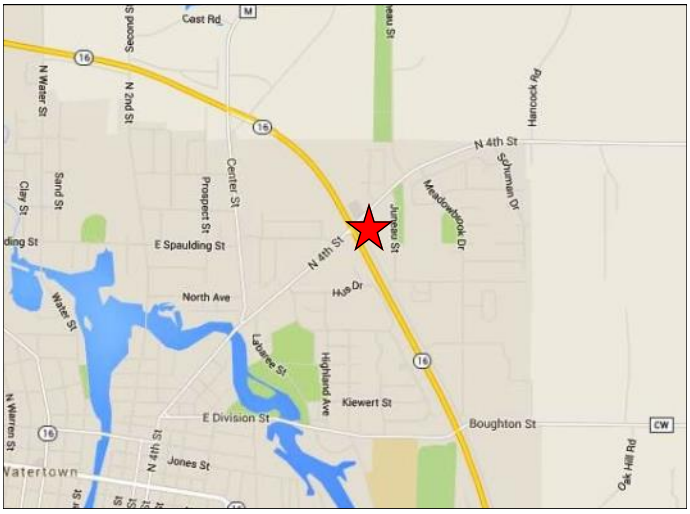
OCONOMOWOC
REALTY LLC

For Sale
Industrial/Warehouse with Office

1201 N 4th St.

Watertown, WI 53098

Building Size	26,180 sf
List Price	$1,199,000
Taxes	$24,372 (2017)
Lot Size	3.2 Acres
Parking	50
Utilities	Municipal Water Municipal Sewer
Heating/Cooling	Natural Gas/Central Air/Forced Air
Zoning	Commercial
Traffic Count	6,500 vehicles/day*
Parcel #	291-0915-3424-028
MLS #	1454416



Industrial/warehouse space with updated and well appointed office. Excellent, high traffic location on corner lot conveniently adjacent to Highway 16 and offers prominent visibility to the Highway.

Building Features:

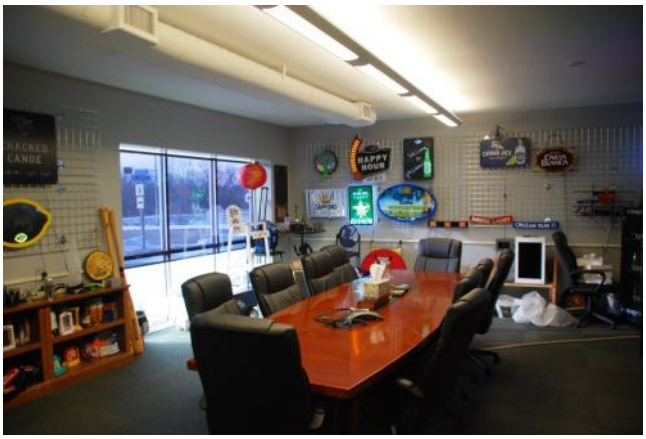
- 2 dock doors
- 400 AMP/3 phase electric
- 23’ ceiling height
- 10’ x 12’ overhead door
- Charter fiber internet
- Shared security system available
- Approximately 10,000 sf of office space with reception area, multiple private offices, and conference room

**Traffic count per WI DOT website taken on 4th St. between Hwy 16 and Carl Schurz Dr in 2017.*

For More Information

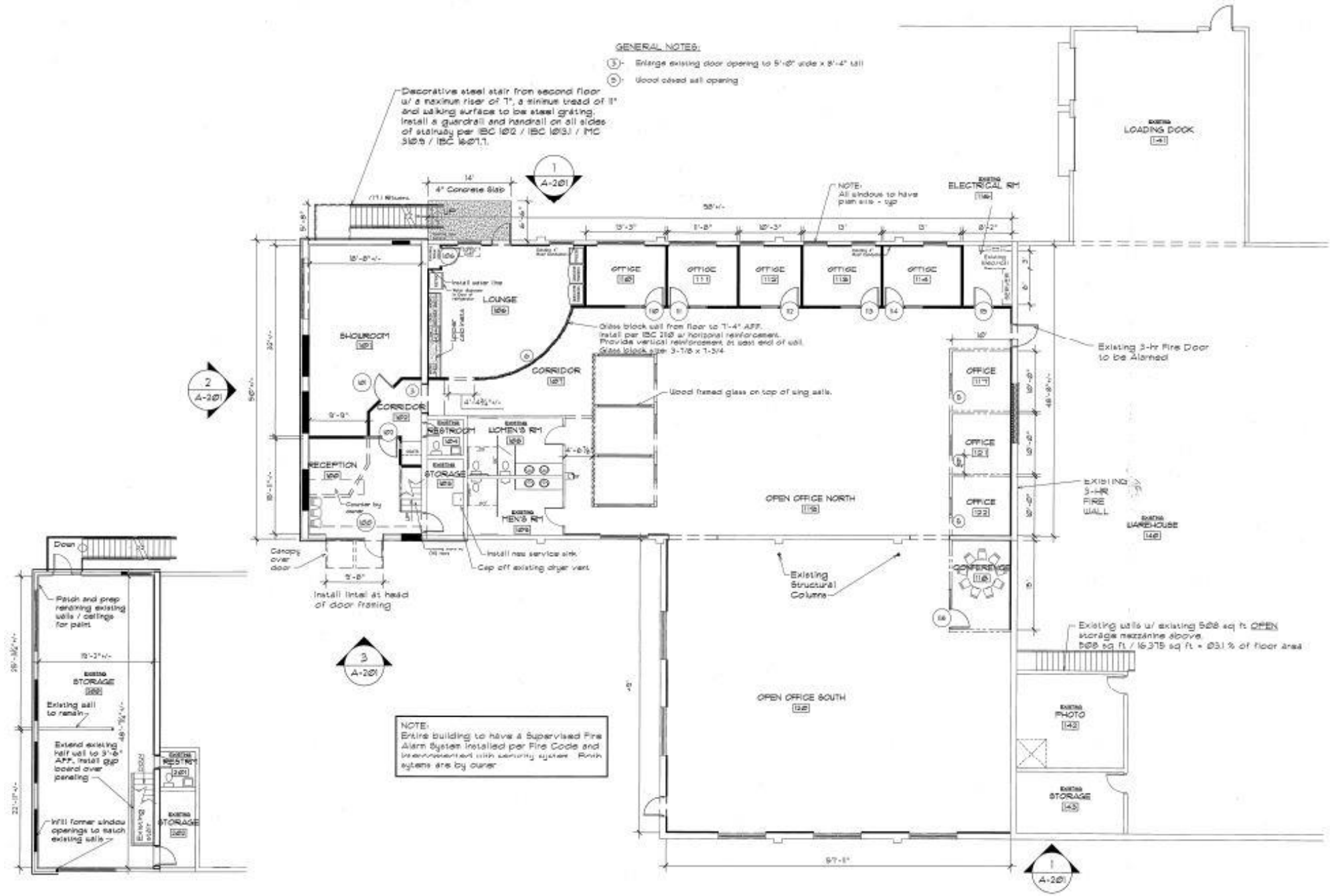
Mike Herro
262-567-3611 • mlherro@oconomowocrealty.com

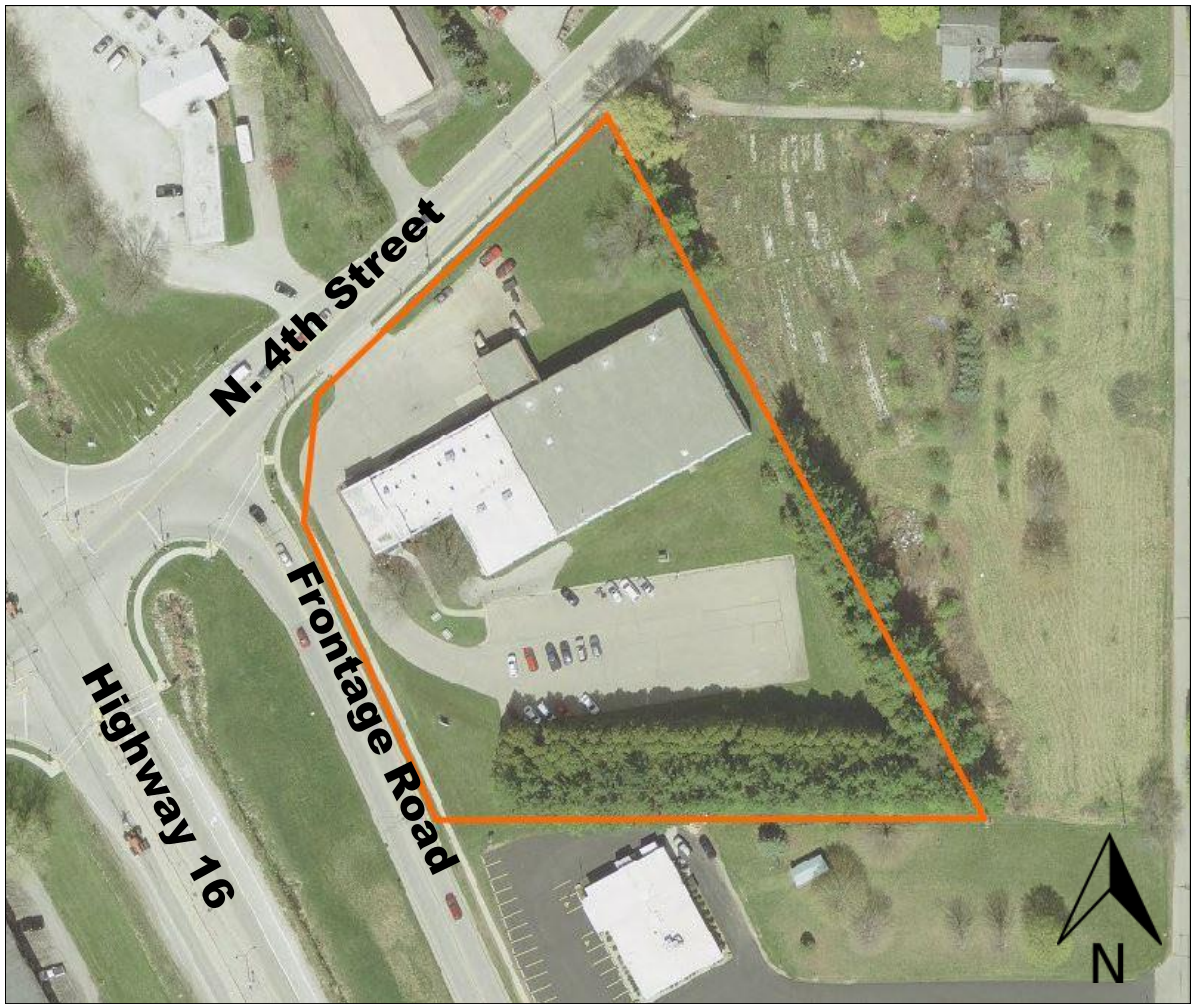
All information is believed to be accurate and reliable, but is not guaranteed and is subject to change.


HAPPY HOUR

EXIT

2010 MDA TUB RUN


GENERAL NOTES:
3 - Enlarge existing door opening to 5'-0" wide x 8'-4" tall
5 - Wood closet rail opening
Decorative steel stair from second floor w/ a maximum riser of 7", a minimum tread of 11" and walking surface to be steel grating. Install a guardrail and handrail on all sides of stairway per IBC 1012 / IBC 1013.1 / MC 504.5 / IBC 1607.1.
4" Concrete Slab
NOTE: All windows to have plain sills - typ
EXISTING ELECTRICAL RM
EXISTING LOADING DOCK
SHOWROOM
LOUNGE
CORRIDOR
RECEPTION
EXISTING RESTROOM
EXISTING WOMEN'S RM
EXISTING MEN'S RM
EXISTING STORAGE
OFFICE
OPEN OFFICE NORTH
OPEN OFFICE SOUTH
CONFERENCE
Glass block wall from floor to 7'-4" AFF. Install per IBC 2108 w/ horizontal reinforcement. Provide vertical reinforcement at east end of wall. Glass block size: 3-7/8 x 1-3/4
Wood framed glass on top of sing walls.
Existing 3-hr Fire Door to be Alarmed
EXISTING 3-HR FIRE WALL
EXISTING WAREHOUSE
Existing Structural Columns
Existing walls w/ existing 508 sq ft OPEN storage mezzanine above. 508 sq ft / 16,375 sq ft = 03.1 % of floor area
EXISTING PHOTO
EXISTING STORAGE
Canopy over door
Install lintel at head of door framing
Install new service sink
Cap off existing dryer vent
Down
Patch and prep remaining existing walls / ceilings for paint
Existing wall to remain
Extend existing half wall to 3'-6" AFF. Install cap board over paneling
Infill former window openings to match existing walls
NOTE: Entire building to have a Supervised Fire Alarm System installed per Fire Code and interconnected with security system. Both sytems are by owner
UPPER FLOOR PLAN 1/8"= 1'-0"
LOWER FLOOR PLAN 1/8"= 1'-0"


N. 4th Street
Frontage Road
Highway 16
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