



# INDUSTRIAL PROPERTY FOR LEASE

## 10,000-60,000 SF Industrial Building-Eau Claire, WI

MUSIC RD  
EAU CLAIRE, WI 54703



### OFFERING SUMMARY

<b>Building SqFt</b>	60,000 SqFt
<b>Year Built</b>	2025
<b>Zoning Type</b>	Industrial
<b>County</b>	Chippewa
<b>Coordinates</b>	44.865860,-91.549930
<b>Construction</b>	PEMB

### PROPERTY OVERVIEW

New Construction Industrial Building For Lease. 10,000-60,000 sq.ft available. Versatile building design to fit the needs of many user types. Property is situated in a great location along Highway T with great visibility and convenient access to I-94, Hwy 53 & Hwy 29. Highway T has a planned expansion to a 4 lane highway. Building features 24' Clear Height, Dock Doors, Office Space & Bathrooms. Ample parking for employees and clients. Zoned for distribution, storage or light manufacturing workloads. Contact us for additional details!

### PROPERTY HIGHLIGHTS

- New construction industrial building 10,000-60,000 SF available
- 24' Clear Height
- Dock Doors
- Office space with bathrooms
- Open layout allows for various uses



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1 & 4	Manufacturing, Industrial, Storage	Negotiable	NNN	10,000 SF	Negotiable
#1-4	Manufacturing, Industrial, Storage	Negotiable	NNN	10,000 - 60,000 SF	Negotiable
#2 & 3	Manufacturing, Industrial, Storage	Negotiable	NNN	20,000 SF	Negotiable






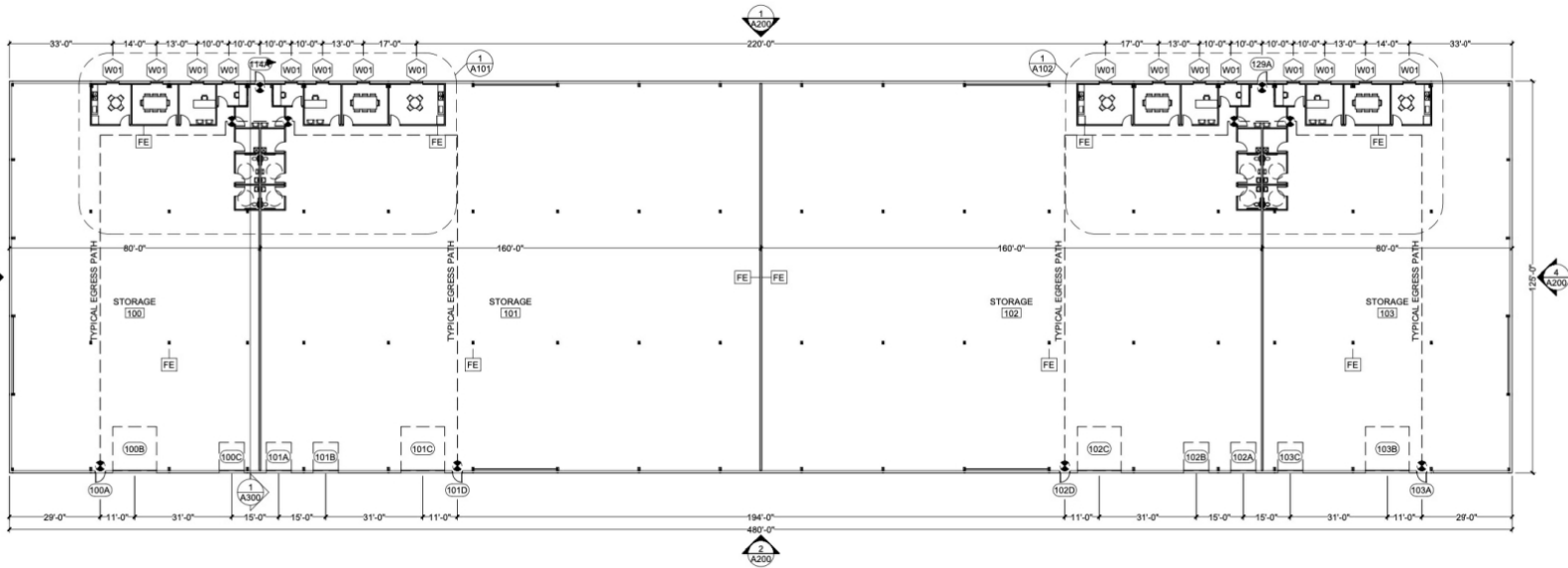
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# 1-4

LEGEND	
ILLUMINATED EXIT SIGN	
TYPICAL SURFACE MOUNTED #10 ABC TYPE FIRE EXTINGUISHER	
TYPICAL EGRESS PATH	



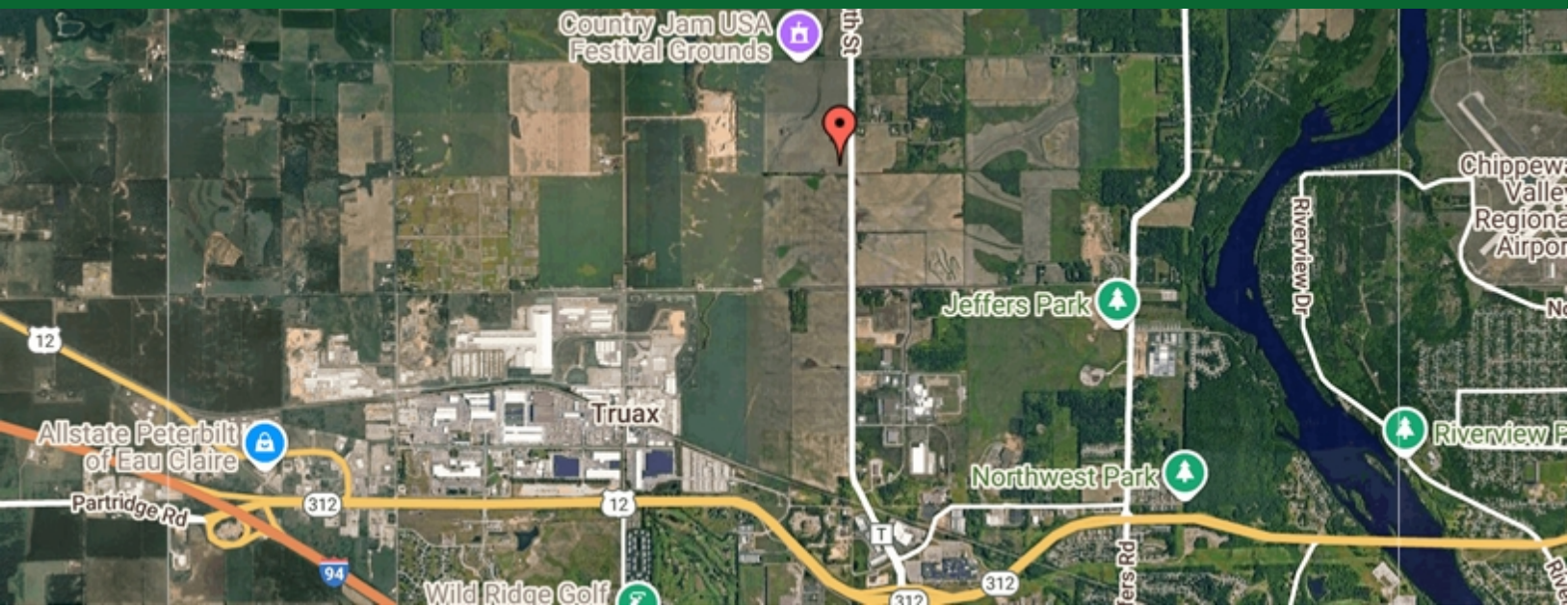
**1 FLOOR PLAN**  
A100 1/16"=1'-0"  
N



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	91	5,919	38,115
2010 Population	113	7,558	39,868
2025 Population	141	9,252	43,177
2030 Population	150	9,817	44,743
2025-2030 Growth Rate	1.25 %	1.19 %	0.72 %
2025 Daytime Population	73	21,416	54,953

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1	114	928
\$15000-24999	2	174	1,302
\$25000-34999	3	170	1,389
\$35000-49999	5	618	2,777
\$50000-74999	4	595	3,446
\$75000-99999	10	642	2,691
\$100000-149999	18	1,016	3,811
\$150000-199999	9	347	1,105
\$200000 or greater	6	259	941
Median HH Income	\$ 105,927	\$ 84,636	\$ 70,323
Average HH Income	\$ 123,514	\$ 99,027	\$ 86,454

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	36	2,295	15,050
2010 Total Households	45	3,223	16,478
2025 Total Households	59	3,936	18,388
2030 Total Households	63	4,190	19,157
2025 Average Household Size	2.37	2.29	2.3
2025 Owner Occupied Housing	49	2,580	10,430
2030 Owner Occupied Housing	53	2,647	10,649
2025 Renter Occupied Housing	10	1,356	7,958
2030 Renter Occupied Housing	10	1,543	8,509
2025 Vacant Housing	8	390	1,028
2025 Total Housing	67	4,326	19,416



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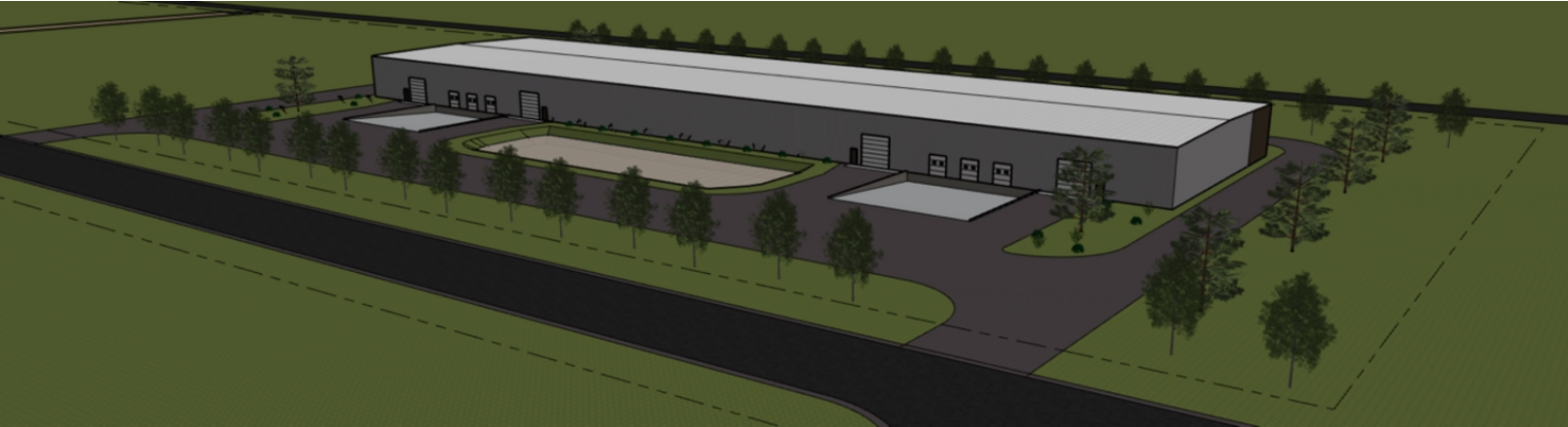
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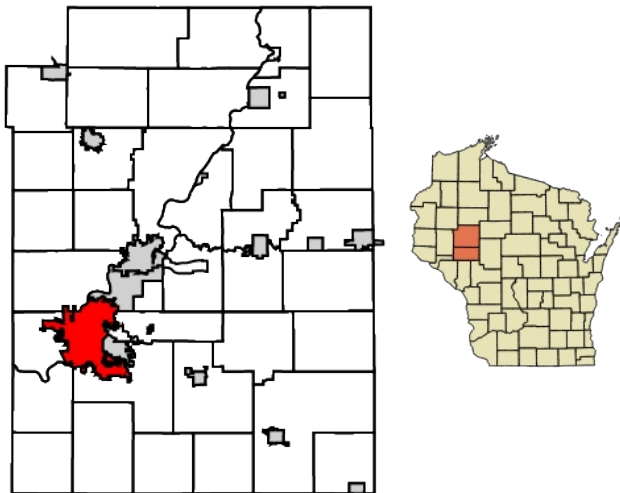
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### ABOUT EAU CLAIRE

Eau Claire is a growing regional center in northwestern Wisconsin, serving as the economic and logistical hub of the Chippewa Valley. Located at the intersection of I-94 and U.S. Highways 12 and 53, the city offers direct access to major Midwest markets including Minneapolis-St. Paul, Milwaukee, and Chicago—making it a strategic location for manufacturing, warehousing, and distribution.



#### CITY OF EAU CLAIRE

County Chippewa

#### AREA

City 34.9 sq mi  
Land 32.9 sq mi  
Water 2.1 sq mi  
Elevation 787 ft

#### POPULATION

Population 69,421  
Estimate (2024) 72,331  
Rank 8  
Density 2,112.80 sq mi



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