



# AVAILABLE FOR LEASE

DISTRIBUTION | WAREHOUSE | INDUSTRIAL  
1220 W FULTON STREET | EDGERTON, WI | 53534



1220 W Fulton Street | Edgerton, Wisconsin | 848,530± SF



## PHOENIX INVESTORS

*Opportunity. Execution. Value Creation.*

Owned and managed by:  
Phoenix Investors, LLC  
401 E Kilbourn Avenue, Suite 201  
Milwaukee, WI 53202

Kurt Jensen  
262-308-0008  
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### FEATURES

- Rail Served
- 5 Ton Crane
- Upgraded T-8 Lights
- Newly Renovated



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## PROPERTY DETAILS

Building Size:	848,530± SF
Available Space:	848,530± SF
Land Area:	123± Acres
Number of Floors:	Single-story warehouse; 2-story office
Minimum Divisible:	40,000± SF
Maximum Contiguous:	848,530± SF
Floors:	8"-16" reinforced concrete
Walls:	6' concrete curtain with insulated steel panel uppers
Roof:	Metal panel (new 2009)
Column Spacing:	Varies- primarily 50' x 60'
Ceiling Height:	Up to 31' clear
Truck Loading:	4 enclosed docks serve 250,000 SF indoor rail section. Loading dock access with option to add additional docks.
Cranes:	One 5 ton bridge crane
Rail:	2 enclosed spurs to building, served by Wisconsin Southern Railroad
Lighting:	Mixed- HE and sodium pressure
Electric	Serviced by Alliant Energy
Water:	Serviced by City of Edgerton
Sewer:	Serviced by City of Edgerton
Gas:	Serviced by Alliant Energy
HVAC:	Gas fired boiler/ turnover units/ Modines
Fire Safety:	100% sprinkled
Security:	100% fenced
Zoning:	M-2/ General Industrial District
Parking:	14 Acres to accommodate auto and trailer parking
OpEx Estimate 2017:	\$0.40/ SF



FOR COMPLETE INFORMATION CONTACT:

✉ KURT@PHOENIXINVESTORS.COM | ☎ (262) 308-0008  
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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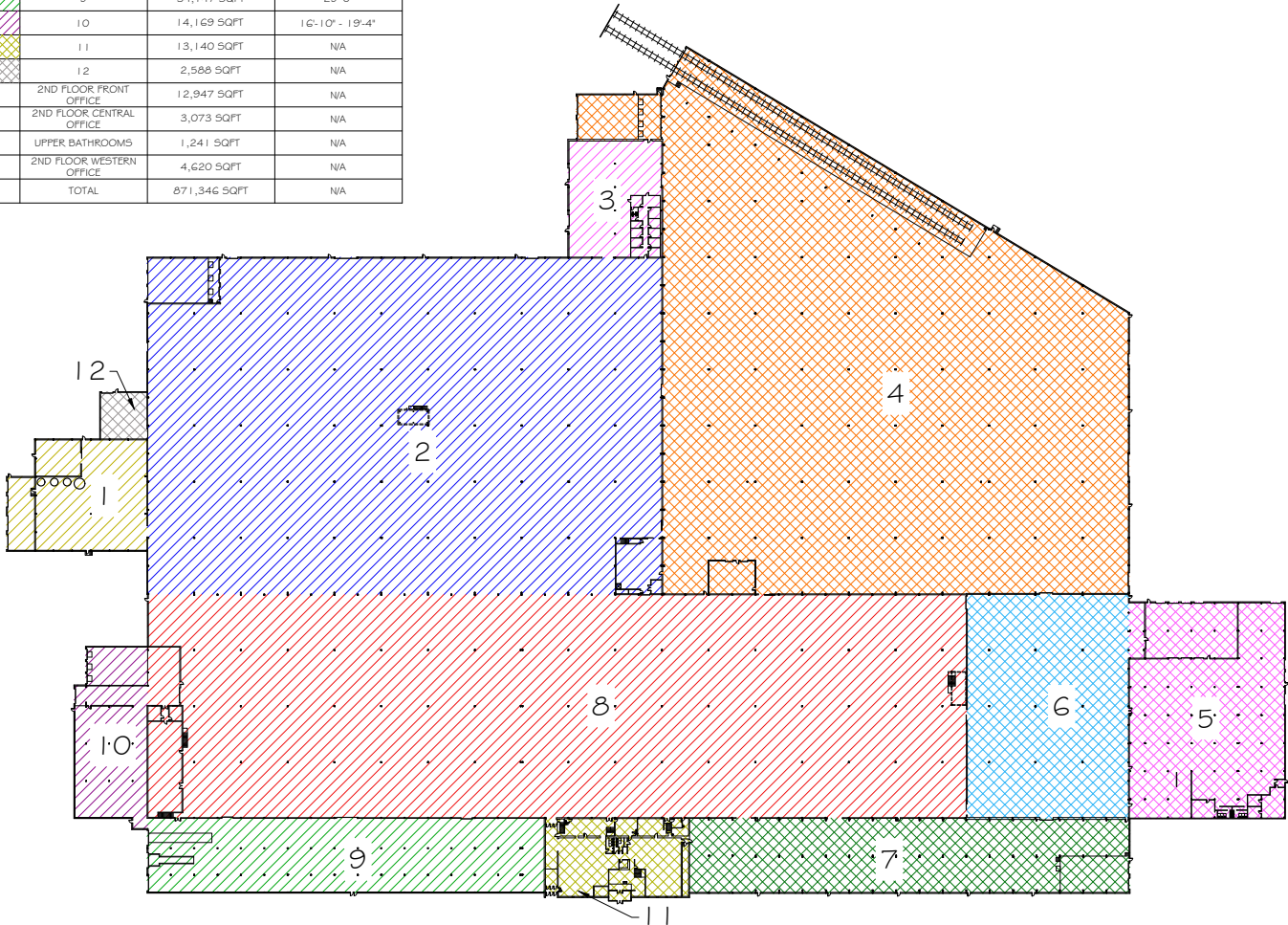


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## SITE PLAN

SQUARE FOOTAGE BREAK DOWN			
HATCH	NUMBER	SQUARE FOOTAGE	CLEAR HEIGHTS
	1	16,863 SQFT	18'-10"
	2	198,662 SQFT	17'-8" - 30'-6"
	3	12,701 SQFT	20'-0" - 26'-0"
	4	229,262 SQFT	17'-5" - 30'-4"
	5	38,823 SQFT	9'-10" - 23'-4"
	6	41,673 SQFT	30'-0" - 37'-0"
	7	37,925 SQFT	25'-6" - 30'-4"
	8	209,512 SQFT	30'-10" - 37'-0"
	9	34,147 SQFT	29'-0"
	10	14,169 SQFT	16'-10" - 19'-4"
	11	13,140 SQFT	N/A
	12	2,588 SQFT	N/A
N/A	2ND FLOOR FRONT OFFICE	12,947 SQFT	N/A
N/A	2ND FLOOR CENTRAL OFFICE	3,073 SQFT	N/A
N/A	UPPER BATHROOMS	1,241 SQFT	N/A
N/A	2ND FLOOR WESTERN OFFICE	4,620 SQFT	N/A
N/A	TOTAL	871,346 SQFT	N/A



OVERALL BUILDING LAYOUT  
 SCALE: 1"=40'

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## ADDITIONAL INFORMATION

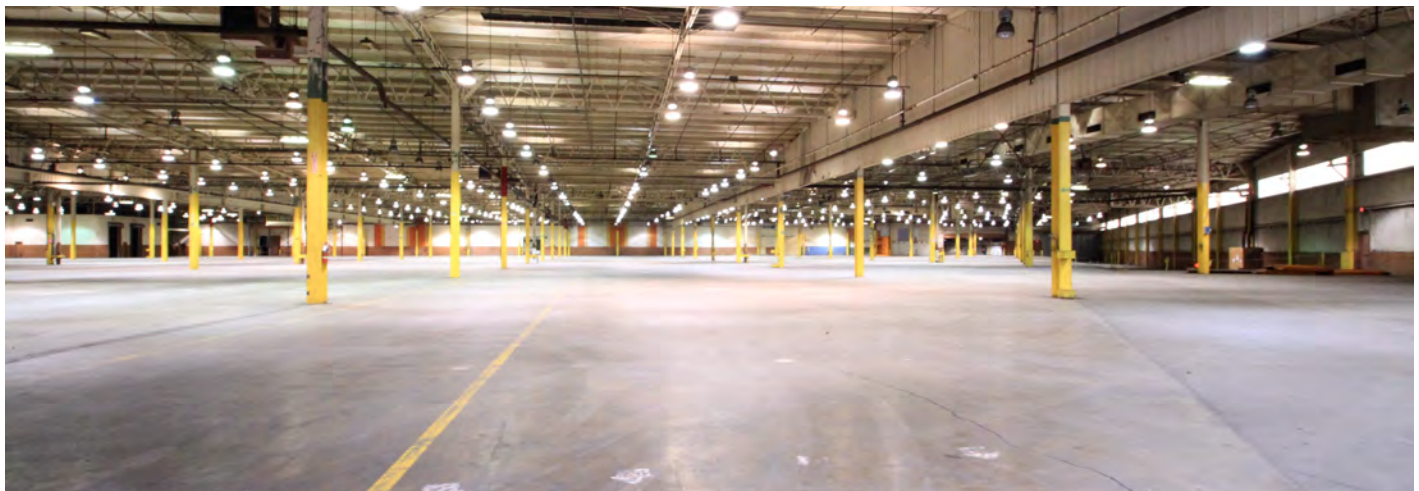
Population: Edgerton, WI: 5,528

Median Household Income: \$48,960

Location: Less than 3 miles to Interstate 90/39  
Approximately 29 miles from the Illinois border  
One mile from US Highway 51  
Approximately 29 miles southeast of Madison  
Approximately 12 miles north of Janesville  
Approximately 95 miles southwest of Milwaukee  
Approximately 121 miles northwest of Chicago

Major Employers:

- American Family Children's Hospital - Madison, WI
- American Family Insurance - Madison, WI
- American Standard Insurance - Madison, WI
- CUNA Mutual Holding Co. - Madison, WI
- Covance Laboratories - Madison, WI
- Epic Systems Corp. - Verona, WI
- First Weber Group Realtors - Madison, WI
- Health & Family Svc. Dept. - Madison, WI
- Kraft Foods - Madison, WI
- Madison Area Technical College - Madison, WI



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