

# For Lease

Colliers

1300 Sauk Ave, Baraboo, WI



201,716 SF Large-scale rail-served manufacturing/distribution facility with heavy power and full utility infrastructure

## Highlights:

- ±201,716 SF contiguous industrial space within a larger ±615,048 SF park
- Strong infrastructure for manufacturing or distribution including heavy power (6 services, 3,000–4,000 amps each)
- Rail-served facility with active spur into the building (Wisconsin & Southern Railroad)
- Efficient warehouse layout with 22'–28' clear heights and 50' x 50' / 50' x 60' column spacing
- 13 dock doors (majority equipped) plus drive-in capability for flexible loading
- Significant site scale (33+ acres across parcels) allowing for trailer parking or outside storage potential
- Established industrial park setting with new ownership in 2024 and ongoing leasing activity

# Property Details

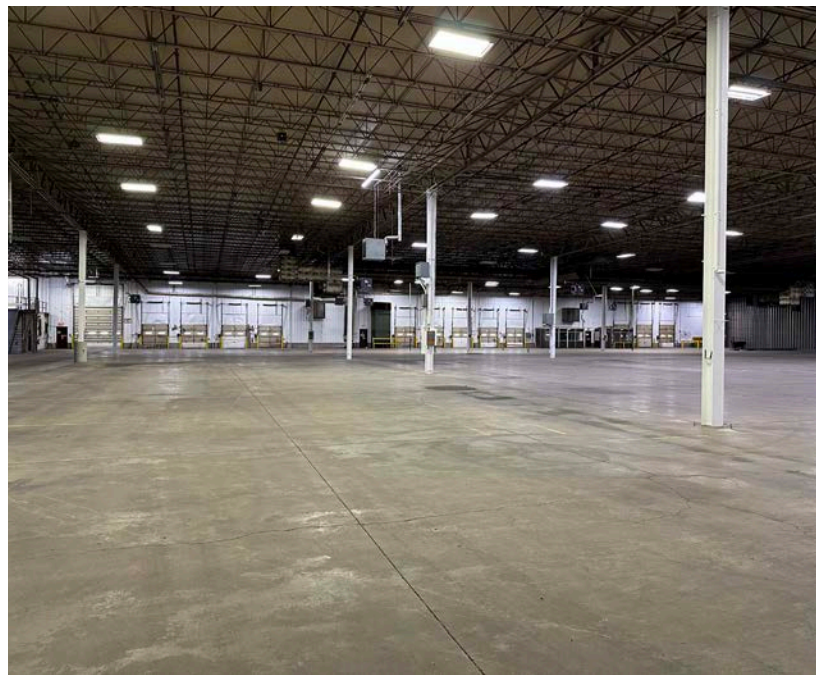
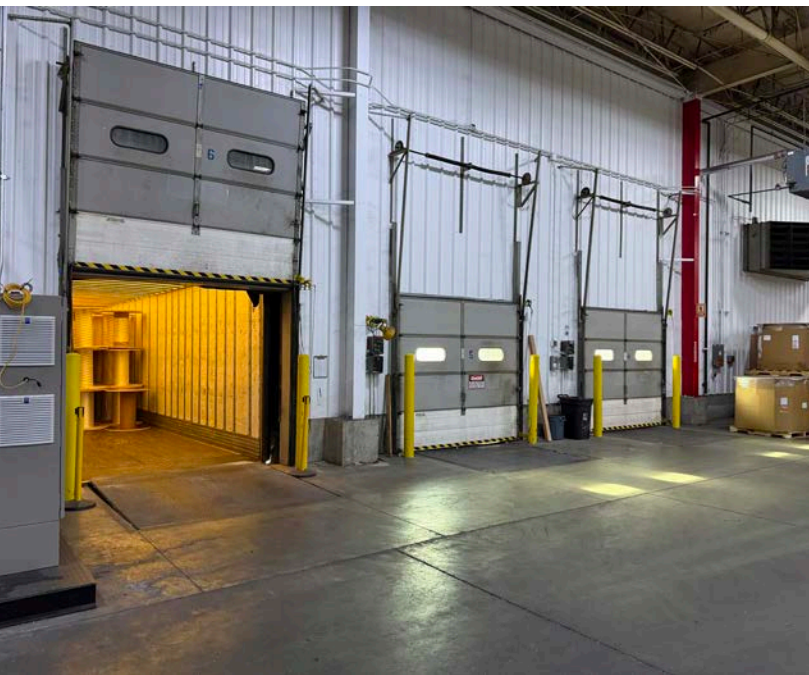
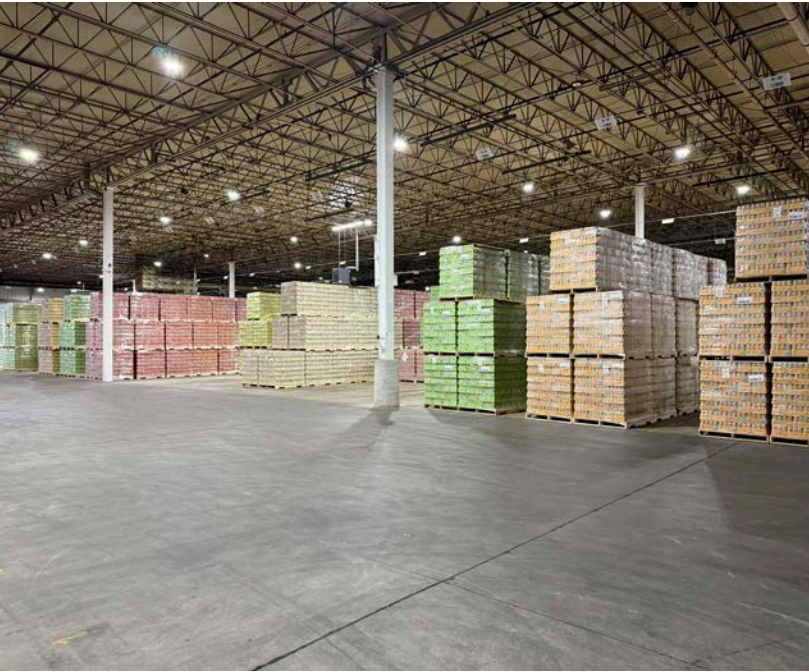


<b>Property Address</b>	1300 Sauk Ave Baraboo, WI 53913
<b>PID</b>	206 1730-00000 (partial)
<b>Building Size (SF)</b>	<b>±201,716 Total SF</b> Warehouse: ±180,441 SF Office: ±15,000 SF Rail: ±6,275 SF
<b>Site Size</b>	23.12 acres
<b>Year Built</b>	1988-2000 (4 phases)
<b>Clear Height</b>	22' - 28'
<b>Loading</b>	13 Dock Doors 1 Drive-in (12'x14')
<b>Column Spacing</b>	50'x50' and 50'x60' Bays
<b>Power</b>	6 electric services of 3000-4000 Amps each (480Y/277, 3 Phase)
<b>Water</b>	4" and 6" water lines for process and potable water
<b>Sewer</b>	Municipal (Baraboo)
<b>Lighting</b>	Primarily T-8 fluorescent
<b>HVAC</b>	Warehouse: gas-fired unit heaters Office: heated and cooled
<b>Technology</b>	Fiber optic internet
<b>Rail Service</b>	Rail Spur into building (Wisconsin & Southern Railroad)
<b>Construction</b>	Metal panel, steel structure, slab-on-grade
<b>Roof</b>	Standing seam metal roof, pitched at center
<b>Lease Rate</b>	\$5.25/SF NNN

# Aerial Photos



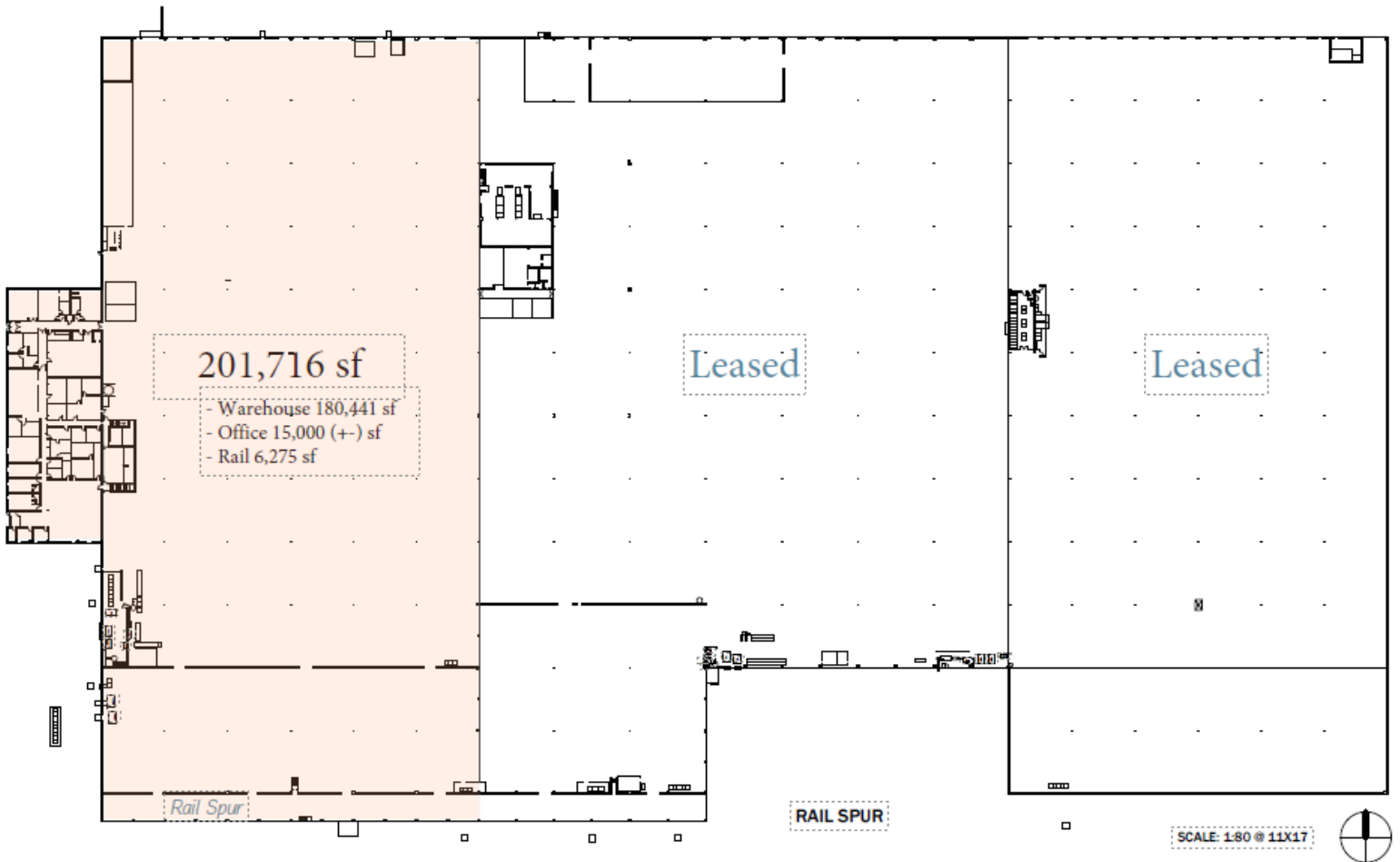
# Interior Photos



# Floor Plan

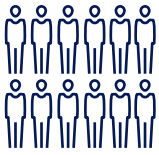
FLOOR PLAN  
+/- 615,048 SF Total

Available	201,716 SF
Leased	413,332 SF



# Location Overview

## Sauk County



2025  
Population

67,070



2025 Average  
Household Income

\$101,643



2025 Daytime  
Work Population

39,361



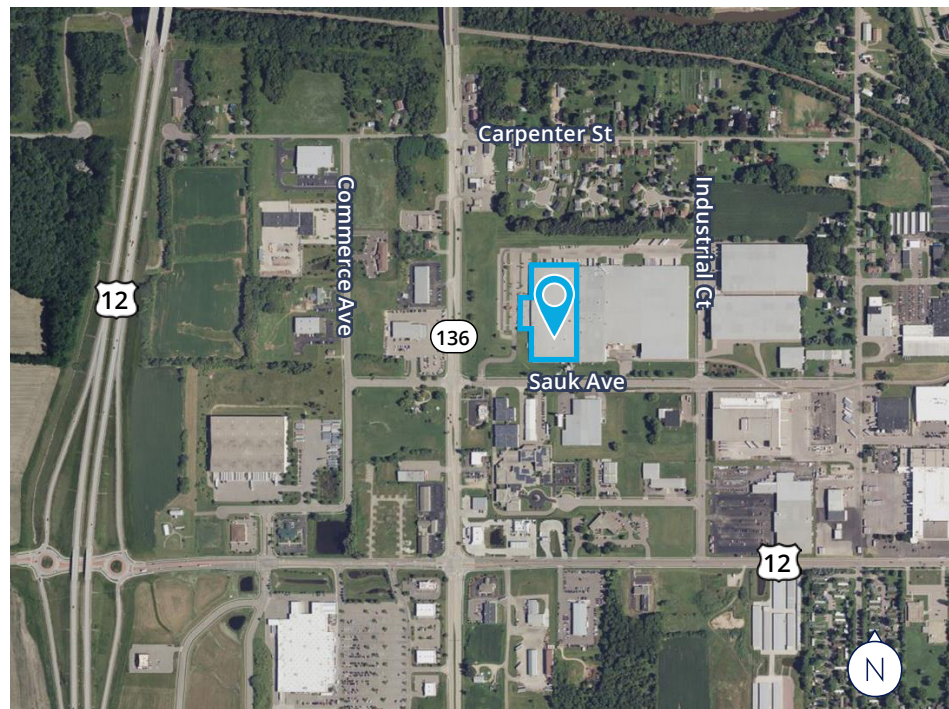
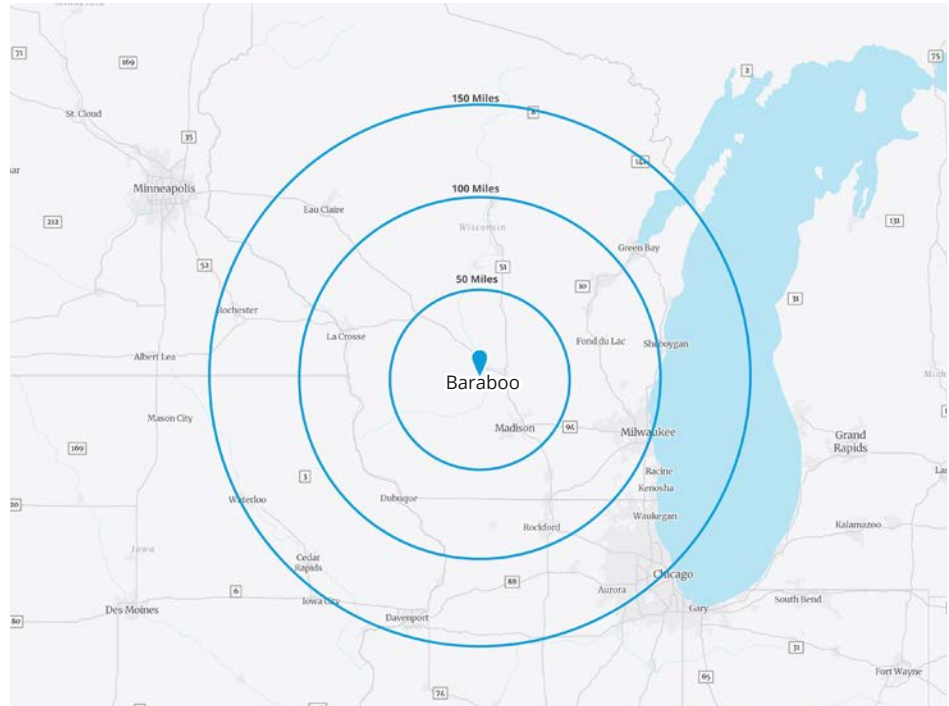
Households

28,074



Businesses

3,257



- Within 40 miles of Madison with access to major Midwest markets including Milwaukee and Chicago
- Strong regional labor base with 39,000+ daytime population in Sauk County

Web Links:

[Baraboo, WI](#)  
[Sauk County](#)

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