



Building Type:	Industrial, Warehouse & Distribution
Available SF:	21,600
Total SF:	21,600
Number of Stories:	1
Ceiling Peak:	24 Ft.
Ceiling Eaves:	20 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	3.00 Acres
Year Built:	2002
Former Use:	warehouse
Specialty Features:	Spec Building, New Market Tax Credit
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$650,000
Lease Rate:	\$72,000
Lease Terms:	Triple Net
Last Updated:	May 13, 2025

Economic Development Contact

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Realtor/Owner Contact

Ron Brisbois
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Property and Area Description

In the fall of 2002 the Boscobel Developers erected a 21,600 square foot spec. building. The building is located in the Northeast corner of the recently purchased 17-acre addition to the Industrial Park. This building has direct access to Wisconsin Hwy. 133 and is one mile from UW Hwy. 61/60. The Boscobel Airport is within a mile and the Wisconsin Southern Railroad runs through the park.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Highway 151 (40.00 mi.)
Nearest Interstate: Interstate 90 (60.00 mi.)
Ingress/Egress Notes: US Highway 60/61 serve Boscobel; State Highway 133 serves site.
Nearest Airport: Boscobel (0.50 mi.)
Nearest Commercial Airport: Dane County Regional (68.00 mi.)
Rail Served: Yes
Rail Served By: Other
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Ken Lucht, WATCO
Short Line Contact: Ken Lucht

Utilities

Electric: Boscobel Utilities/Wisconsin Public Power Inc.
Natural Gas: WE Energies
Water: Boscobel City
Sewer: Boscobel City
Telecommunications: WIN; Centurylink; Grant County Fiber