



1500 SF & Up Light Industrial

- 60,000 SF-Building
- Warehouse & Production
- Office & Showroom
- Dock & Drive In Doors
- 480 Volt 3 Phase Power
- Outside Storage
- Additional 40,000 SF Building On Site



2231 Highway 12 Baldwin, WI



The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



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Site Information:

Property Type: Office/Showroom/Warehouse

Single/Multi: Multi-Tenant

Availability: TBD

Lease Term: Negotiable

Square Feet Available:

SF Available: 1,500 SF & Up

Rates/SF:

Office: Based on Build-Out

Mezzanine: Contact Agent Warehouse: Contact Agent

CAM: \$1.50 PSF

RE Tax: Included in CAM

Total OpEx: \$1.50 PSF

Tenant Pays: Rent, CAM/Tax, Trash & Utilities

Building Data:

Year Built: 1979/1983/1984

Construction: Pre-Engineered Structural Steel

Docks/Drive-Ins: Four (4) Load Leveling Docks; Five (5) Drive-Ins

Clear Height: Varies from 13' to 18'

Electrical: 480 Volt -- 3 Phase Power Available

HVAC Whse: Radiant & Gas Fired, Forced Air Heaters

HVAC Office: A/C









For more information contact:

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^{**}All square footages are assumed to be approximate**

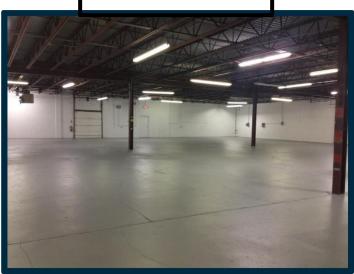


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Exterior Improvements Coming



Production Space



Warehouse Space



Tenant Signage



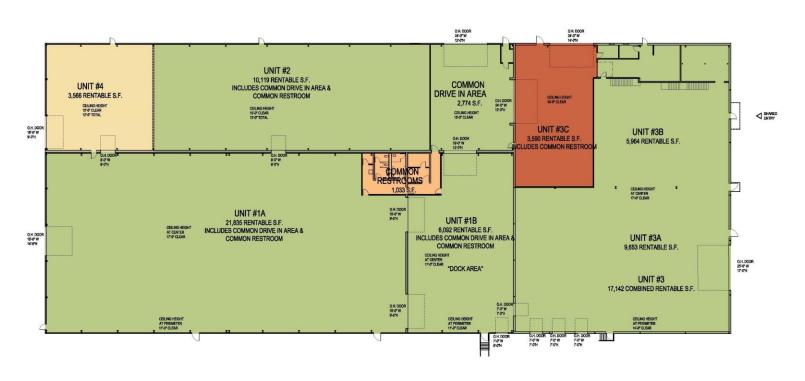
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