



# Available For Sale or Lease

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## I-29 Distribution Center

1200 Ash Street | Abbotsford, WI 54405

### Exceptionally Maintained Industrial Property For Sale or Lease

- 17,250 SF available
- 21' - 24' clear height
- 2 docks and 2 drive-in doors
- Built in 1996
- Outdoor Storage & Expansion Potential
- Priced well below replacement cost

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# For Sale or Lease

## Property Highlights

Address:	1200 Ash Street, Abbotsford, WI 54405
Parcel ID:	201-2802-061-0991
Building SF:	2,250 SF Office 17,250 SF Warehouse 17,250 SF
Available SF:	17,250 SF
Loading:	2 dock doors 2 drive-in doors
Site Size:	5.89 acres plus potential to expand
Clear Height:	21' - 24'
Lighting:	Warehouse: LED throughout
County	Marathon
Zoning:	I-1: Industrial
Lease Rate:	\$4.75 PSF NNN
Asking Price	\$845,250.00 (\$49.00/SF)



## Site Aerial



### Contact us:

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# Property Gallery



# Location Overview

## 2023 Demographics



Population

2,280  
(City of Abbotsford)  
138,703  
(Marathon County)



Workforce

69% of population  
between ages 19-75  
(Marathon County)

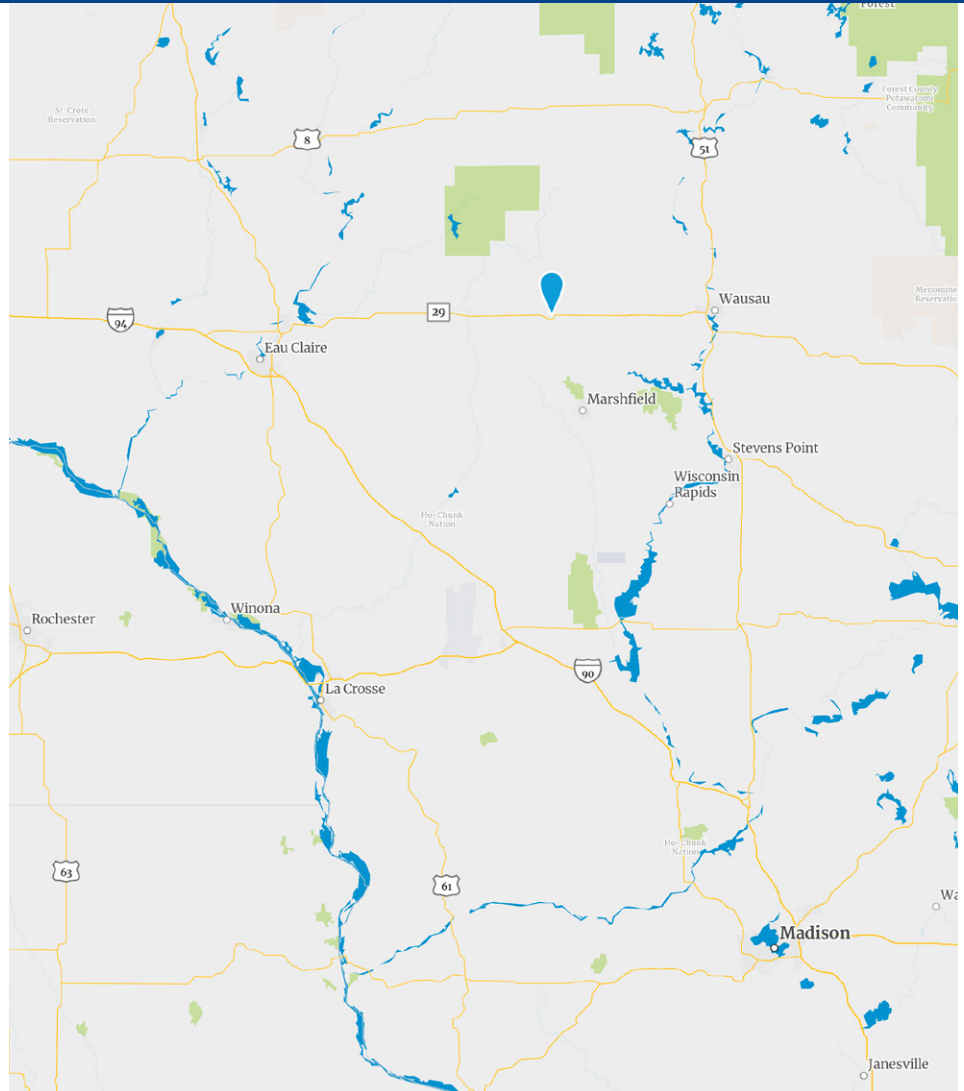


Median  
Household  
Income

\$76,627  
(Marathon County)

## Prominent Industries in the Region

Manufacturing  
Health Care & Social Assistance  
Retail Trade  
Utilities  
Management of Companies & Enterprises  
Mining, Quarrying, & Gas & Oil Extraction



## Weblinks

<http://www.ci.abbotsford.wi.us/>

<https://www.co.marathon.wi.us/>



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