



For Sale

Investment Opportunity

208,500 SF on 11 Acres

901 Janesville Ave.
Fort Atkinson, WI 53538

901 Janesville Ave., Fort Atkinson, WI



Building Highlights

- 3 year leaseback opportunity
- Well-maintained structure with recent improvements
- 12.5' - 30' Ceiling Heights
- Ample Dock and Grade Level Loading
- Contact broker for additional details

208,500 SF

Total building size

11.18 AC

Site size (across 6 parcels)

\$5,999,000 Sale price

\$3.25 PSF Net Lease rate

Tax keys	226-0514-0912-064
	226-0514-0912-065
	226-0514-0912-081
	226-0514-0912-082
	226-0514-0912-000
	226-0514-0912-001

901 Janesville Ave. Fort Atkinson, WI

This expansive industrial manufacturing building spans approximately 208,500 SF, offering vast space for production and operations. Nestled on 11.18 acres of land, it presents a strategic location for growth and expansion, making it an enticing prospect for investors seeking long-term returns in the thriving manufacturing market.



Demographics 2023

Number of households

2-miles	5-miles	10-miles
5,801	7,173	19,751

Estimated population

2-miles	5-miles	10-miles
14,159	17,656	51,665

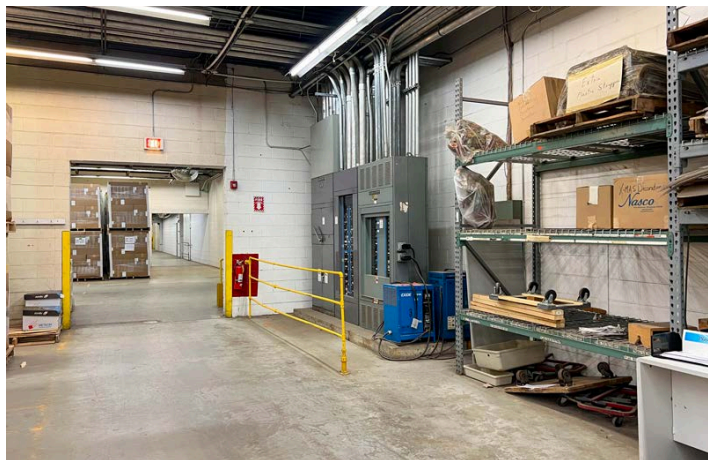
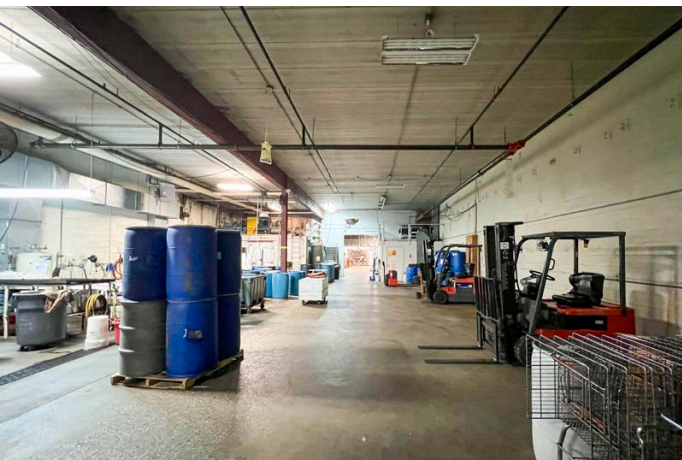
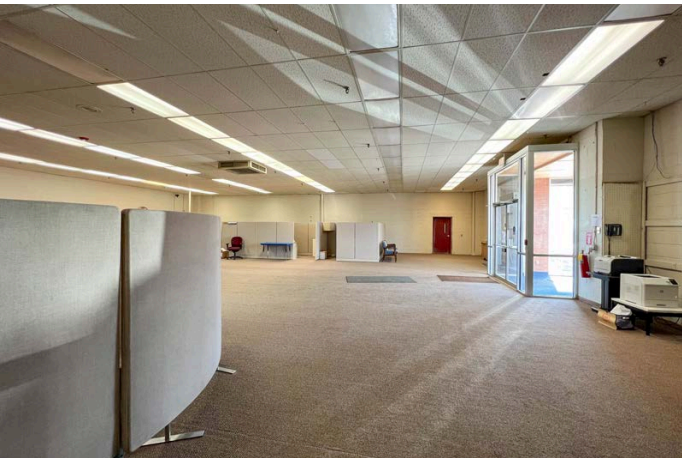
Average household income

2-miles	5-miles	10-miles
\$81,834	\$86,908	\$82,251

Employees: Goods-Producing Industries

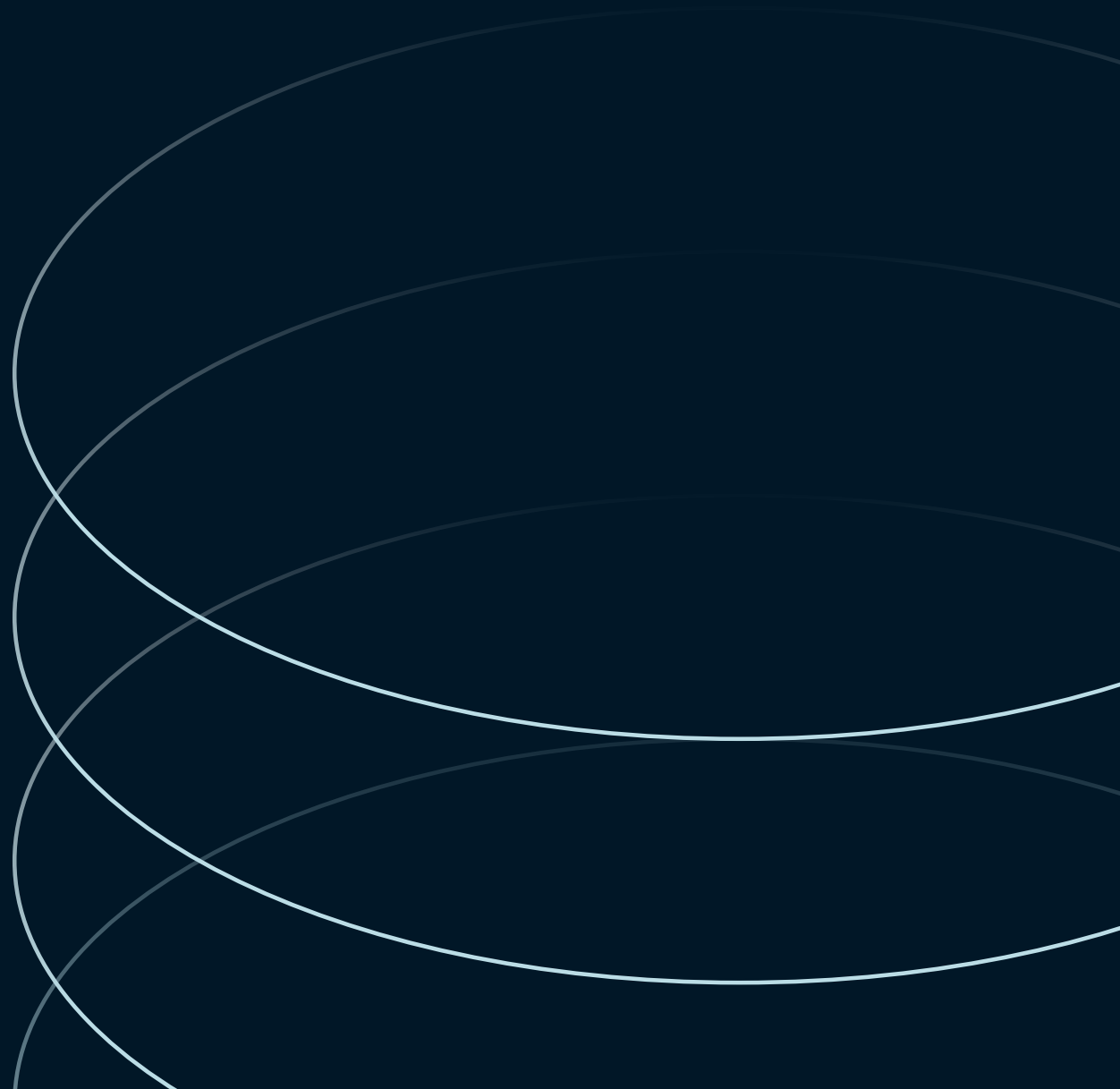
2-miles	5-miles	10-miles
2,316	2,780	4,680

Photos



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