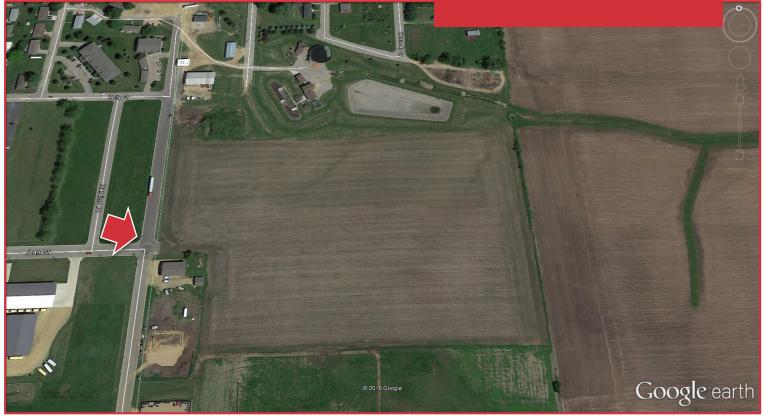


COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**CUBA CITY INDUSTRIAL** PARK – FULLY IMPROVED SITES FOR SALE



#### KASTER McCLAIN INDUSTRIAL PARK

Monroe Street, Cuba City, WI 53807

## **Property Features**

- Site is Divisible for Build to Suits
- 18.28 Acres For Sale \$30,000 per acre
- Frontage on Monroe Street & Roaster Road
- ALTA & Topographic survey have completed
- Site is ready for immediate construction
- **Excellent location in Cuba City**
- City utilities available Sanitary Sewer & Water Lines adjacent to the street
- Site is relatively flat, reducing construction grading and construction costs.

### LOWER TAXES & OPERATING COSTS

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

## **EXCELLENT LOCATION**

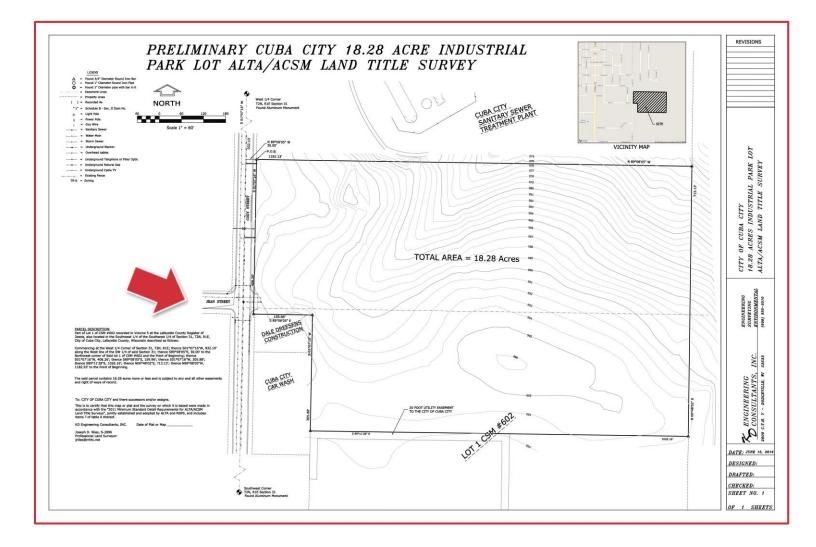
- Industrial / Commercial Land For Sale
- Central Cuba City Location
- Land site may be Divisible into two lots
- Excellent Location
- Very few Improvements Required
- Site is ready for Immediate Construction, pending Permitting
- Great Opportunity & Value
- Priced Attractive to Sell Quickly

## For more information

Ray Oczak, SIOR, CCIM NAI Ruhl Commercial Company Vice President – Tri States Region (630) 494-4700 Cell

ROczak@RuhlCommercial.com

www.RuhlCommercial.com



# Cuba City Industrial Site – 18.28 Acres For Sale

# Industrial Site For Sale

- Land Site 18.28 Acres For Sale
- Lot is Divisible for Build to Suit Projects
- ALTA Survey & Topographical Survey are completed by Engineering Consultants, Inc.
- Site is ready for Immediate Construction
- Great location in a well developed area
- Sanitary & Water Main at the Property Line
- One of the best values in Cuba City!
- Lot Prices subject to change without notice.

#### For more information

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