For Sale or Lease

45,000 SF - 119,000 SF Available

930 Single Ave, Wausau, WI

Colliers

Accelerating success.



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Table of Contents

03 The Offering

04 Property Details

05 Property Photos

07 Floor Plan

08 Location Overview

The Offering

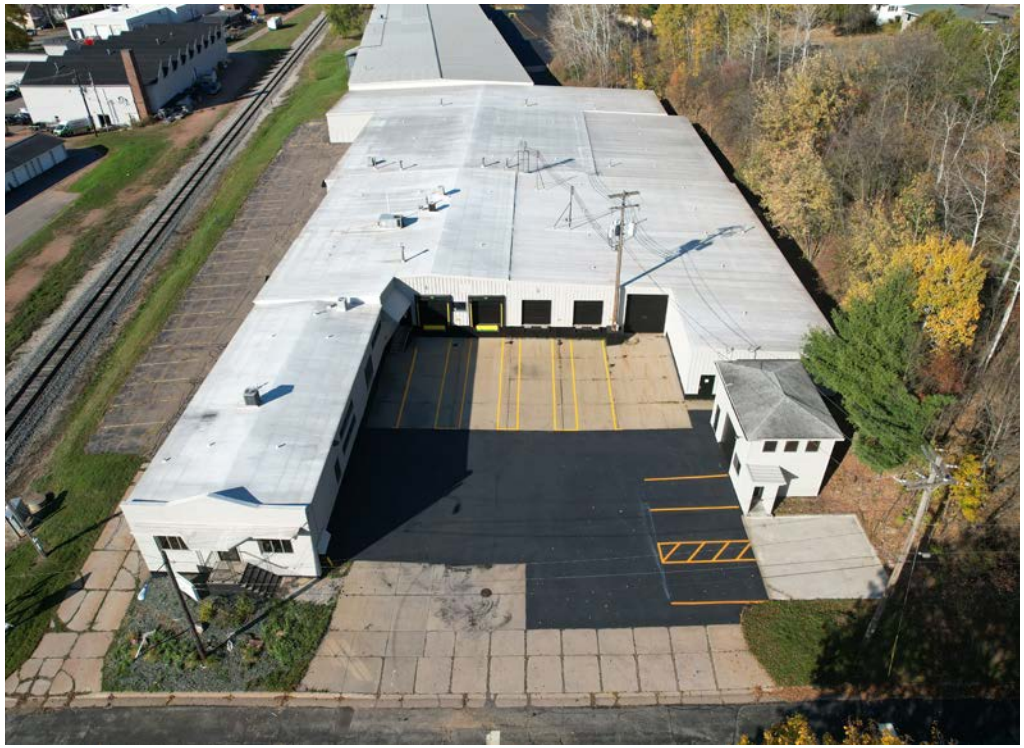
Colliers is pleased to present the opportunity to acquire or lease the industrial facility located at 930 Single Ave in Wausau, Wisconsin. The property consists of approximately ±119,000 square feet across multiple buildings situated on ±6.39 acres.

The property includes ±107,000 SF of manufacturing/distribution space and ±12,000 SF of office space. The building features multiple loading positions, grade-level access, and heavy power.

This offering presents a strong opportunity for owner-users or investors to acquire a functional industrial property with immediate occupancy potential within the Wausau industrial corridor, that can accommodate manufacturing, distribution, or assembly operations.

Highlights:

- ±119,000 SF industrial facility
- ±6.39 acres total across two parcels
- .68 acre paved outside storage/trailer parking lot
- 10 dock doors and 5 drive-ins
- Clear heights ranging from approximately 12’–18’
- 240/480V 3-phase power (400 amp)
- Separate 6,000 SF standalone office building also for sale at 911 E Thomas St, Wausau, WI
- Flexible layout suitable for manufacturing, warehouse, or distribution users
- Available for sale or lease with immediate occupancy



Property Details

Address:	930 Single Ave, Wausau, WI 54403 907 Mcintosh St, Wausau, WI 54403
PID's:	291-2907-364-0973 291-2907-364-0978
Building SF:	930 Single Ave Total SF: ±119,000 SF • Suite 100: ±45,000 SF • Suite 200: ±74,000 SF
Site Size:	930 Land Area: 5.71 acres 907 Parking Lot: .68 acres
Year Built:	1983
Loading:	Suite 100: 6 dock doors (3 exterior, 3 interior) & 2 drive-ins Suite 200: 4 dock doors & 3 drive-ins
Clear Heights:	12'-18'
Construction:	Masonry & Metal
Power:	240/480 V 3 phase Power 400 Amp
2025 Total Taxes:	$41,645
Lease Rate:	$4.25/SF NNN
Sale Price:	$4,500,000 ($37.82/SF)

* Listing broker has an ownership interest in the property





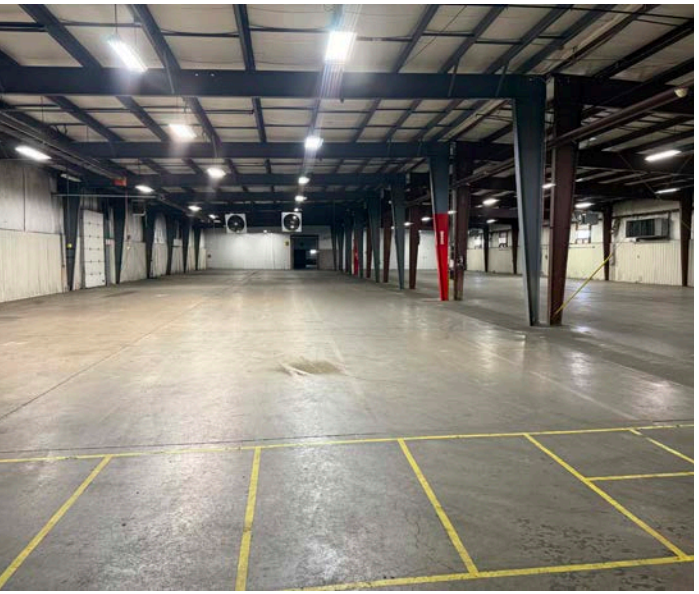
Property Photos

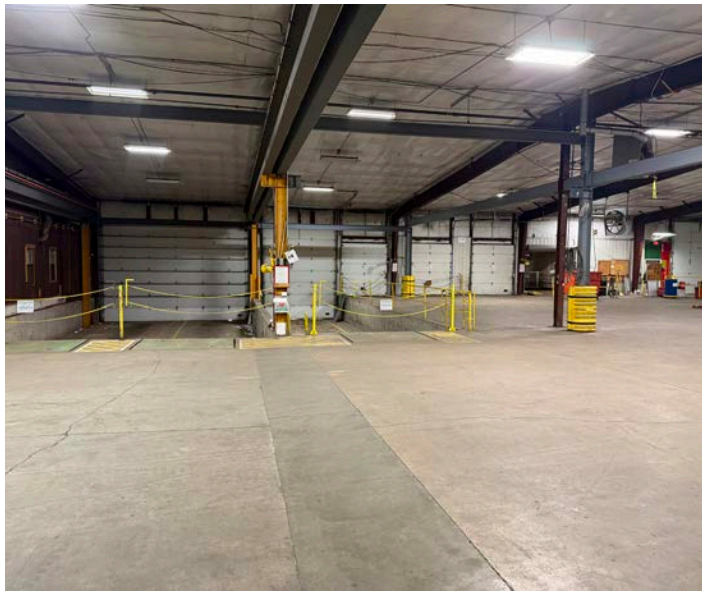
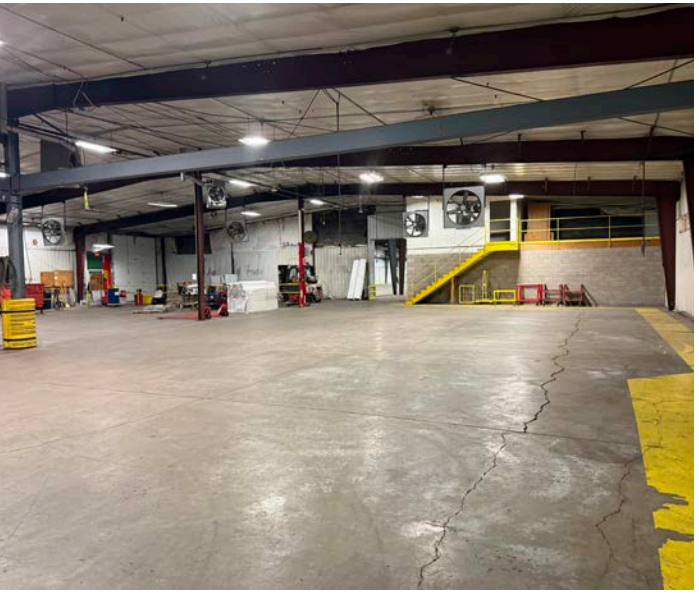
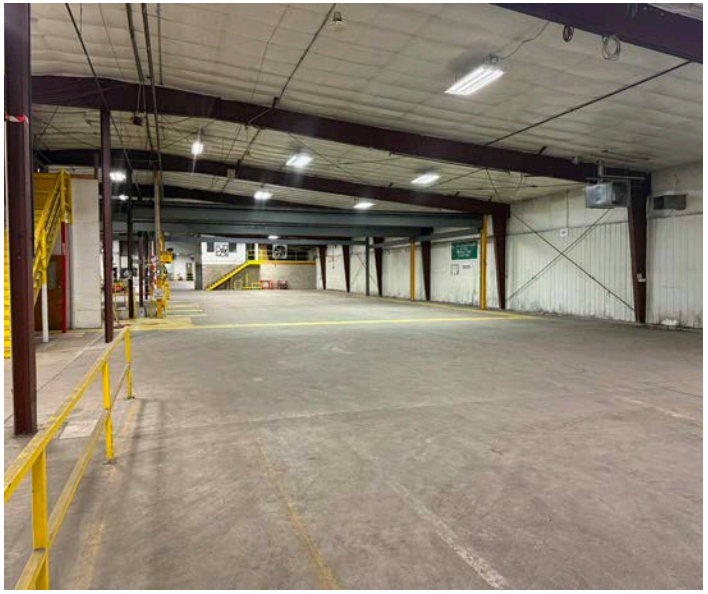




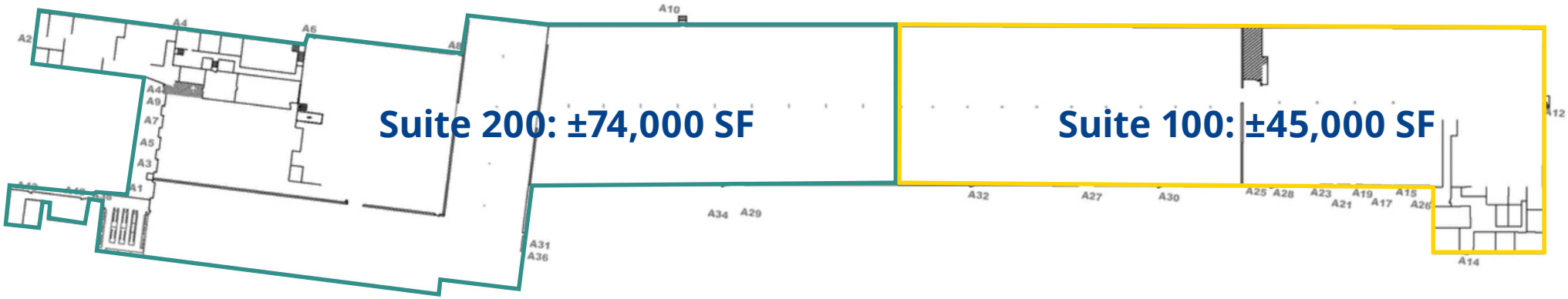



Property Photos

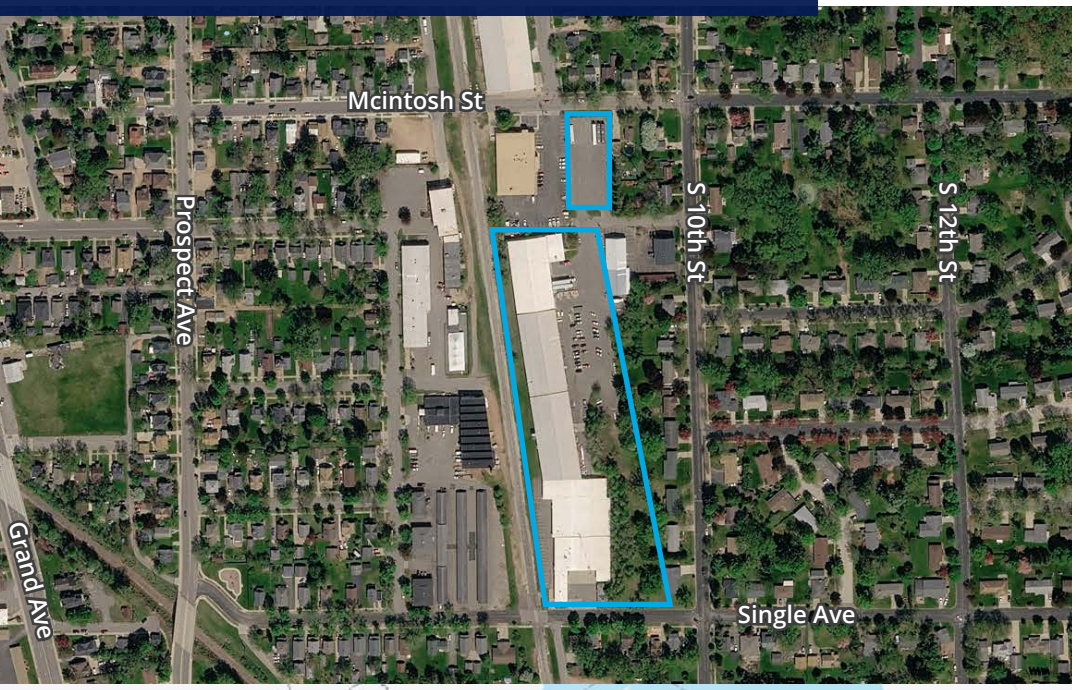


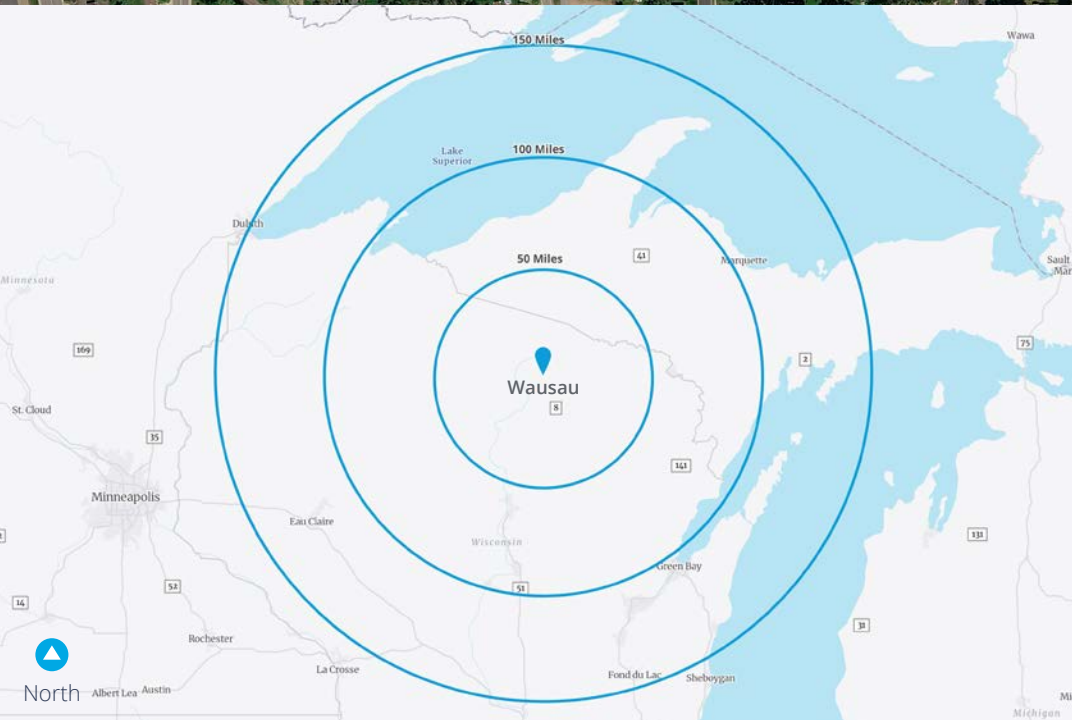





Floor Plan



Location Overview





Marathon County

2025 Population
138,511

2025 Average Household Income
$102,575

2025 Daytime Work Population
73,853

Households
58,075

Businesses
5,086

Web Links:
Wausau, WI
Marathon County



For Sale or Lease

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