

# 1741 ADEL STREET

JANESVILLE, WI 53546

**\$2,000,000**



## OFFERING SUMMERY

Space Available	38,540 SqFt
Year Built	1970
Land Size	7.41 acres
Property Type	Industrial
County	Rock
Construction Type	Metal, Brick
Stories	1
Parking	Paved
Offices	58% finished area, 42% unfinished production area

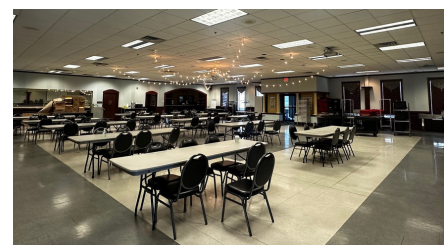


## ABOUT THE PROPERTY

This well-maintained industrial property is conveniently located just a few miles from interstate I-90 in an industrial district. This building has everything you need to run your business including multiple offices, conference rooms, a banquet hall, kitchen, washrooms, and plenty of storage. The unfinished production area features over 16,000 square feet of open space along with a maintenance shop. In addition, this site has a detached annex building and garage.

## PROPERTY HIGHLIGHTS

- Paved parking for 147 vehicles
- Fenced in brick patio area
- 3,200 sqft detached annex building
- 576 sqft detached garage
- Two loading docks
- 100% heated and cooled
- Located in TIF district



FOR MORE INFORMATION CONTACT:

**KATHY HANSEN**  
EXECUTIVE DIRECTOR, KANDU INDUSTRIES

(262) 880-3977  
KHANSEN@KANDUINDUSTRIES.COM