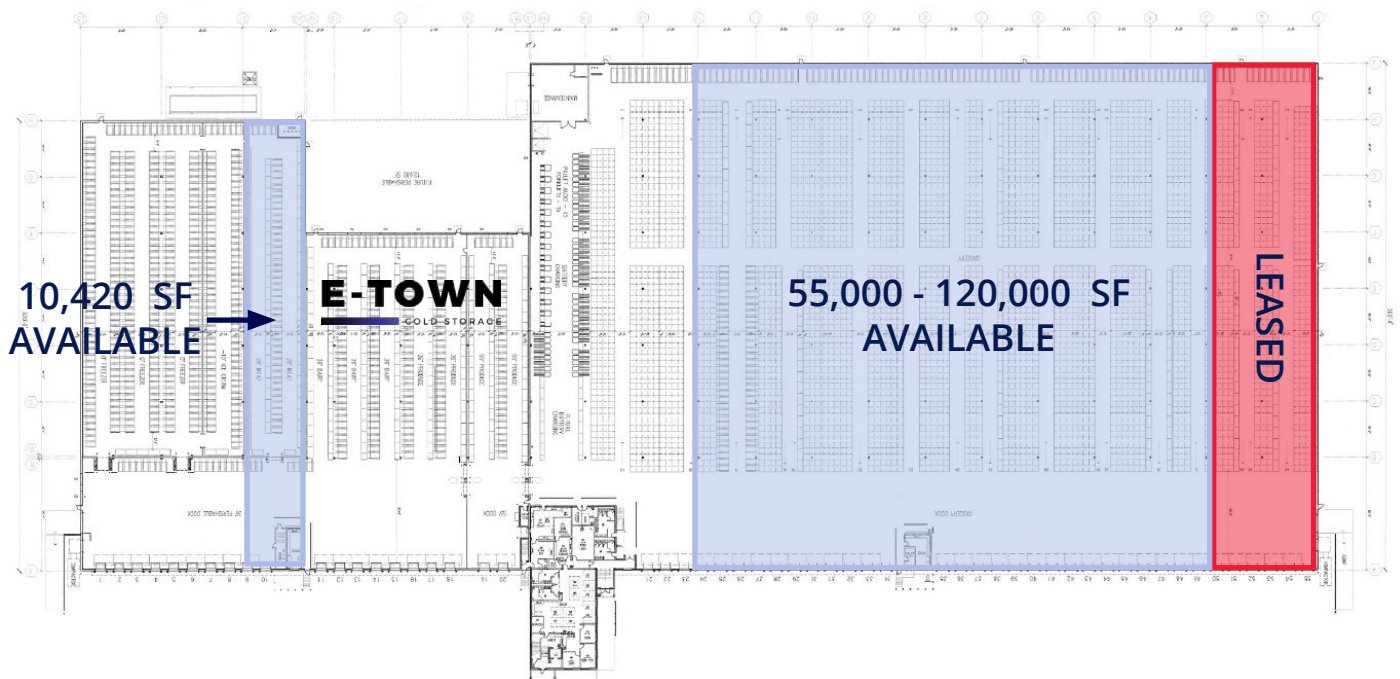
FOR SUBLEASE

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 60 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



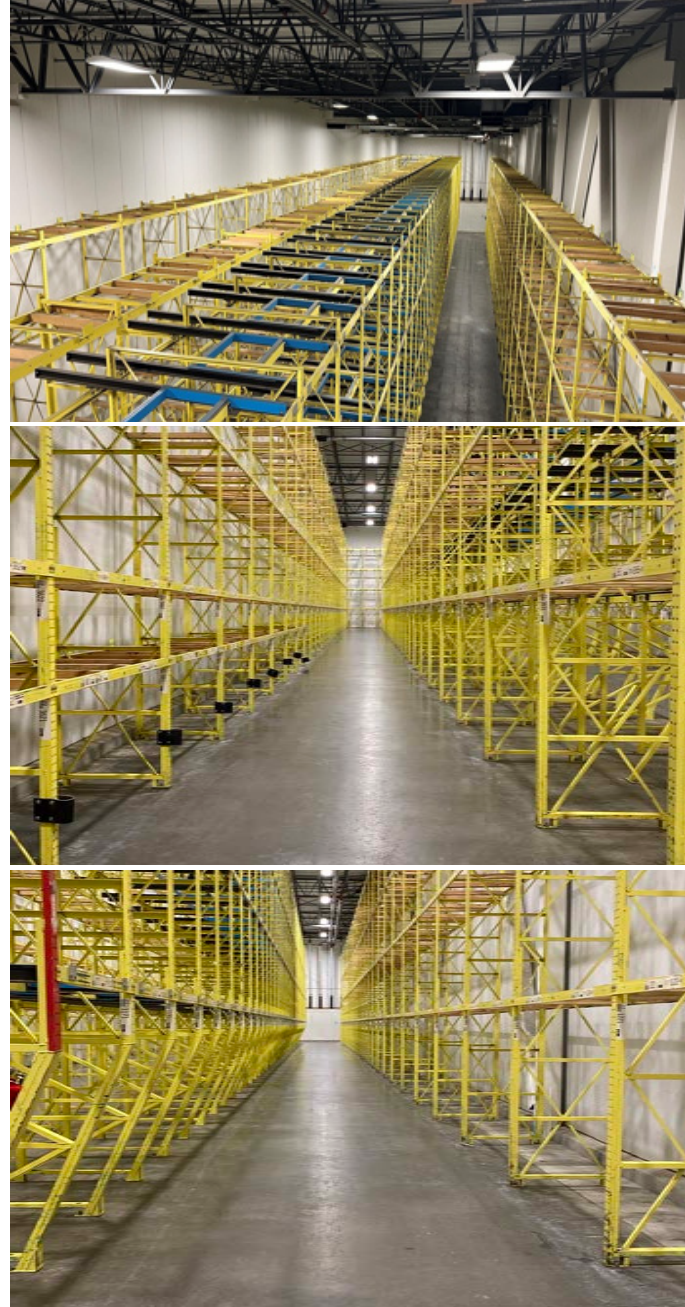
Site Plan



FOR SUBLEASE

Cold Storage Space

Available Space	10,420 SF
Office	750 SF
Asking Rate	\$9.50/SF NNN
Temperature	Can be set between 25-35 degrees
Pallets	1,050 pallet locations in adjustable height racking
Loading	Can have designated dock space/dock doors



Site Plan



FOR SUBLEASE

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



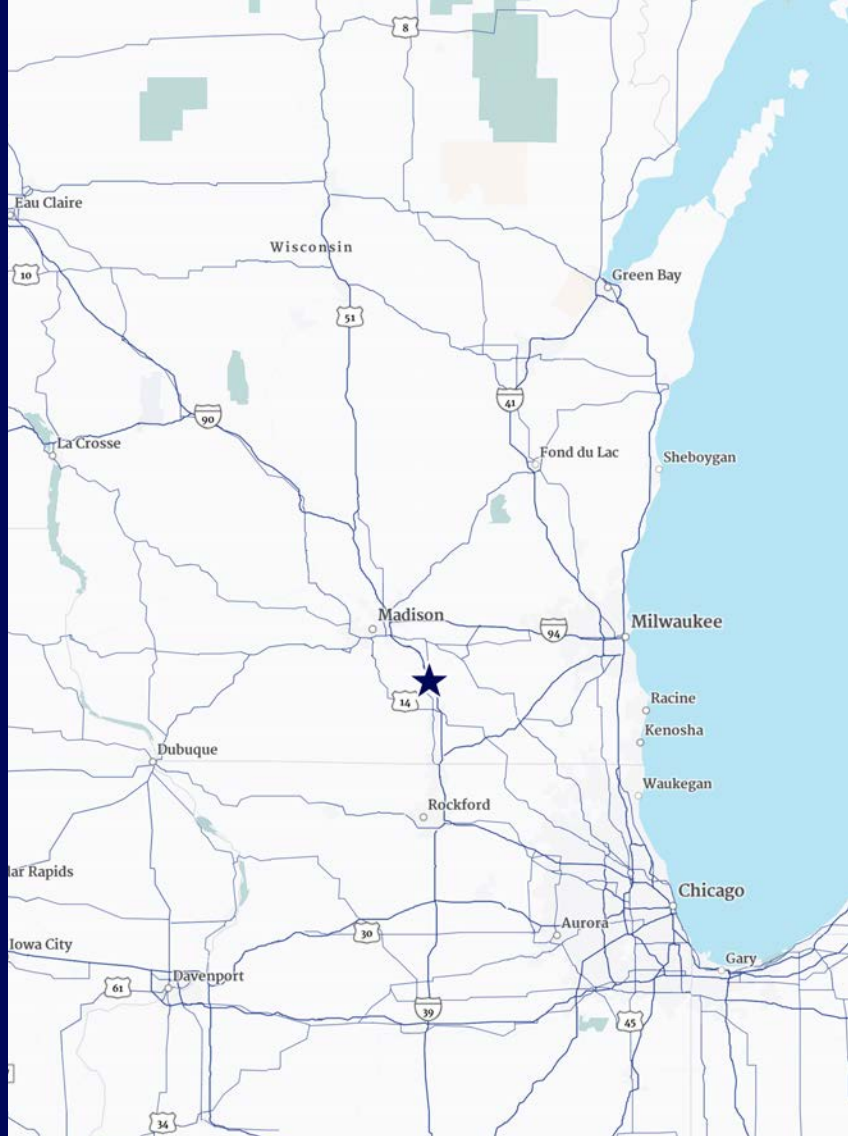
2025 Daytime
Work Population

3,656



Households

5,373



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