

FOR SALE | INDUSTRIAL PROPERTY

350 North Dewey Avenue

Reedsburg, Wisconsin 53959



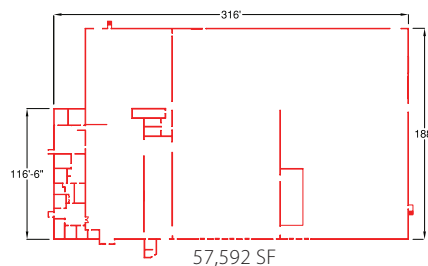
PROPERTY SPECIFICATIONS

Available Building:	57,592 SF
Office Area	3,428 SF
Plant/Warehouse Area:	54,144 SF
Clear Height:	19 Feet
Site Size:	5.83 Acres
Overhead Dock Doors:	10
At Grade Drive-in Doors:	2
Year Built:	1940
Zoning	I-1 Light Industrial
Asking Price – For Sale	\$1,256,000

PROPERTY OVERVIEW

Industrial building located in Reedsburg's near east side at 350 North Dewey Avenue, just one block north of East Main Street / Highways 23 and 33, and approximately 14 miles from Interstate 90. The original structure was built in 1940 with additions in 1953, 1960's and early 1970's. Maintained as an industrial machining and manufacturing site, it is outfitted with;

- Reception area, conference room, front office area bathrooms and offices.
- Heading east within the building are;
 - Several offices, lower height warehouse space for easy access to picking/packing parts or other materials/products, and (1) dock door.
 - Plant bathrooms, ladies lounge, breakroom, and mezzanine offices/storage.
 - Assembly area.
 - Warehouse area has (3) dock doors, and (2) drive-in doors with power openers.
- The facility has a 19' clearance height and features:
 - (1) Drive-in on the North side at the North east corner (Wellington).
 - (1) Dock door on the North side at the North west corner (Wellington).
 - (1) Dock door and (1) Drive in door on the East side (Ridge Street).
 - (8) Dock doors on the South side (3rd Street).
 - Ample land for outdoor planning.
- Fire protection: Fully covered by a wet sprinkler system.
- Electric: (2) 200 Amp panels. Majority is 230V, 3 phase with a wide leg. 120V readily available.
- Fenced Area: 95,596 SF with two gates; one from the parking lot and one on the north side from Wellington Drive. The large and small sheds consume 4,424 SF of that space. Dimensions of sheds are 23' x 28' and 40' x 90'.
- Parking Lot: Replaced in 2022.
- Roof: Three replacement warranties extend to 2026, 2033, and 2035.
- Floor: 4.5" Concrete.



A special feature to the facility is a paint booth for painting vehicles or parts. If not desired, Nordic Equity will remove it at no cost to you.

Sauk County Parcel:
276 1703-00000

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NORDIC

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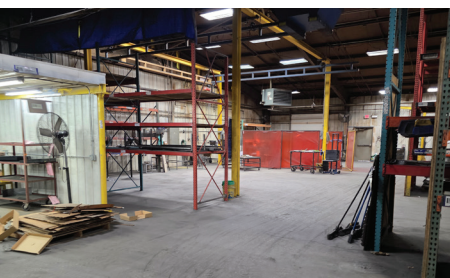
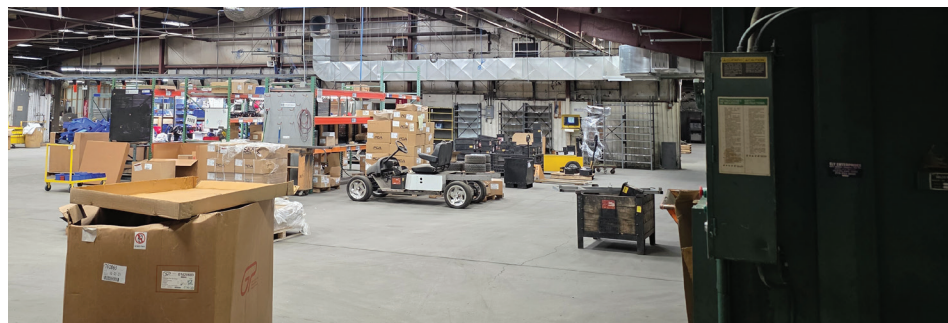
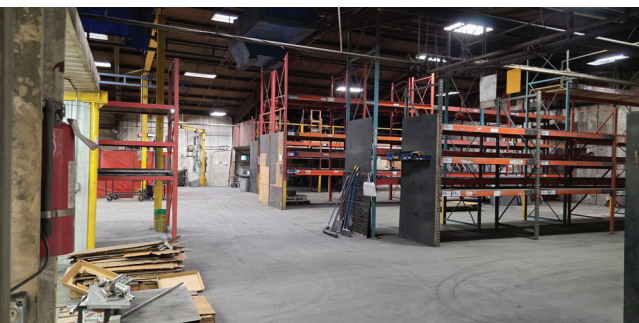
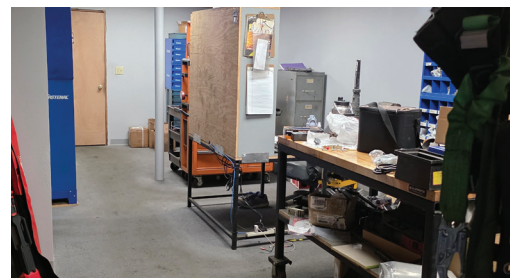
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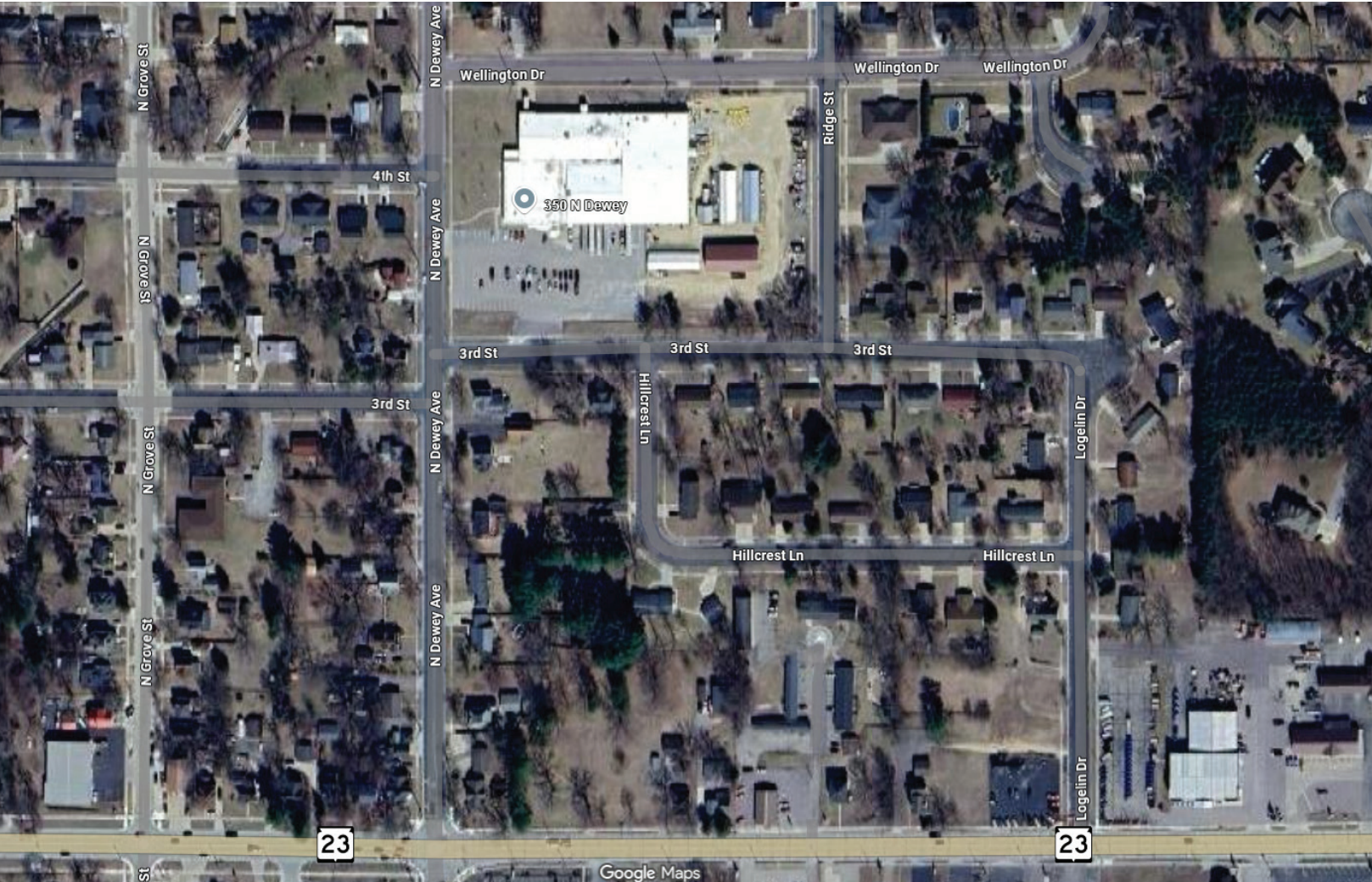
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