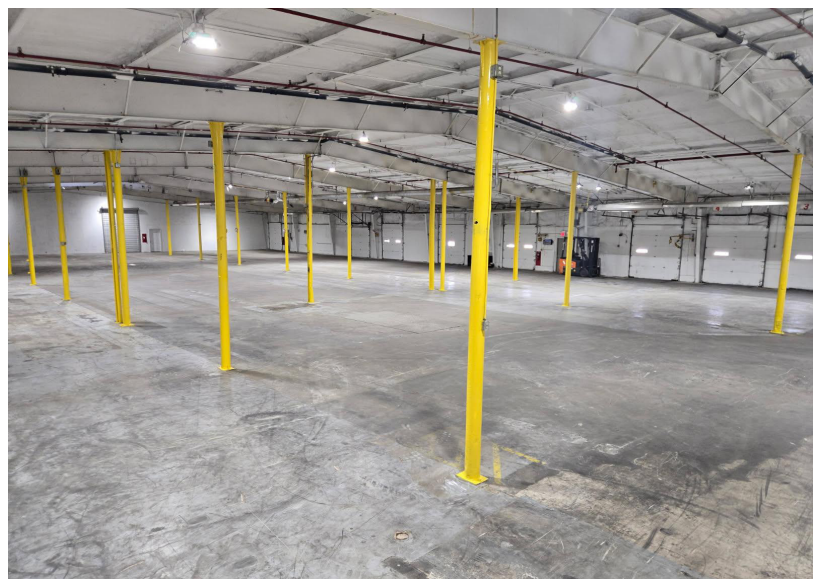




FOR SALE OR LEASE

55,198 SF

Industrial/Warehouse Space



675 E. Allman Street, Medford, WI 54451

Property Features

- Well-maintained industrial/warehouse with several recent improvements including interior/exterior paint, LED lighting, Fire Suppression System, loading dock bumpers, and spray foam under roof. New roof scheduled for 9/10/2026. Installation of (3) 400K BTU heaters on north end of building scheduled for September.
- Recently updated office space with new vinyl plank flooring, paint, LED lighting and new heat and air conditioning units
- Two 480 Volt 3-Phase transformers (one North and one West)
- Located right off Highway 13

Details

This property has 15 dock doors, a maintenance shop, in-ground conveyor and/or utilities channel, large truck/trailer yard along with a sprinkler system in the entire facility. Food grade space could also be provided.

PRICE	\$1,990,000
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LEASE RATE	\$3.95/SF
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NNN CHARGES	\$0.60/SF
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WAREHOUSE SIZE	53,497 SF
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UTILITIES ESTIMATE	\$0.60/SF (heat, electric, and water)
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OFFICE SPACE	1,701 SF (Fully Leased through June 2027)
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BUILDING SIZE	55,198 SF
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LOT SIZE	4.0 AC
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PARCEL NUMBERS	251-00060-0032
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ZONING	G2-COMMERCIAL
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For more information:

Gregory Hedrich

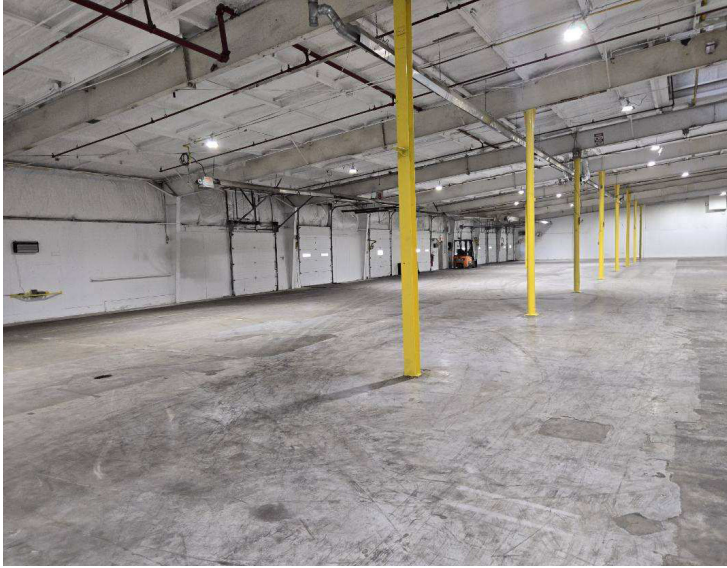
608.844.9063 • gregoryh@naipfefferle.com

Tony "T.J." Morice, SIOR ([About SIOR](#))

715.218.2900 • tjm@naipfefferle.com

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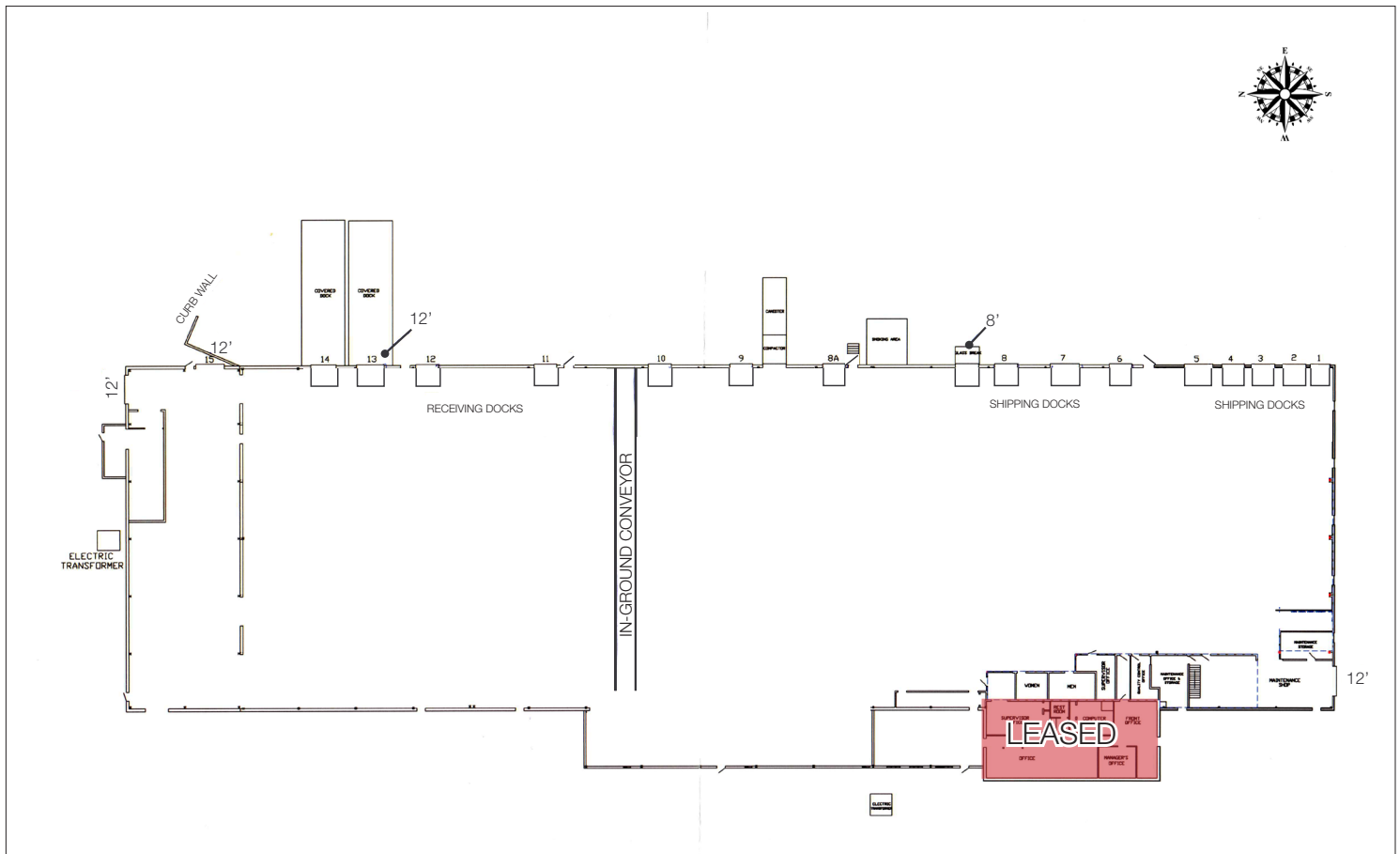
327 N. 17th Avenue, Suite 303
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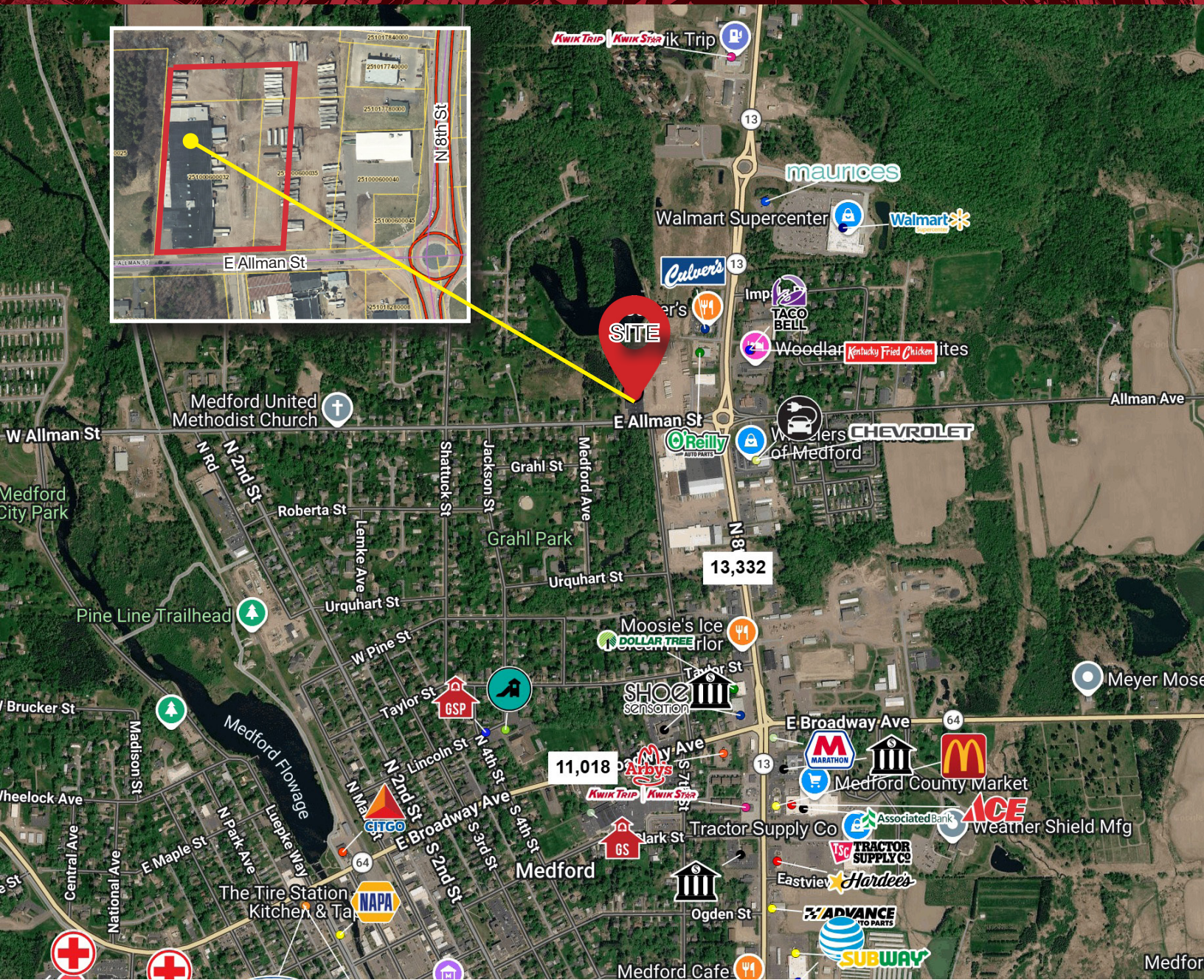
Floor Plan - Docks

LOADING DOCKS	15
CLEAR HEIGHTS	13'-20'
GROUND LEVEL DOORS	10' Wide
1ST FLOOR PRODUCTION SPACE	53,497 SF
OFFICE SPACE	1,701 SF



List of Recent Improvements

1. Exterior paint
2. Interior paint
3. Fire suppression connected to city water
4. New office heat and AC
5. LED lights
6. 10 loading dock bumpers
7. Spray foam under roof, south portion (~21k SF) of warehouse
8. Divider wall with overhead door installed, south portion (~21k upgraded to food grade)
9. New roof [scheduled for September]
10. Gravel front yard
11. New heaters north end [scheduled for September]
12. Office remodel
13. Seal blacktop by office
14. Removed trash compactor
15. Replaced rough portions of inside liner panel
16. Removed all unnecessary equipment conduit
17. Rain gutters installed on northwest side of warehouse
18. Removed 18k SF of mezzanine



2026 Demographics

3 MILES 5 MILES 10 MILES

ESTIMATED POPULATION	6,127	7,896	13,198
ESTIMATED HOUSEHOLDS	2,809	3,546	5,663
EST AVERAGE HOUSEHOLD INCOME	\$88,921	\$91,293	\$93,642

Daily Traffic Counts (Vehicles per Day)

E ALLMAN ST/HWY 64	11,018
N 8TH ST/HWY 13	13,332

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.