



# Watertown Industrial Center for Lease

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## 426 South Montgomery St Watertown WI 53094

### 20,000 SF – 90,000 SF Available for Lease

- Clear heights reaching 37ft
- Strategically located an hour East of Madison and an hour West of Milwaukee
- Competitive lease rates available
- Warehouse bays ranging from 20,000 SF to 72,000 SF available

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# For Lease

## Property Highlights

Address:	426 S Montgomery St, Watertown, WI 53094
PID:	291-0815-0423-058
Building SF:	188,382 SF
Site Size:	8.41 acres
Year Built:	1910 - 1990
Sprinkler:	Wet System
HVAC:	Hot water radiant heat, Modine heaters
Lighting:	Metal halide & sodium
Power:	3 phase heavy
Construction:	Masonry, brick & metal
Crane:	6-Ton
Floor:	8"
Parking:	Ample (Paved & Gravel)

### Suite A

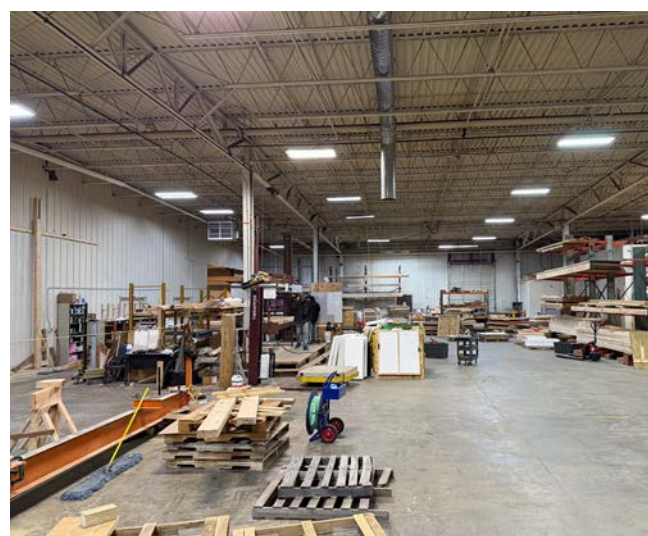
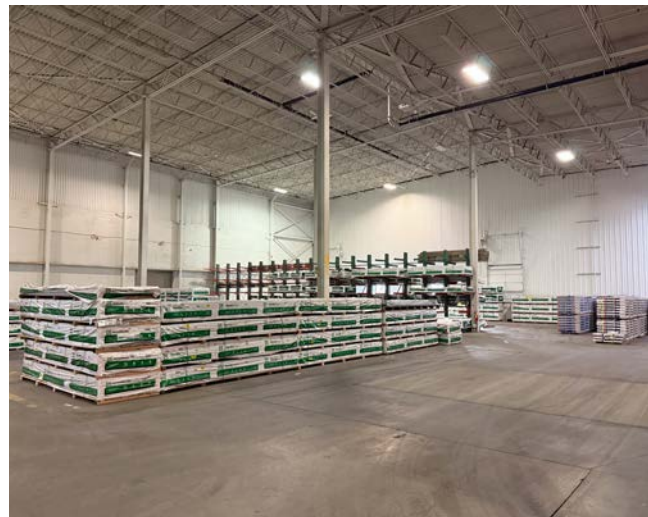
- 72,270 SF
- Clear Heights: 16' - 37'
- Dock Doors: 3 - 9 available
- Drive-In Doors: 3

### Suite B

- 20,000 SF - 38,000 SF
- Clear Height: 18.35'
- Dock Doors: 1
- Drive-In Doors: 2
- Outdoor covered storage space

### Suite C

- 25,000 SF
- Clear Heights: 17.5' - 21.5'
- Dock Doors: Up to 6 available
- Drive-In Doors: 1



# Property Photos



# Location Overview

## Jefferson County



86,210 (2024)

Population



68% of population  
between ages 19-75

Workforce



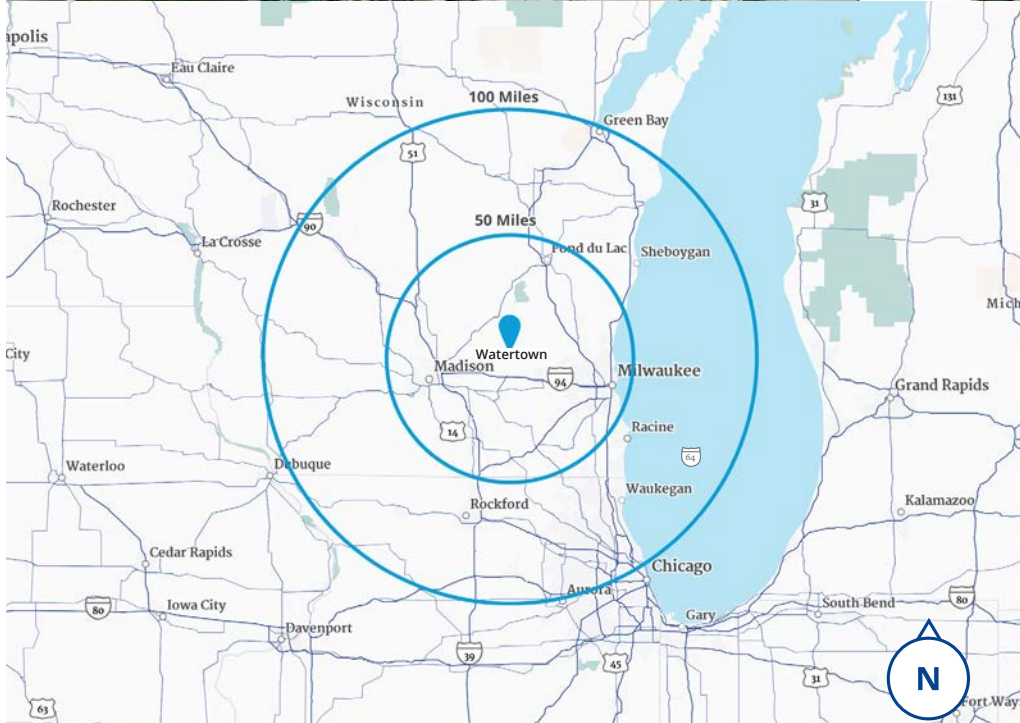
\$83,159 (2024)

Median  
Household  
Income



3,155 (2024)

Businesses



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