

For Sale

38,500 SF Building

cresa



# Purchase Opportunity

Office | Corporate HQ | R&D

840 Carolina Street  
Sauk City, WI 53583

# For Sale

840 Carolina Street, Sauk City, WI



## Office | Corporate HQ | R&D

**840 Carolina Street** is located in Sauk City, Wisconsin, one block south of US Highway 12, and conveniently located approximately 15 miles northwest of Madison and 20 miles south of Wisconsin Dells. The greater Sauk Prairie area is home to more than 20,000 people with major employers including Sauk Prairie Healthcare, Kraemer Brothers, Mueller Sports Medicine and Culvers.

The 38,500 square foot facility, currently configured as an office building, is well suited for a number of uses given its open layout. And, the underlying zoning of M-G General Industrial District, and generous parcel size of nearly 8 acres, provides approximately 3.5 acres of surplus land, that may allow for a building expansion or the development of a complimentary use. Considering the surrounding land uses and the character of the immediate neighborhood, this would most likely be represented by some type of light industrial operation which could include manufacturing, assembly or warehousing, and distribution. According to the Village of Sauk City's zoning code, the site also supports self-storage facilities.

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## Property Overview

<b>Building Size</b>	Total: 38,500 SF Lower Level: 12,500 SF 1st Floor: 14,100 SF 2nd Floor: 11,900 SF
<b>Garage</b>	In addition to the main building, there is a small, unheated maintenance garage in the parking lot containing an estimated 484 SF with an attached trash/recycling enclosure
<b>Stories</b>	3 stories 2 above grade & fully improved lower level
<b>Year Built</b>	1991
<b>Power</b>	1,200 amp, 480V, 3-phase electric service
<b>Backup Power</b>	125 KVA natural gas generator
<b>Security</b>	Full security system complete with video cameras & controlled access throughout the building
<b>Fiber</b>	TDS
<b>Loading</b>	1 grade door
<b>Parking</b>	270 surface stalls; 7.01/1,000 SF
<b>Parcel Size</b>	7.89 acres
<b>Zoning</b>	M-G, General Industrial District
<b>Sale Price</b>	\$4,000,000

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# Interior Photos

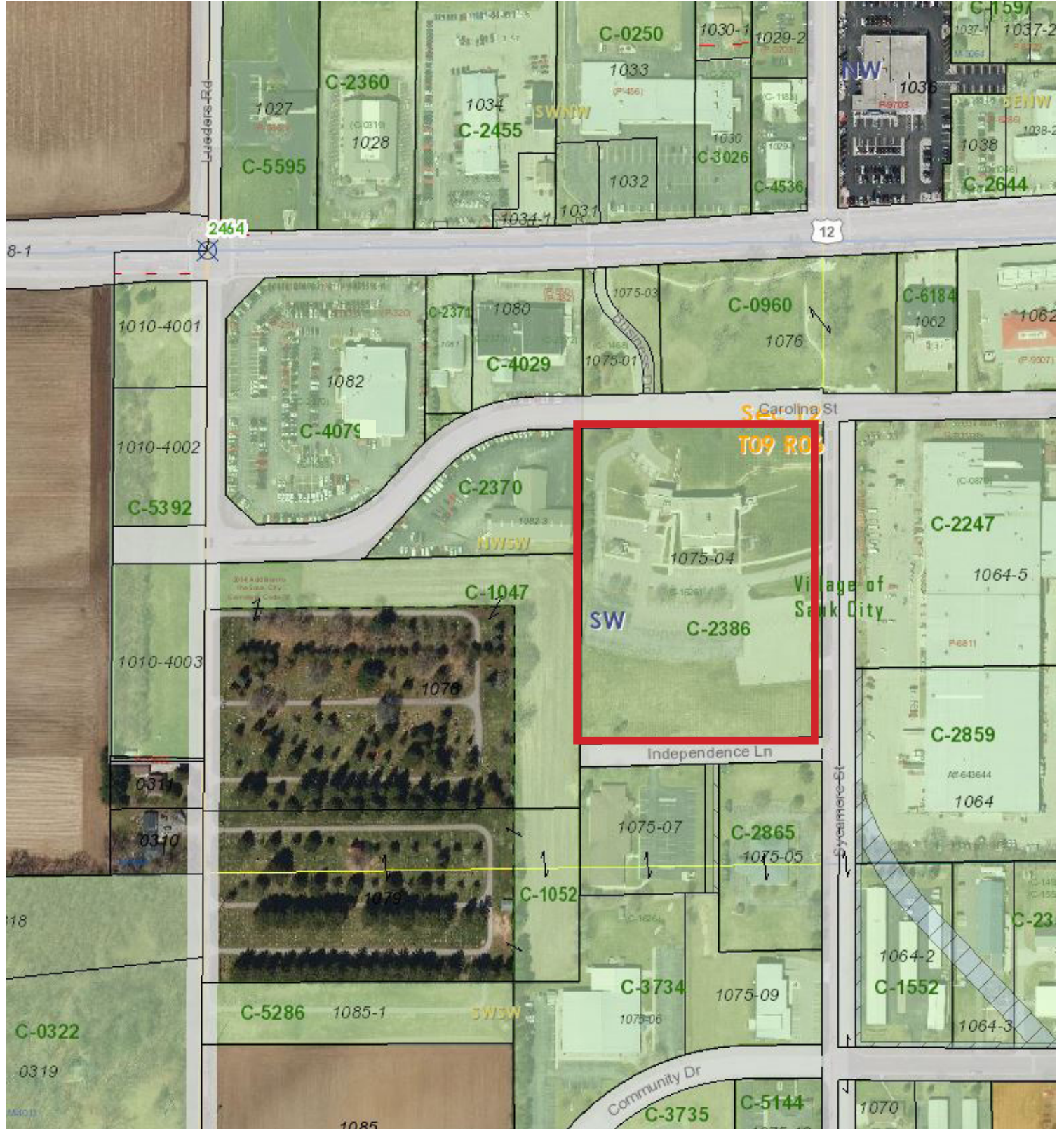


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Parcel Map



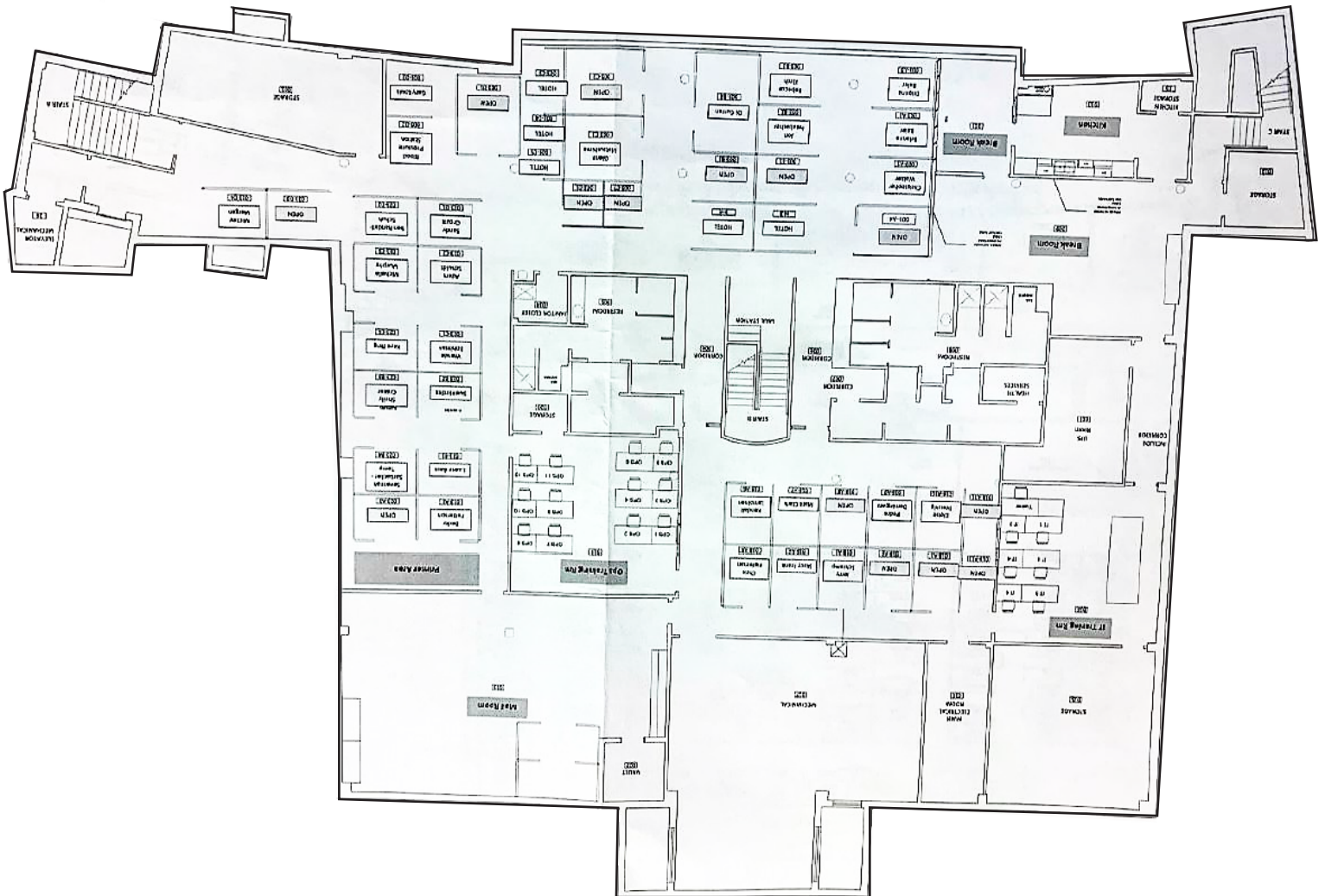
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# Floor Plans

## Lower Level - 12,500 SF



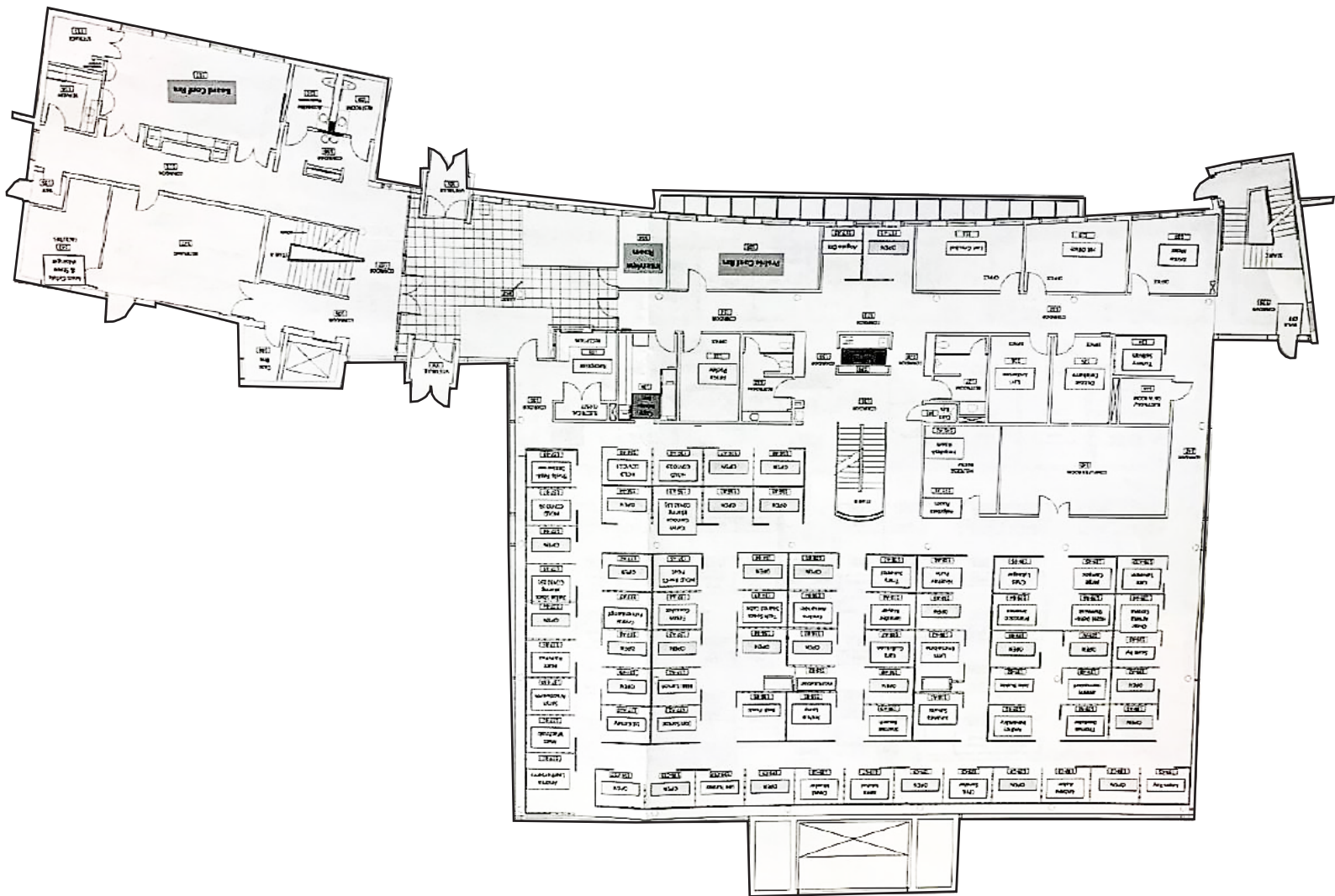
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# Floor Plans

First Floor - 14,100 SF



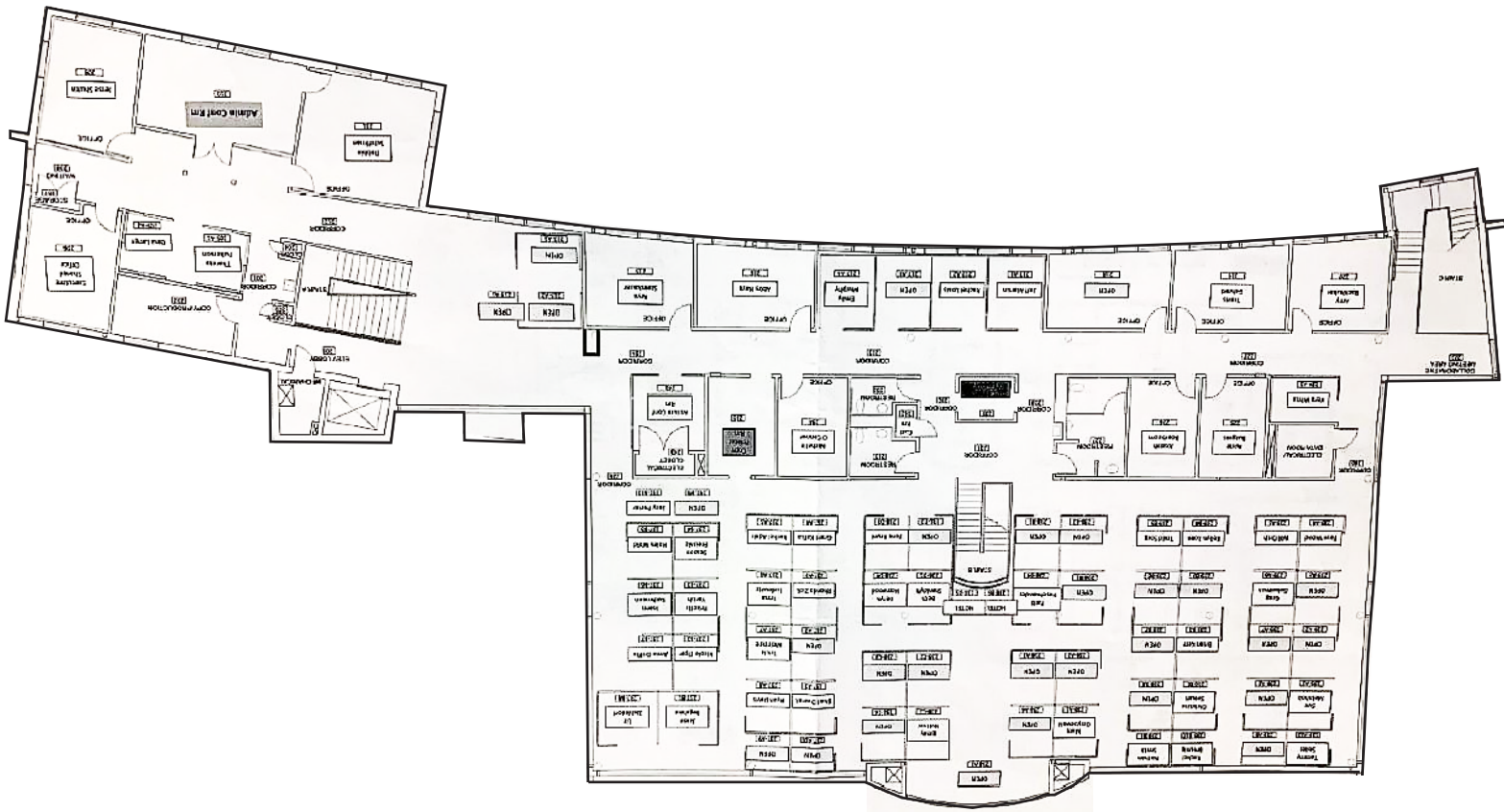
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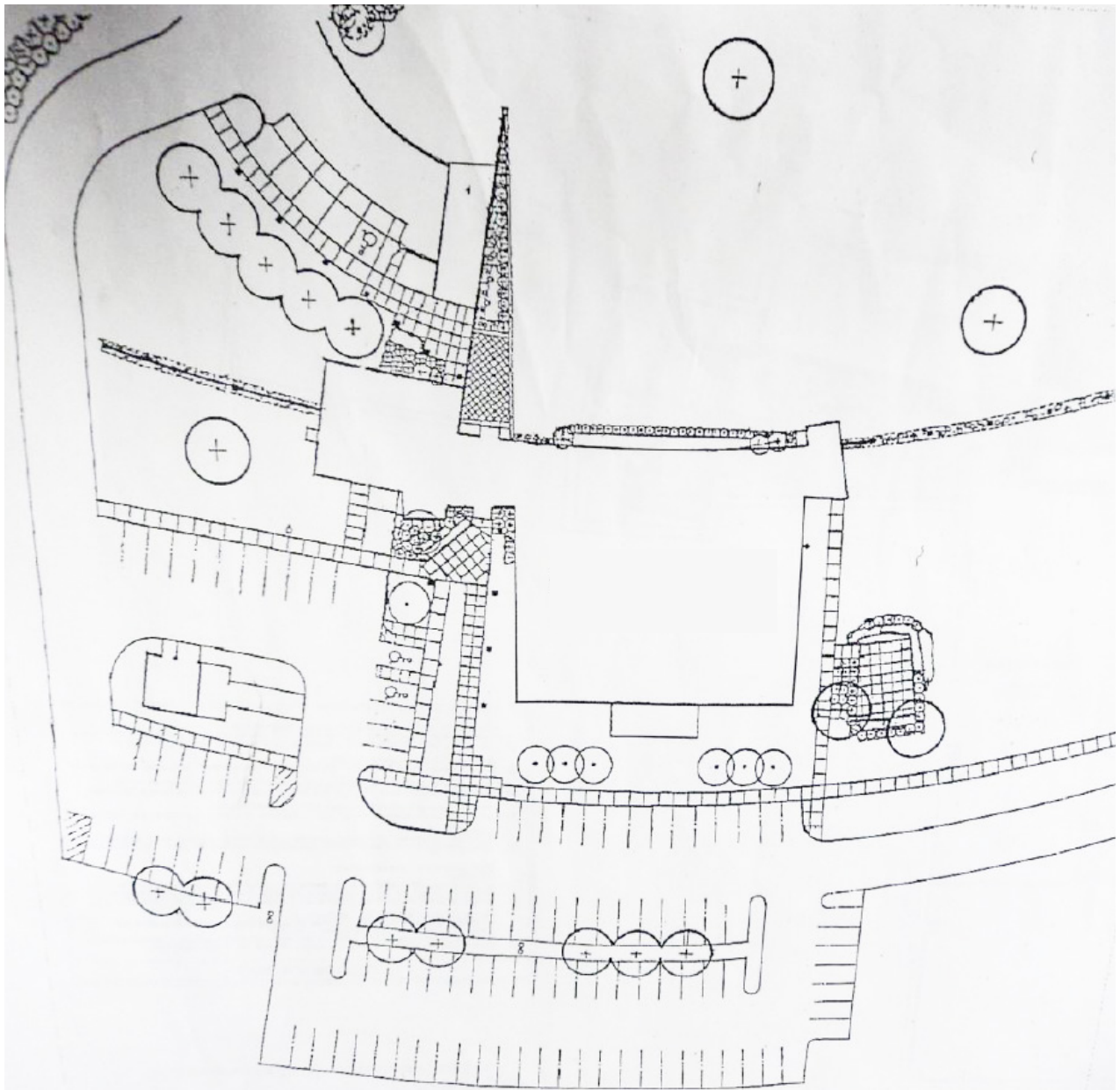
# Floor Plans

## Second Floor - 11,900 SF





# Site Plan



Lueders Road

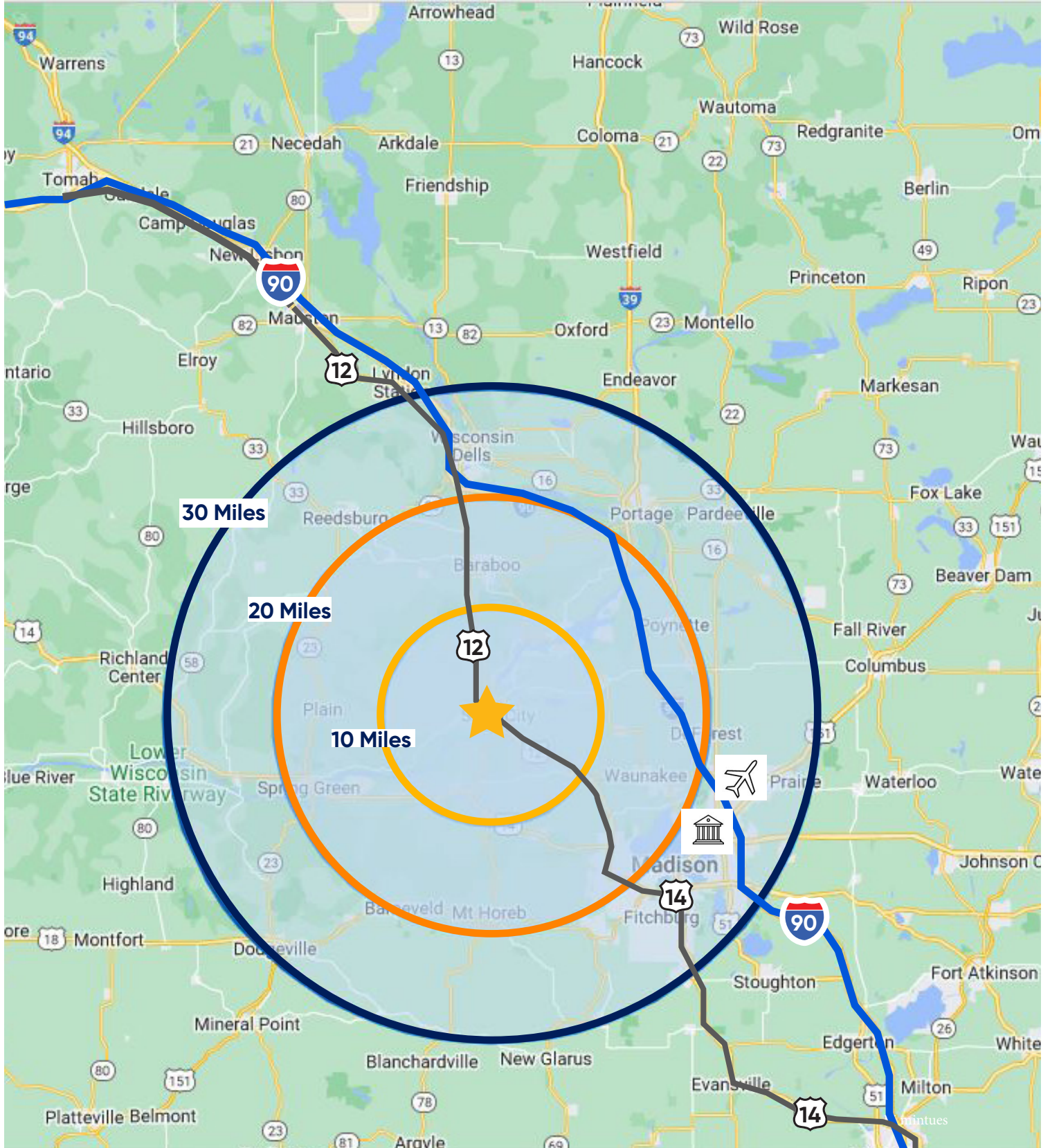
Sycamore Street

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## Travel Time Map



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## Contact Us

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