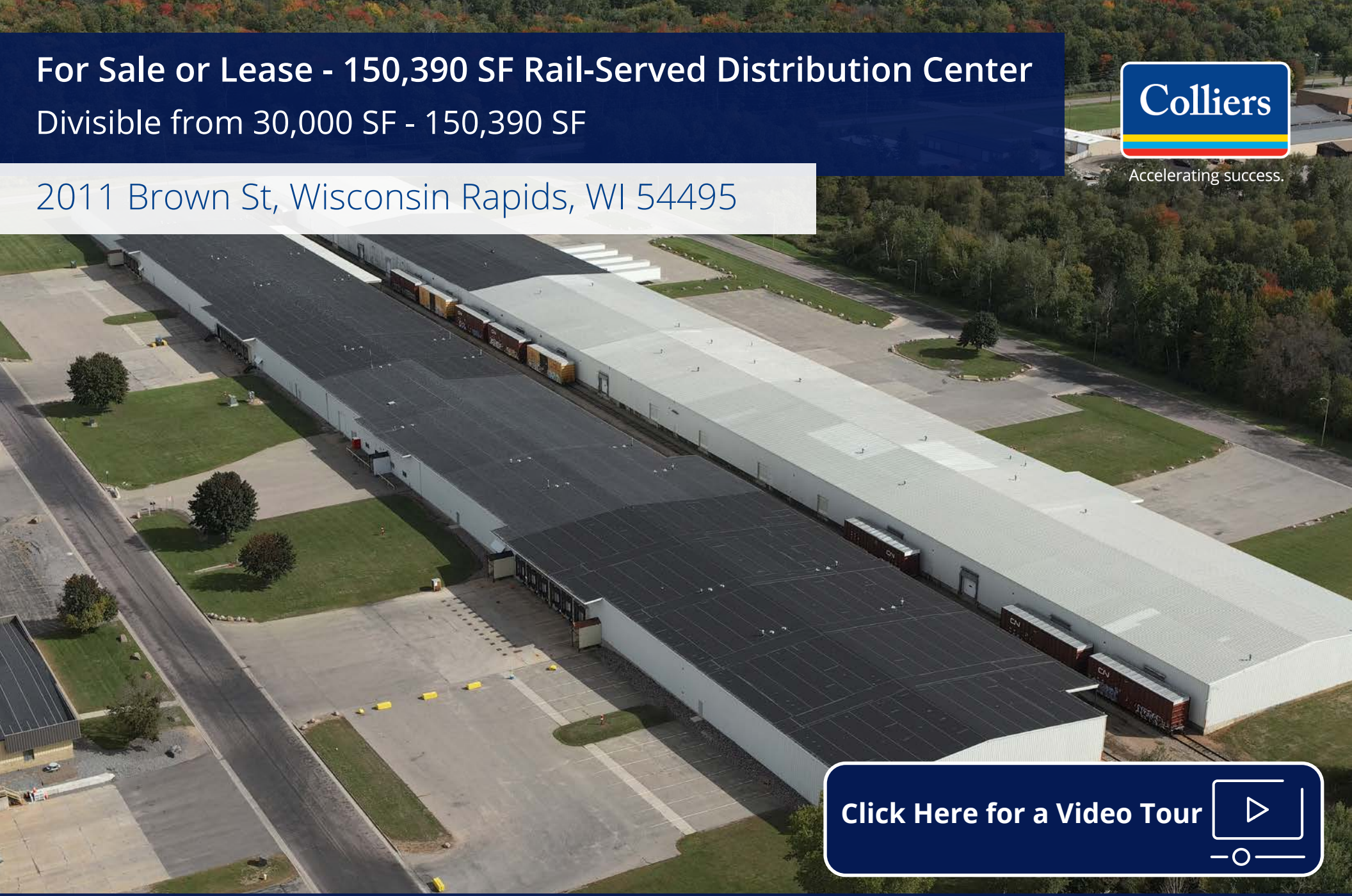
For Sale or Lease - 150,390 SF Rail-Served Distribution Center

Divisible from 30,000 SF - 150,390 SF

Colliers

Accelerating success.

2011 Brown St, Wisconsin Rapids, WI 54495



Click Here for a Video Tour

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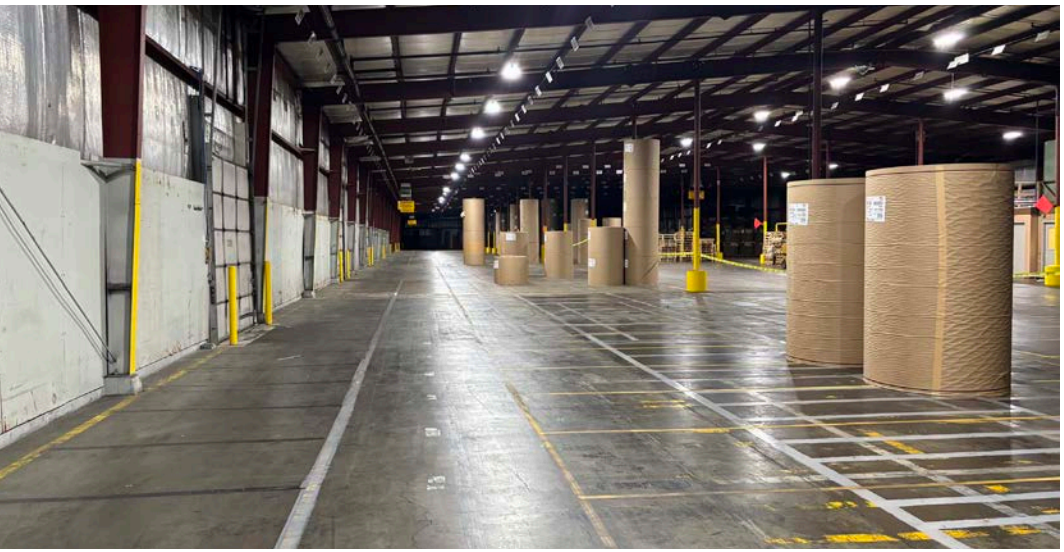



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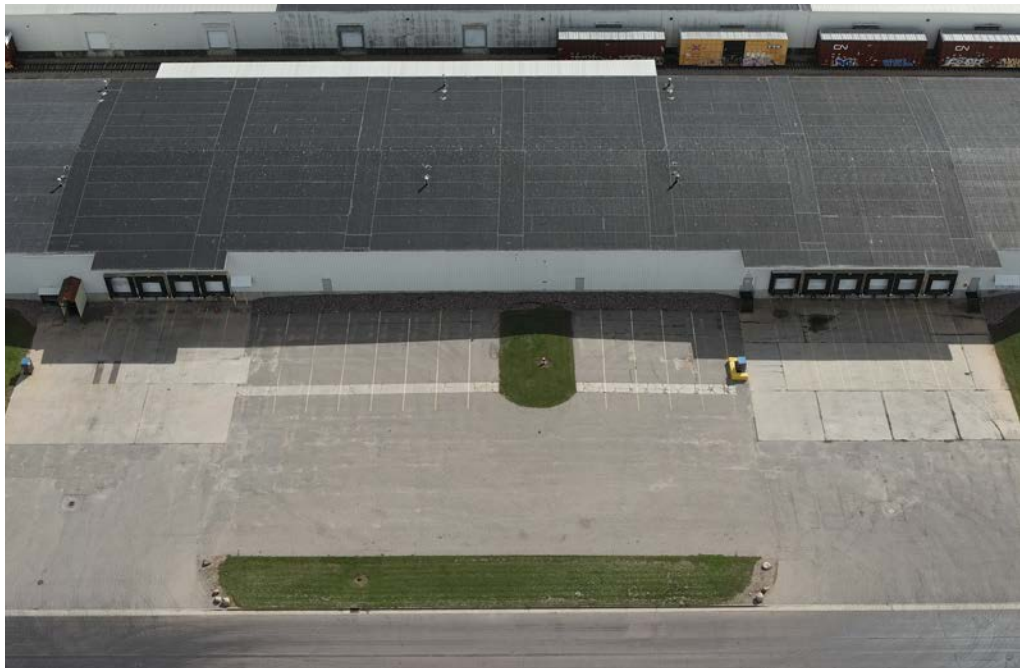
The Offering

Colliers is pleased to present the opportunity to acquire or lease 2011 Brown St, a 150,390 SF rail-served industrial facility in Wisconsin Rapids, WI. The building is available for sale or lease and is divisible from 30,000 SF up to the full 150,390 SF, offering flexibility for a single user, multiple tenants, or an investor pursuing a lease-up strategy.

The building can be configured to suit a wide range of warehouse, distribution, or light manufacturing users. The facility offers 16 dock doors, 19’–21’ clear heights, a drive-in door, trailer parking, and is positioned within an established industrial corridor serving Central Wisconsin.

Highlights:

- Available for sale or lease - divisible from 30,000 SF - 150,390 SF
- Active rail-service direct to building
- 19’-21’ clear heights throughout
- 16 dock doors
- Building can be operated directly, or 3PL services can be provided



Property Details

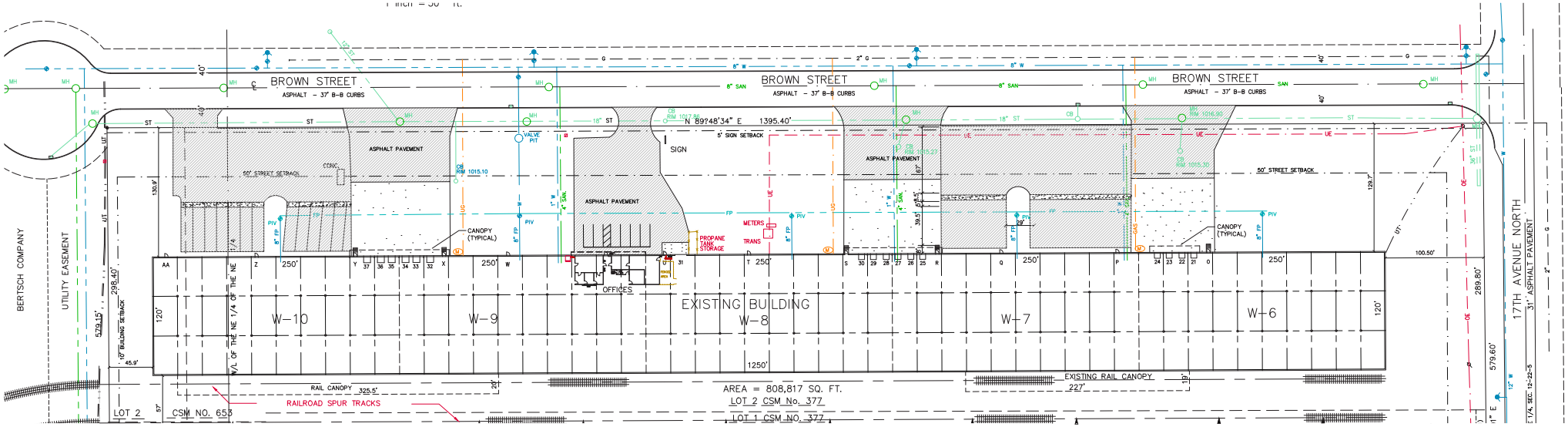
Address:	2011 Brown St, Wisconsin Rapids, WI 54495
PID's:	3400714 & 3400715
Building SF:	150,390 SF (Divisible from 30,000 SF - 150,390 SF)
Site Area:	9.29 Acres
Year Built:	1969
Clear Heights:	19' - 21'
Loading:	16 Dock Doors 1 Drive-in
Lighting:	LED
Sprinkler:	Wet System
Zoning:	Industrial
Parking:	Ample surface parking + trailer storage
Rail Service:	Canadian National
Est. 2025 Taxes:	$57,907
Lease Rate:	$4.75/SF NNN
Sale Price:	Negotiable





* Listing broker has an ownership interest in the property

Site Plan


BROWN STREET
ASPHALT - 37' B-B CURBS
N 89°48'34" E 1395.40'
5' SIGN SETBACK
SIGN
ASPHALT PAVEMENT
50' STREET SETBACK
CANOPY (TYPICAL)
METERS
TRANS
PROPANE TANK STORAGE
OFFICES
EXISTING BUILDING
W-10
W-9
W-8
W-7
W-6
RAIL CANOPY 325.5'
RAILROAD SPUR TRACKS
AREA = 808,817 SQ. FT.
LOT 2 CSM No. 377
LOT 1 CSM NO. 377
EXISTING RAIL CANOPY 227'
LOT 2
CSM NO. 653
BERTSCH COMPANY
UTILITY EASEMENT
17TH AVENUE NORTH
31' ASPHALT PAVEMENT
N

Property Photos

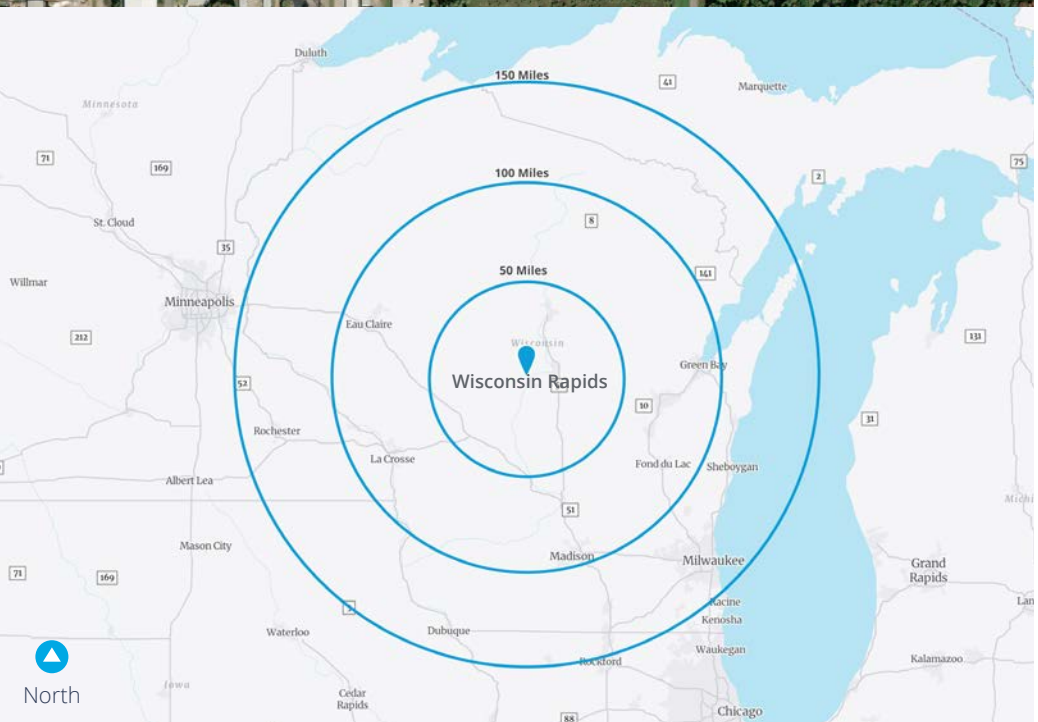







Location Overview





Wood County

Current Population
73,902

Current Average Household Income
$85,509

Current Daytime Work Population
37,215

Households
32,570

Businesses
3,048

Web Links

Wood County
Wisconsin Rapids, WI



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