

Office, Warehouse/Garage, Freezer/Cooler Space for Lease

1625 North St
Prairie du Sac, WI 53578



Property Features:

- Located in Prairie du Sac Industrial Park
- Private entrances into office & garage areas
- Private/Open Office areas with conference room and kitchen areas
- Warehouse/Garage w/ (3) overhead doors & heated dry storage room
- Large freezer/cooler w/ loading dock access
- (2) 400A 120/240V, 3P Electric Services
- Office furnishings and storage racking materials negotiable
- Outdoor parking/storage areas available negotiable

Property Summary:

Zoning: M-L Limited Manufacturing

Lease Rate: \$10-12/sf

Space Available: 7,300 sf total

- Office: 3,400 sf
- Garage: 3,900 sf w/o Freezer
- Freezer/Cooler: 1,450 sf

Ceiling Heights:

- Office: 8'
- Warehouse/Garage: 11'-6"
- Freezer/Cooler: 10'

Terms: Negotiable

Availability: Within ~30 Days

WWW.1625NORTHSTPDS.COM

Arlen Ostreng

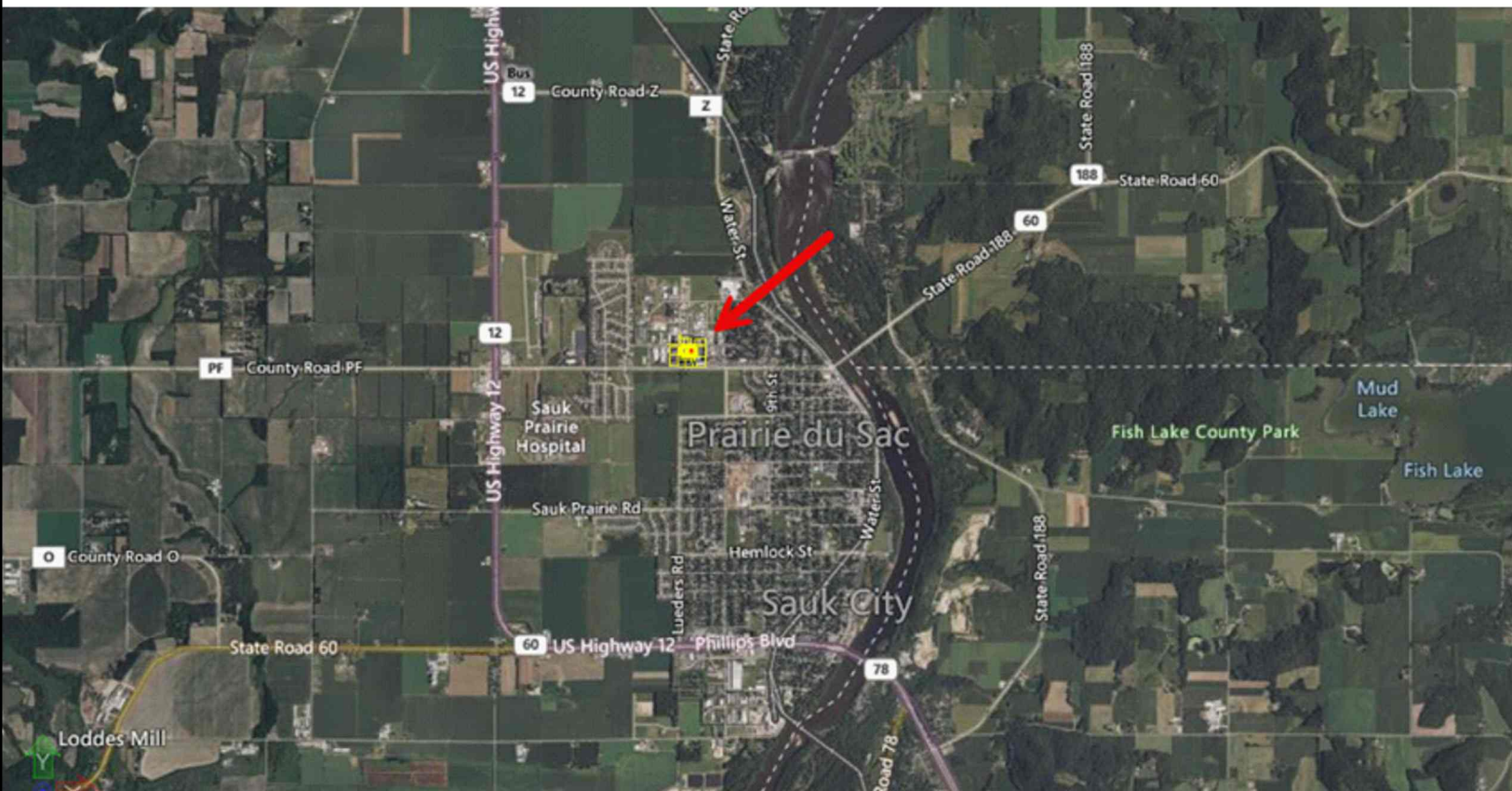
608-219-9202

aostreng@gmail.com

Office, Warehouse/Garage, Freezer/Cooler Space for Lease

1625 North St
Prairie du Sac, WI 53578

Location Map



- Located in Prairie du Sac Industrial Park
- Madison - 25 Miles
- IH90 (Lodi Exit) - 16 Miles
- IH90 (Baraboo Exit) - 21 Miles

WWW.1625NORTHSTPDS.COM

Arlen Ostreng

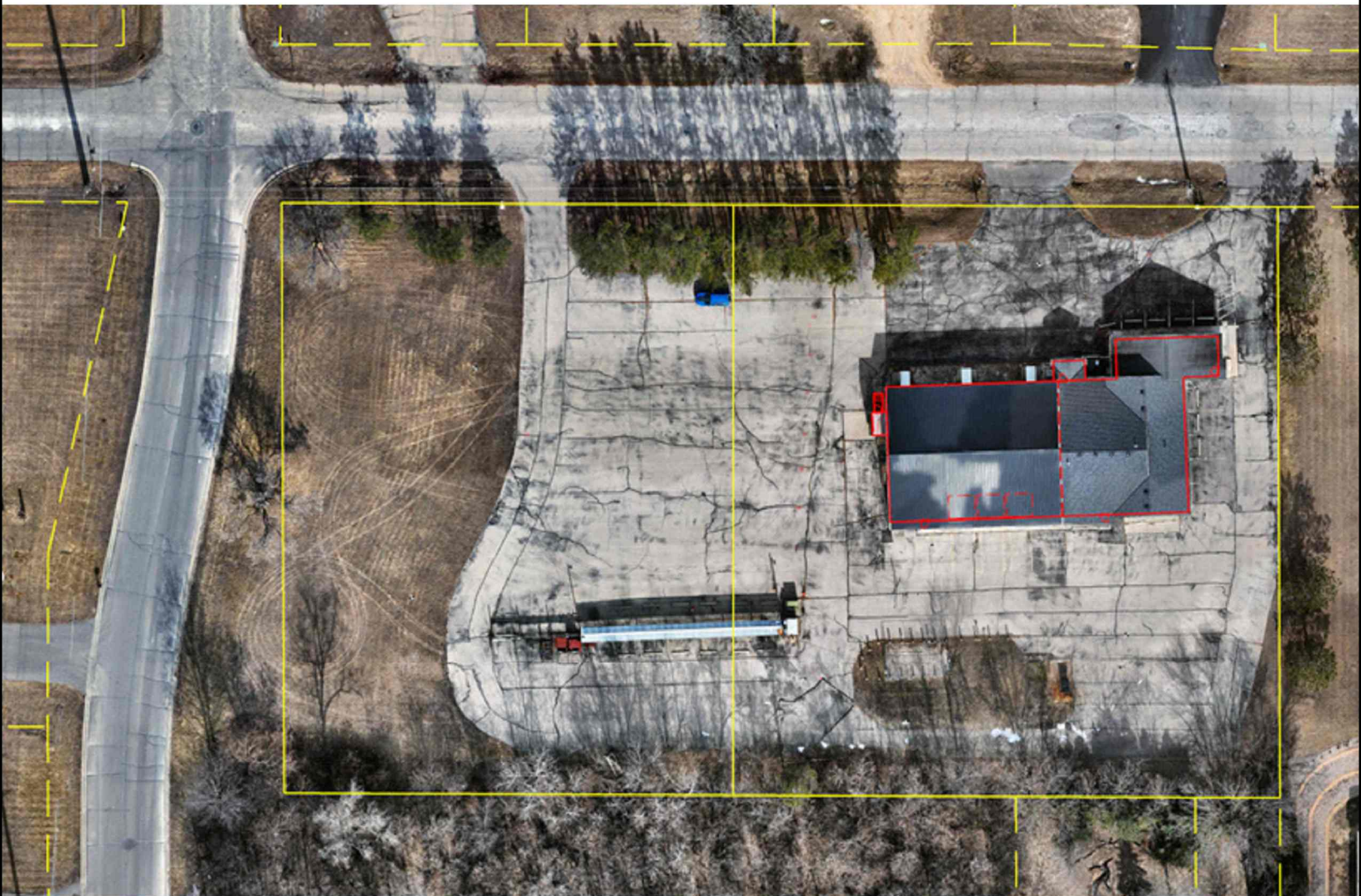
608-219-9202

aostreng@gmail.com

Office, Warehouse/Garage, Freezer/Cooler Space for Lease

1625 North St
Prairie du Sac, WI 53578

Site Plan



WWW.1625NORTHSTPDS.COM

Arlen Ostreng

608-219-9202

aostreng@gmail.com

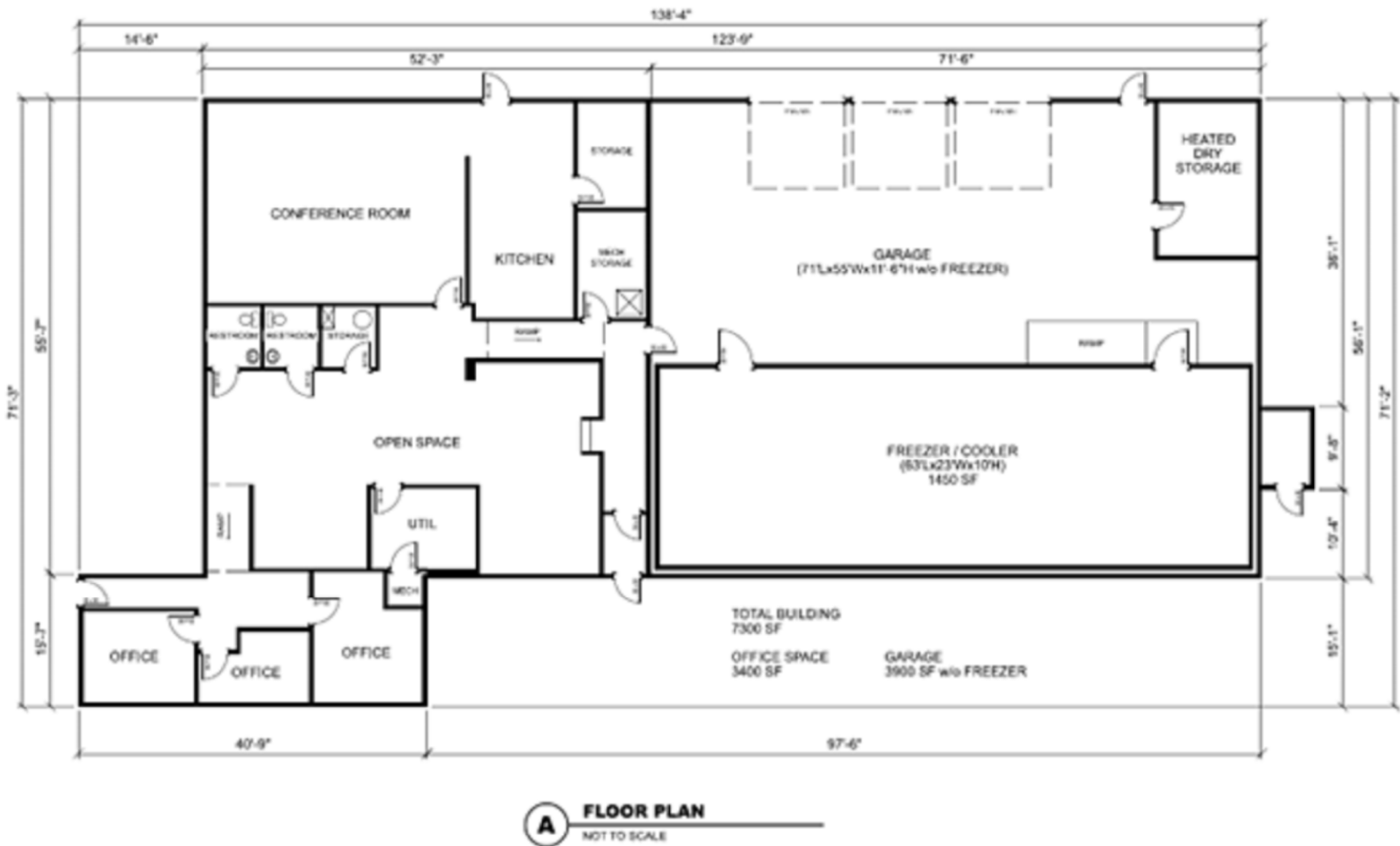
Office, Warehouse/Garage, Freezer/Cooler Space for Lease

1625 North St

Prairie du Sac, WI 53578

Floor Plan - ~7,300 SF

(Not to Scale)



WWW.1625NORTHSTPDS.COM

Arlen Ostreng

608-219-9202

aostreng@gmail.com

Office, Warehouse/Garage, Freezer/Cooler Space for Lease

1625 North St

Prairie du Sac, WI 53578



WWW.1625NORTHSTPDS.COM

Arlen Ostreng

608-219-9202

aostreng@gmail.com

Office, Warehouse/Garage, Freezer/Cooler Space for Lease

1625 North St
Prairie du Sac, WI 53578



Conference Rm



Kitchen



Open Office



Open Office

WWW.1625NORTHSTPDS.COM

Arlen Ostreng

608-219-9202

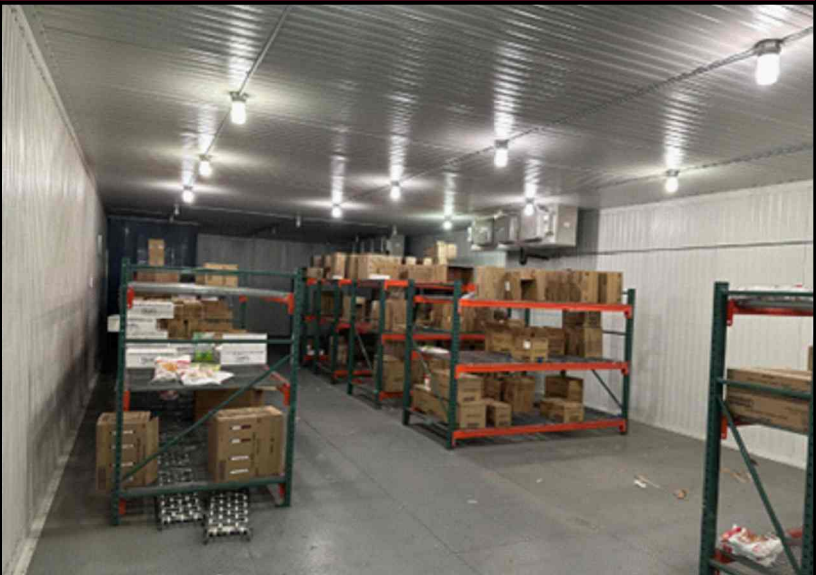
aostreng@gmail.com

Office, Warehouse/Garage, Freezer/Cooler Space for Lease

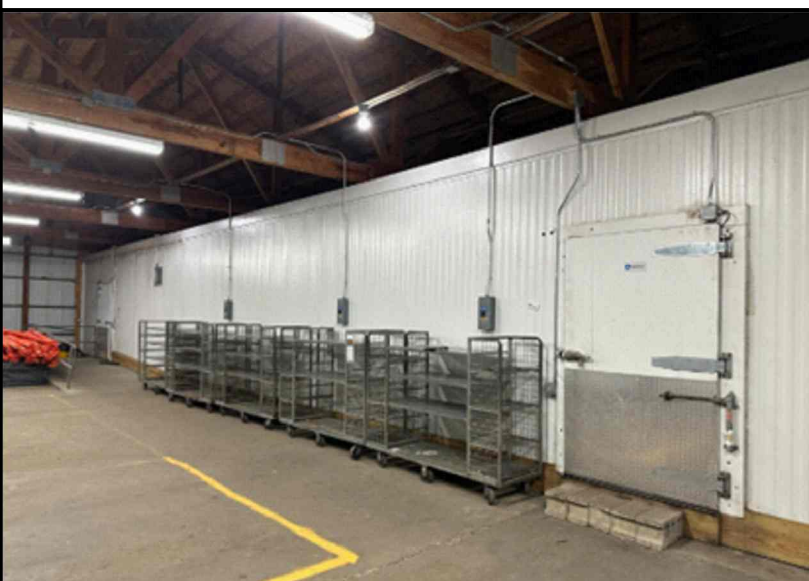
1625 North St
Prairie du Sac, WI 53578



Garage



Freezer/Cooler



Freezer/Cooler



Garage Heated Dry Storage

WWW.1625NORTHSTPDS.COM

Arlen Ostreng

608-219-9202

aostreng@gmail.com

Office, Warehouse/Garage, Freezer/Cooler Space for Lease

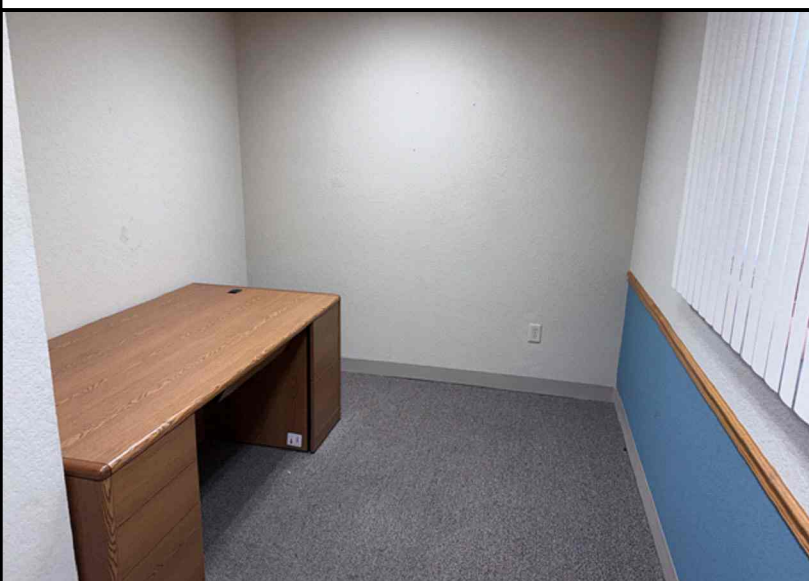
1625 North St
Prairie du Sac, WI 53578



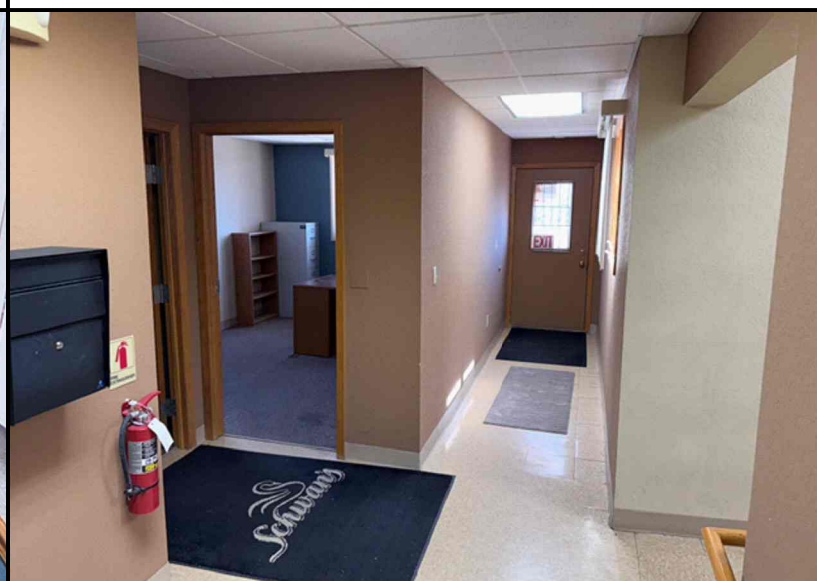
Private Office #1



Private Office #2



Private Office #3



Office Entrance

WWW.1625NORTHSTPDS.COM

Arlen Ostreng

608-219-9202

aostreng@gmail.com