



Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.

For sale

Fully air-conditioned manufacturing space

2851 Portage Road, Portage, WI 53901

101,754 SF Metal Manufacturing Building



Building Highlights

- Air-conditioned throughout
- LED lighting
- Heavy and well-distributed power
- Updated office finishes
- Large employee break/locker area
- Wet sprinkler system
- Signage & visibility on I-39

101,754

Total Building SF

\$3,950,000

Sale price

\$38.82

Sale price PSF

Address	2851 Portage Rd., Portage, WI
Built	1977 / Addition in 1999
Clear height	15'
Loading	2 Docks / 2 Drive-ins (TBV)
Parking	200+ striped spaces
Lot size	9.79 Acres
Office size	15,168 SF

2851 Portage Rd. Portage, WI

Strategically located just 1.5 miles from Interstate 39, this property offers convenient and quick access to transportation routes. With a spacious building size of 101,754 square feet, including an impressive 15,168 square feet of office space, this well-maintained facility features two docks and two drive-ins. Don't miss out on the opportunity to acquire a versatile industrial asset with a strong location advantage.

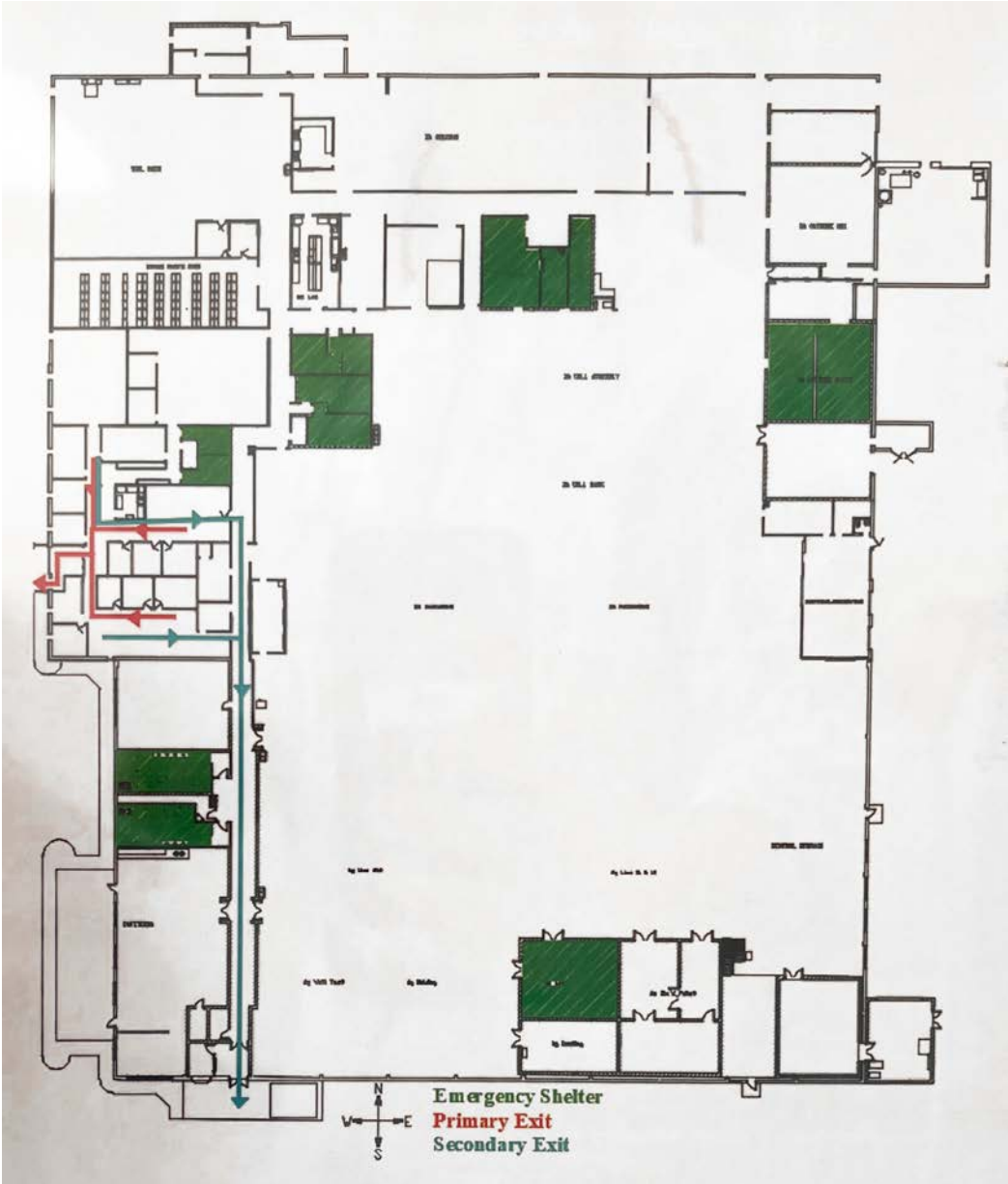


Demographics 2023

Number of households			Estimated population		
2-miles	5-miles	10-miles	2-miles	5-miles	10-miles
3,463	4,999	9,463	8,760	12,402	23,328

Average household income			Employees: Goods-Producing Industries		
2-miles	5-miles	10-miles	2-miles	5-miles	10-miles
\$68,214	\$70,559	\$78,830	1,192	1,395	1,813

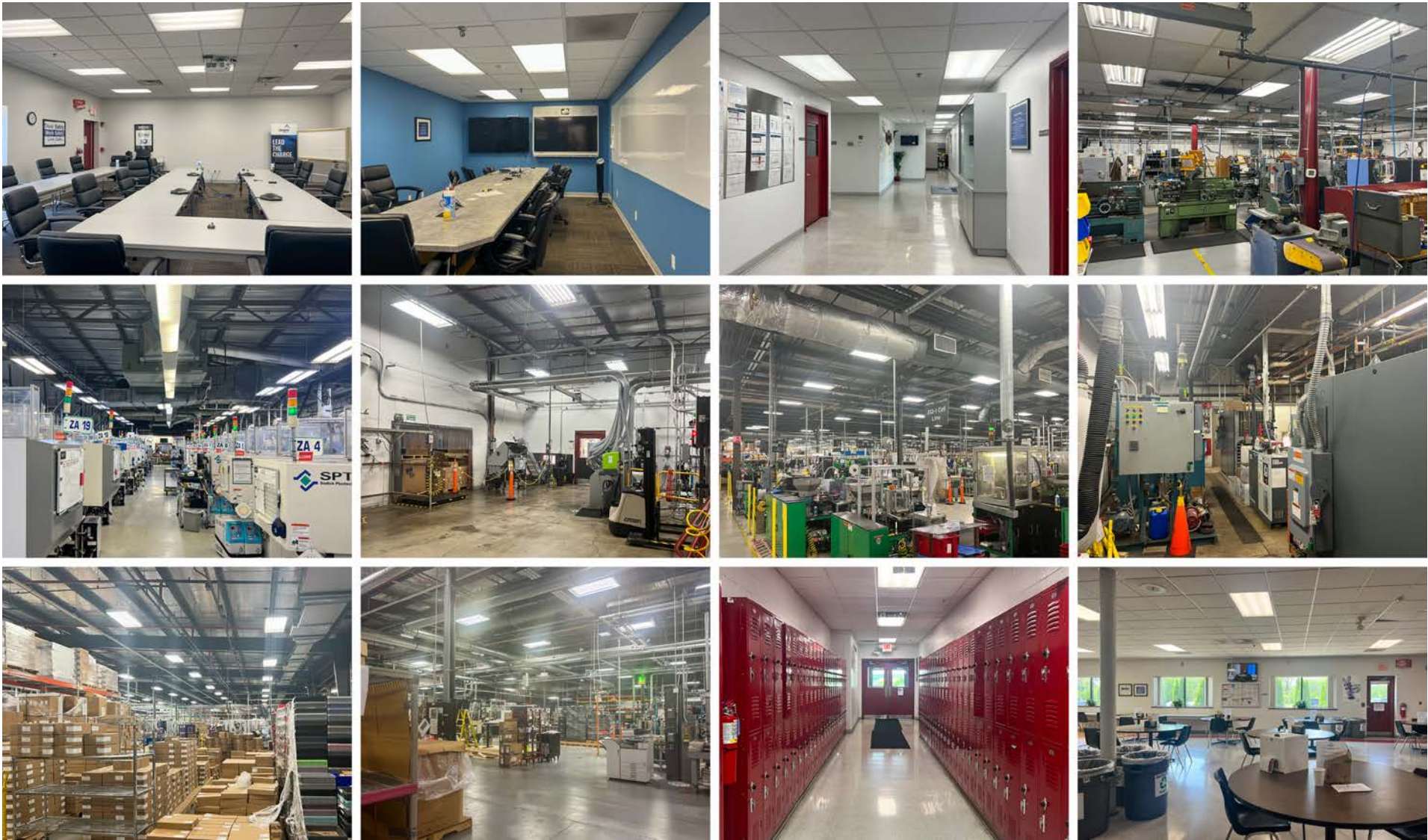
Floorplan



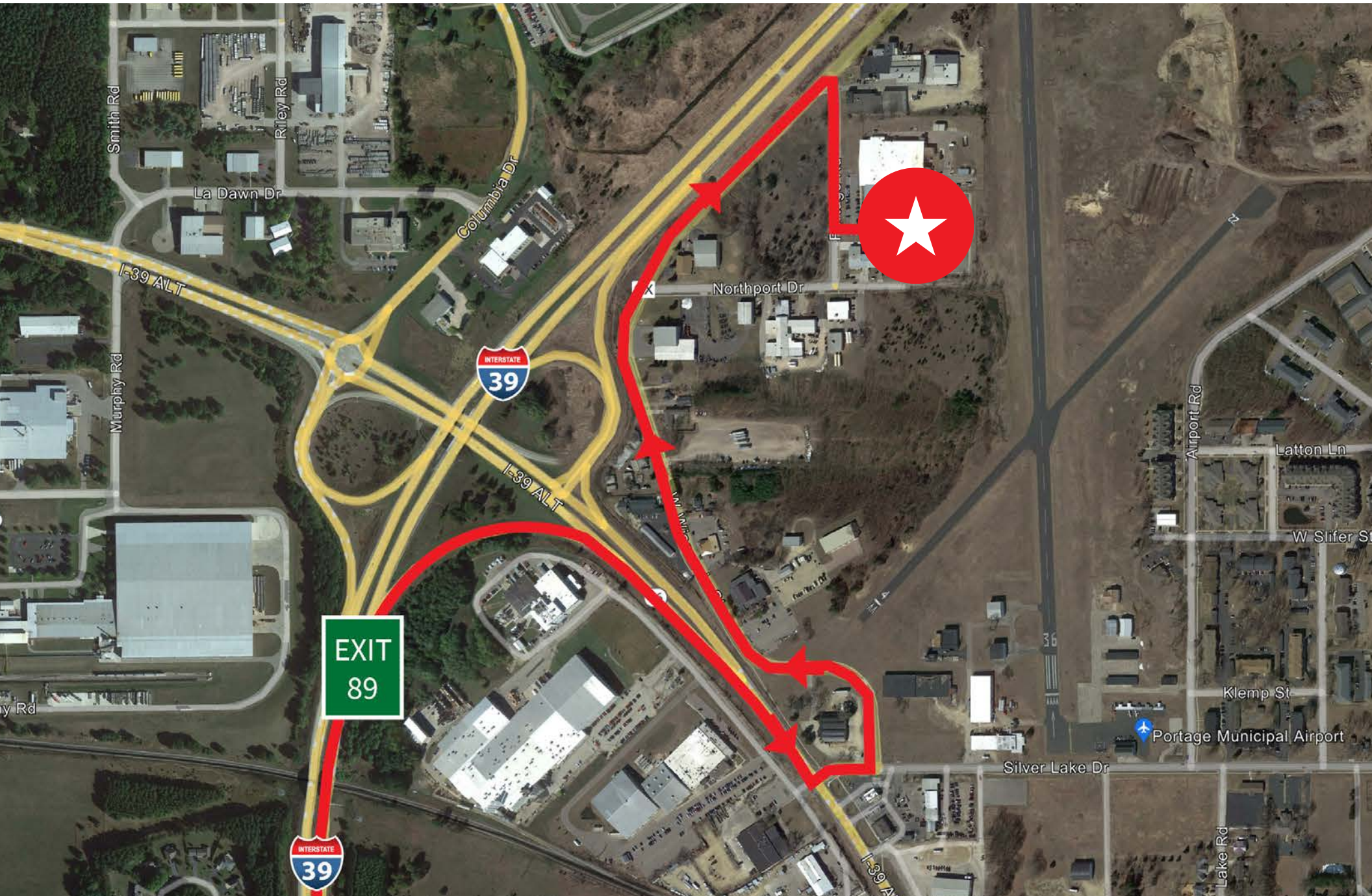
Photos | Exterior

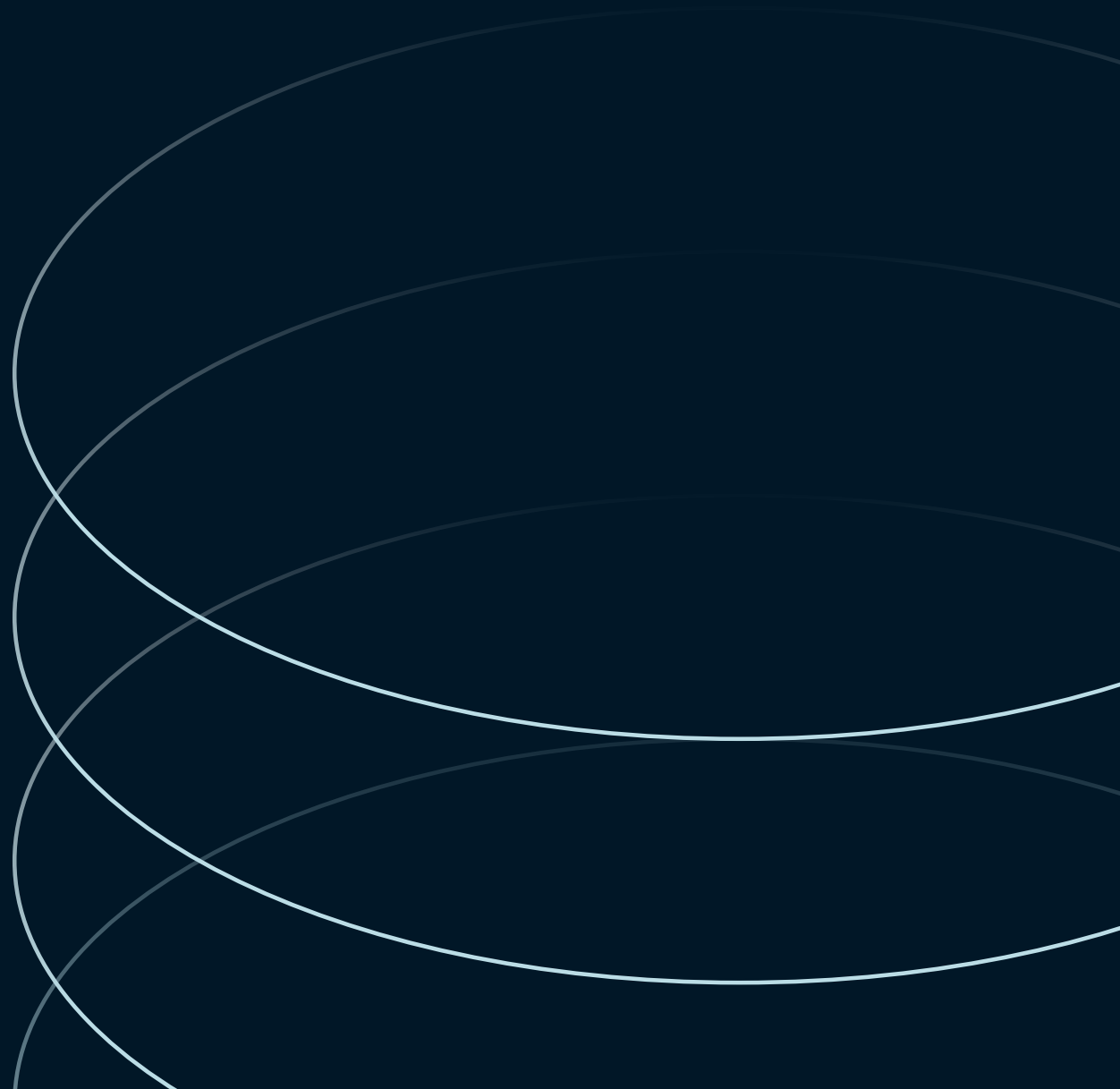


Photos | Interior



2851 Portage Rd., Portage, WI





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