

## For Lease

**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**

### Conference & Office Space Available On Site



**2231 Highway 12**

**Baldwin, WI**

**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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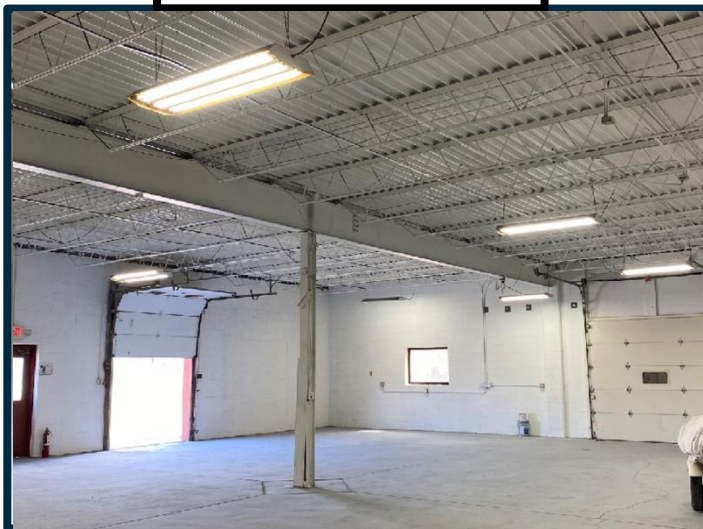
**Exterior Improvements Coming**



**Production Space**



**Warehouse Space**



**Tenant Signage**



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