



# For Sale

Expandable & divisible manufacturing facility

100 Rayovac Ct., Fennimore, WI 53809

# 205,000 SF manufacturing building

<b>Address</b>	100 Rayovac Ct., Fennimore, WI
<b>Built</b>	1960 - 1990 (multiple additions)
<b>Clear height</b>	17' Average
<b>Loading</b>	9 Docks 1 Drive-in 1 compactor
<b>Parking</b>	Ample with expansion land
<b>Parcels</b>	226-00975-0000 226-00969-0020



**\$2,650,000**

Sale price

**205,000**

Total building SF

**29.49**

Acres of land

**\$12.93**

Sale price PSF

**25,490**

Total office SF

# 100 Rayovac Ct. Fennimore, WI

Strategically located less than a mile from Hwy 18, this property offers convenient and quick access to transportation routes. The site offers potential for expansion and the building offers flexible subdivision, making it ideal for various manufacturing operations.

205,000 total SF



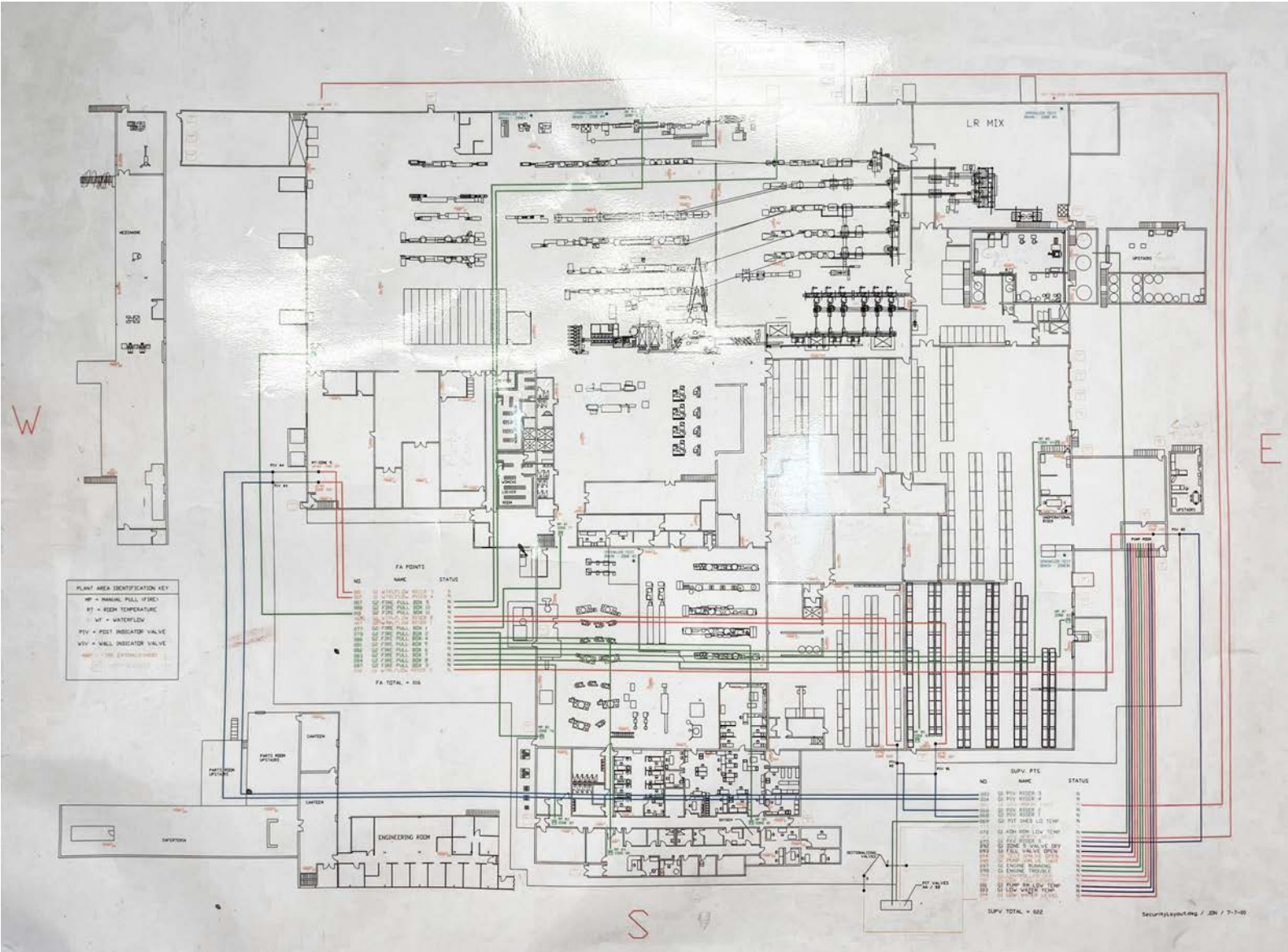
## Additional building features

- Full air-conditioned facility
- LED lighting through-out
- Expandable on large site
- Heavy and well distributed Power
- Wet sprinkler system
- Loading on multiple sides of facility
- Highly divisible

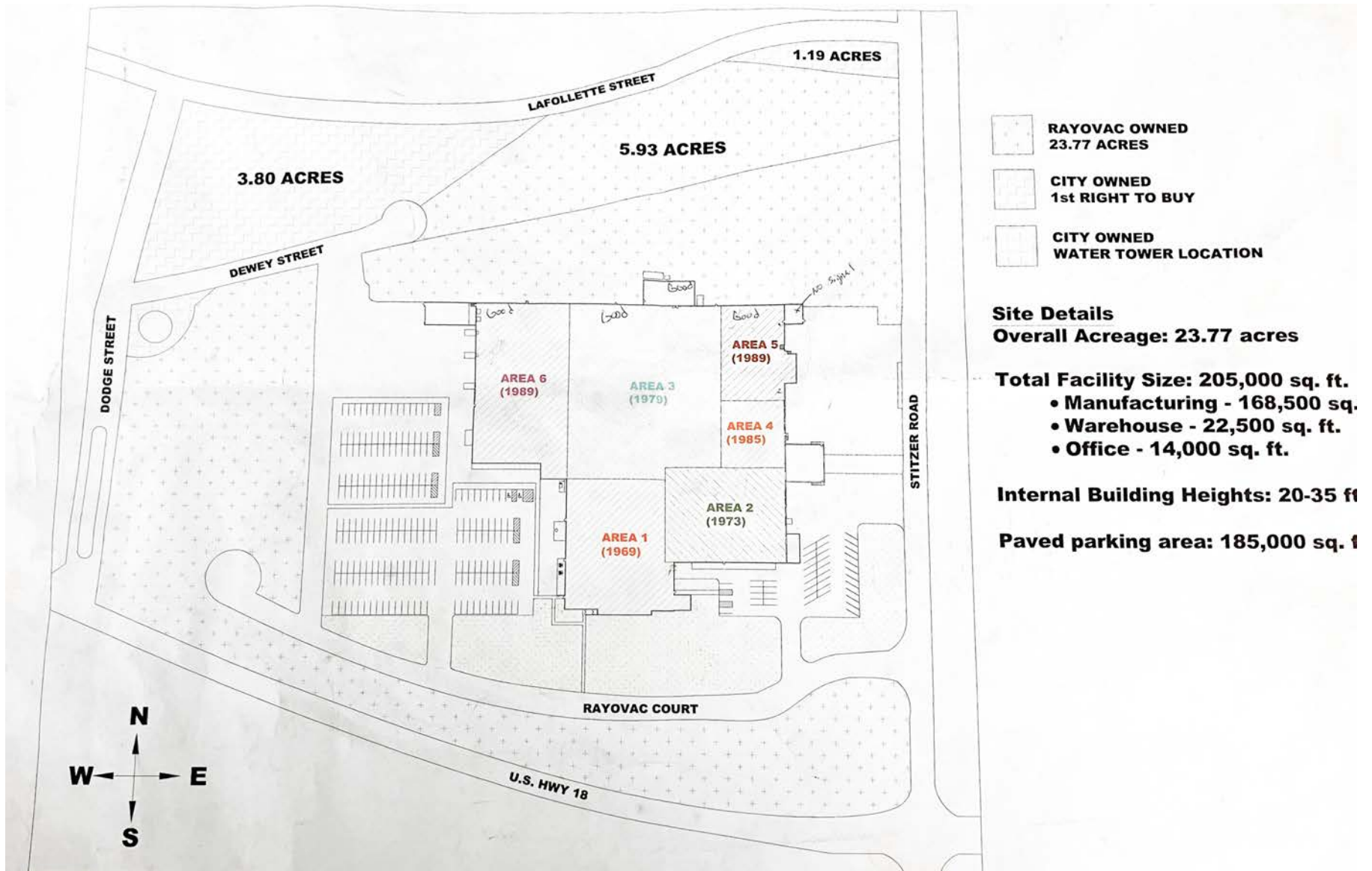


	2 mile	5 miles	10 miles
Estimated population	3,033	4,000	9,842
Estimated households	1,239	1,598	8,851
Est. average HH income	\$69,832	\$71,083	\$75,659
Employees (goods producing industries)	166	202	674

# Floorplan



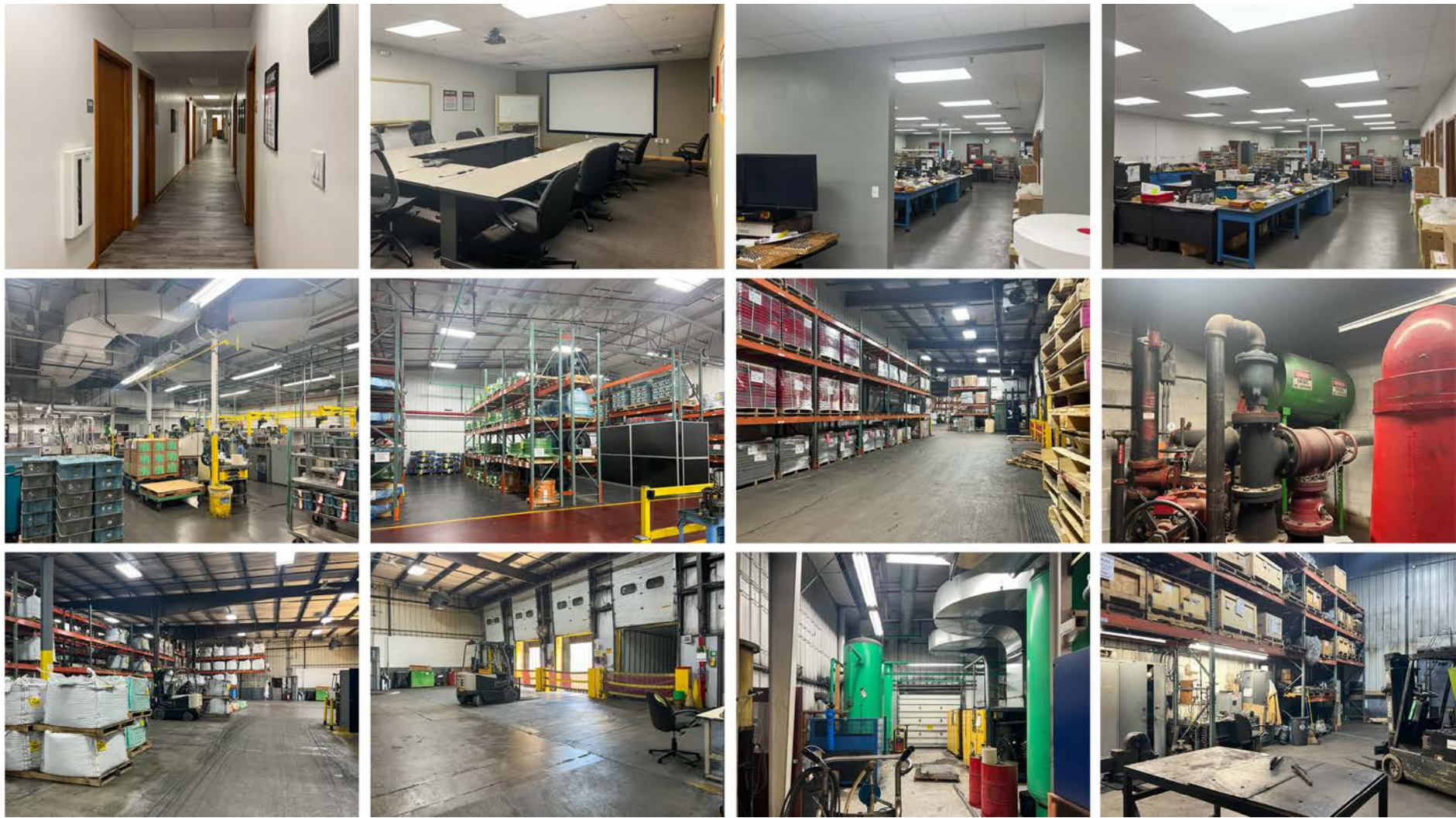
# Site Plan



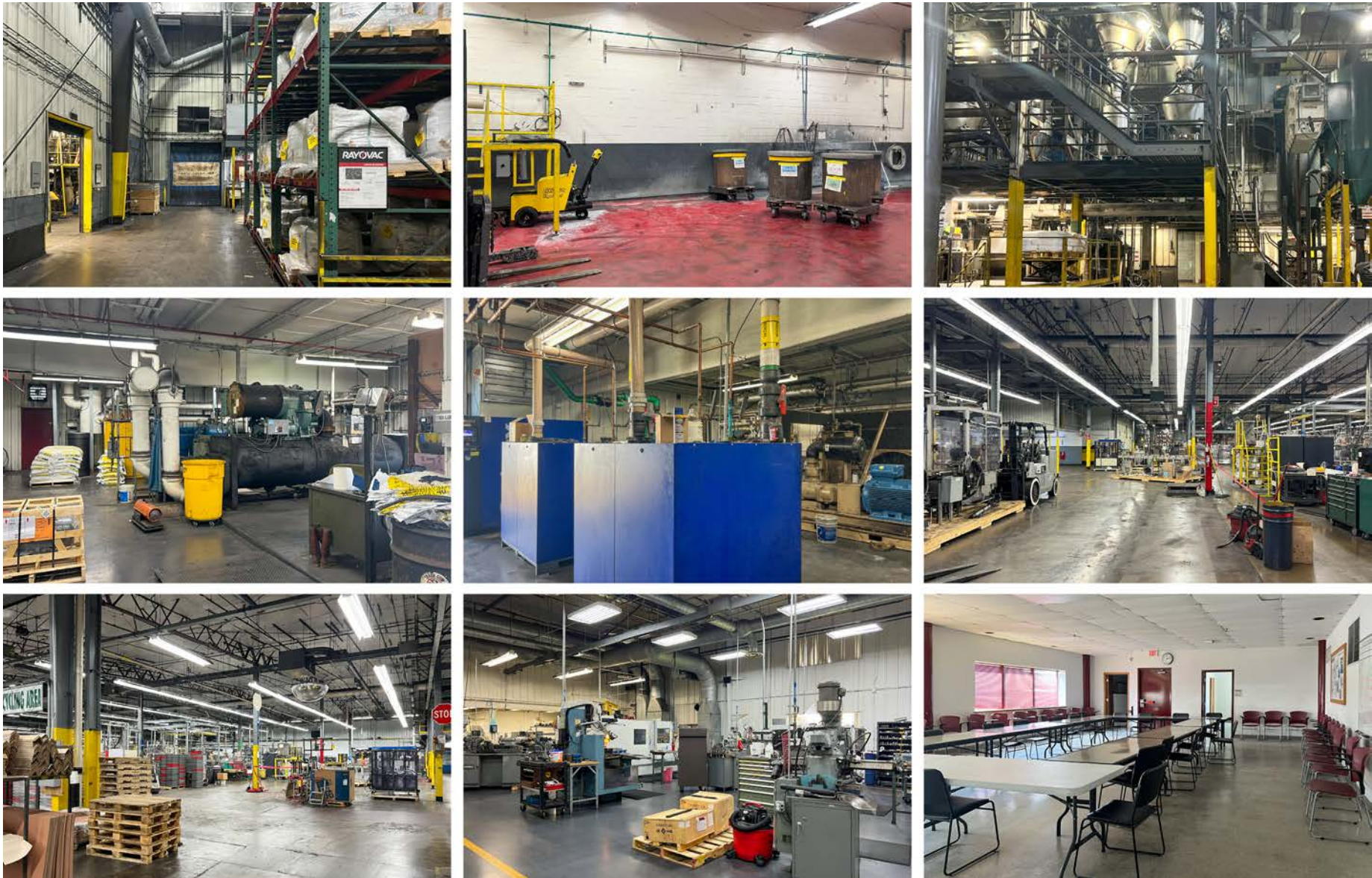
Photos | Exterior



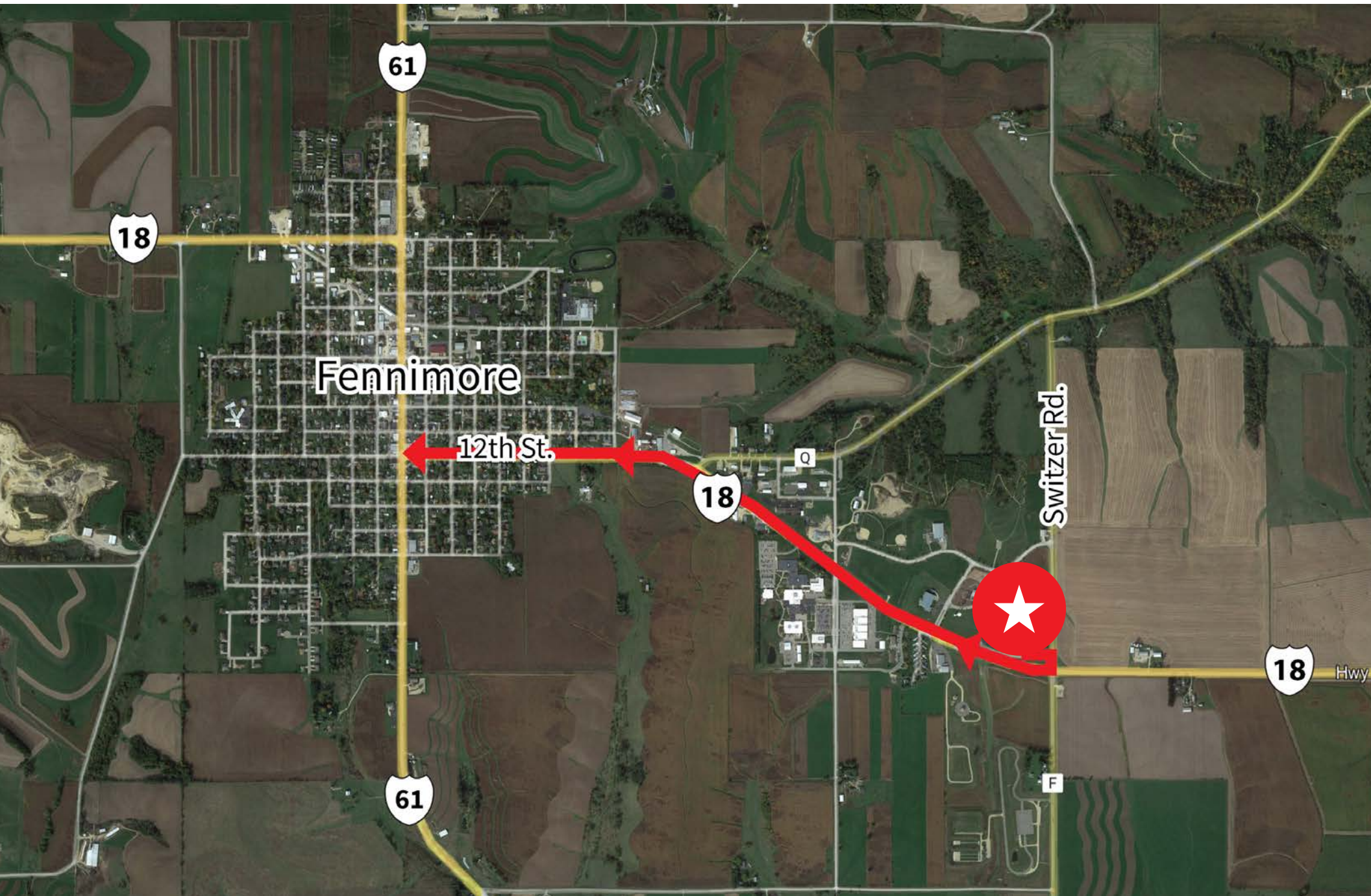
Photos | Interior

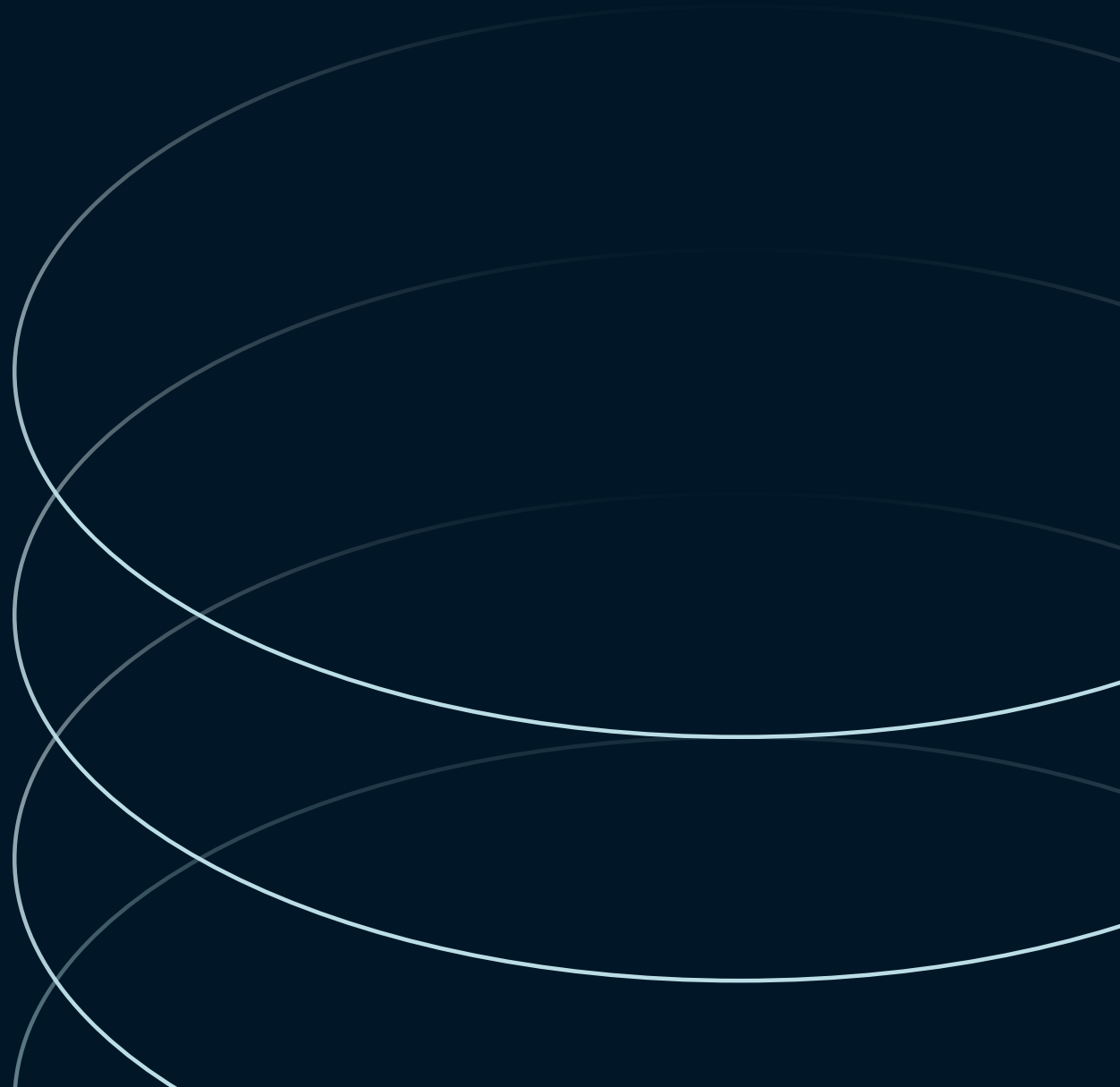


# Photos | Interior



1.8 Miles to Hwy 61





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