

55,000 - 120,000 SF of Dry Warehouse/Distribution Available  
For Sublease

200 Interstate Blvd | Edgerton, WI | US | Dane County  
Available SF: 120,000 | Lease Rate: \$9.5



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Lease Rate:	\$9.5
Last Updated:	Oct 22, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

200 Interstate Blvd presents a rare opportunity to sublease a high-quality industrial asset in Southern Wisconsin. The location offers immediate access to Interstate 90/39, providing linkages to Madison, Janesville/Beloit, Rockford, Chicago, and Milwaukee (via I-43 or I-94). The building is in excellent condition, offering superior clear height, a significant number of loading docks, and ample trailer and employee parking. Cold storage available by the pallet on a monthly basis through the master tenant. Logistics services for product distribution available per a separate agreement. Available Space: Approximately 55,000 - 120,000 SF (14,400 SF per bay), Base Rent: Ambient: \$5.25 - \$5.50/SF NNN; Cooler: \$9.50/SF NNN; Office: \$9.50/SF Gross, Lease Term: Flexible, Additional Cold Storage Space: Potential for on-site cold storage (freezer/cooler) on a per pallet, per month basis, at additional cost. Approximately 60,000 SF of cooler, and 25,000 SF of freezer available, operated by E-Town Cold Storage.

Population

	44,409	279,311	889,640
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

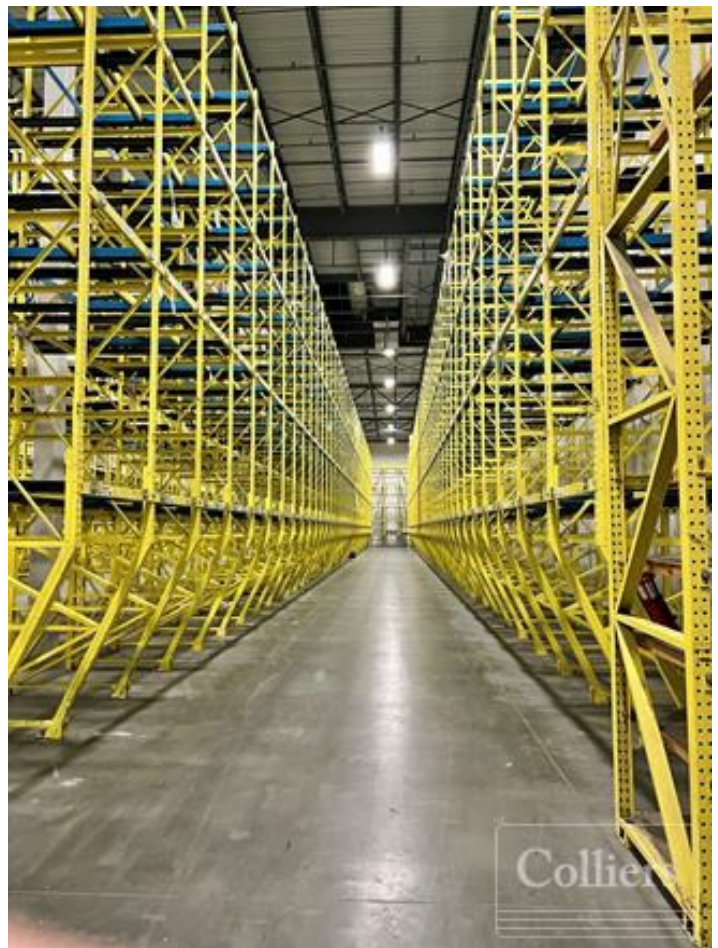
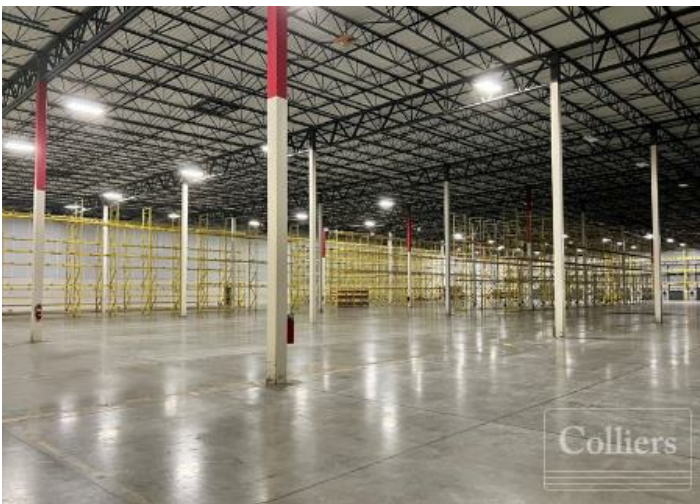
Households

	18,226	114,680	378,678
	10 Mile Radius	20 Mile Radius	30 Mile Radius

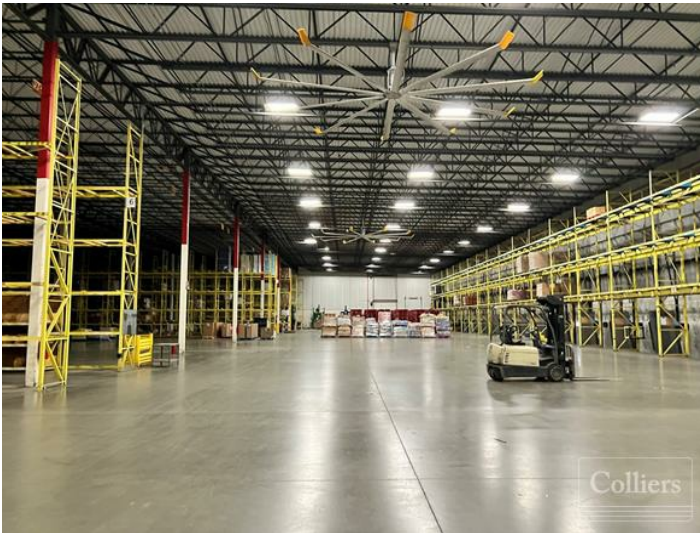
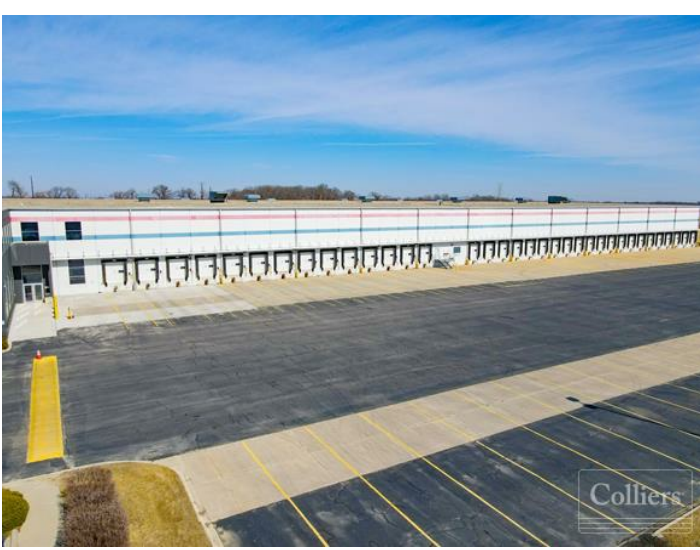
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Transportation

## Property Images



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