



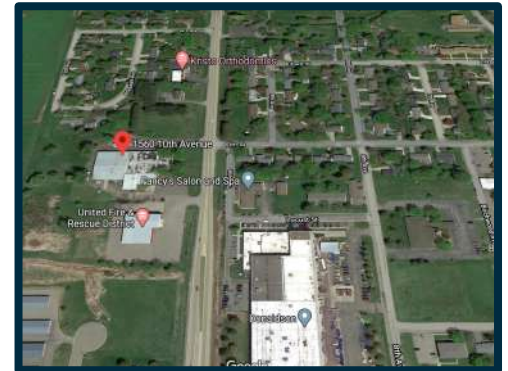
For Lease

38,000 SF
Light Industrial
Building

- Heavy Power & Make Up Air
- Central Compressed Air
- Central Chilled Water
- Heavy Natural Gas
- Dock & Drive-In Doors
- Fully Sprinklered
- 7 Acre Site



1560 10th Avenue | Baldwin, WI 54002



For more information contact:

Kevin LaCasse

651.430.2024 office

651.216.4858 mobile

651.430.2480 fax

klacasse@greystone-commercial.com



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Site Information:

Property Type: Industrial
Single/Multi: Single-Tenant
Date Available: Immediate
Lease Term: Three (3) Year Minimum

Square Feet Available:

Available: 38,000 SF
Office: 2,000 SF
Prod/Whse: 36,000 SF

Rates/SF:

Office: \$9.00 PSF NNN
Mfg/Whse: \$4.75 PSF NNN
Tenant Pays: Rent, Operating Expenses, Tax & Utilities

Building Data:

Year Built: 1969, 1979, 1985, 1994
Construction: Masonry & Steel
Parking: Very Ample
Clear Height: 14' To 20'
Utilities: City Sewer/Water
HVAC: Forced Air/Natural Gas, A/C In Office



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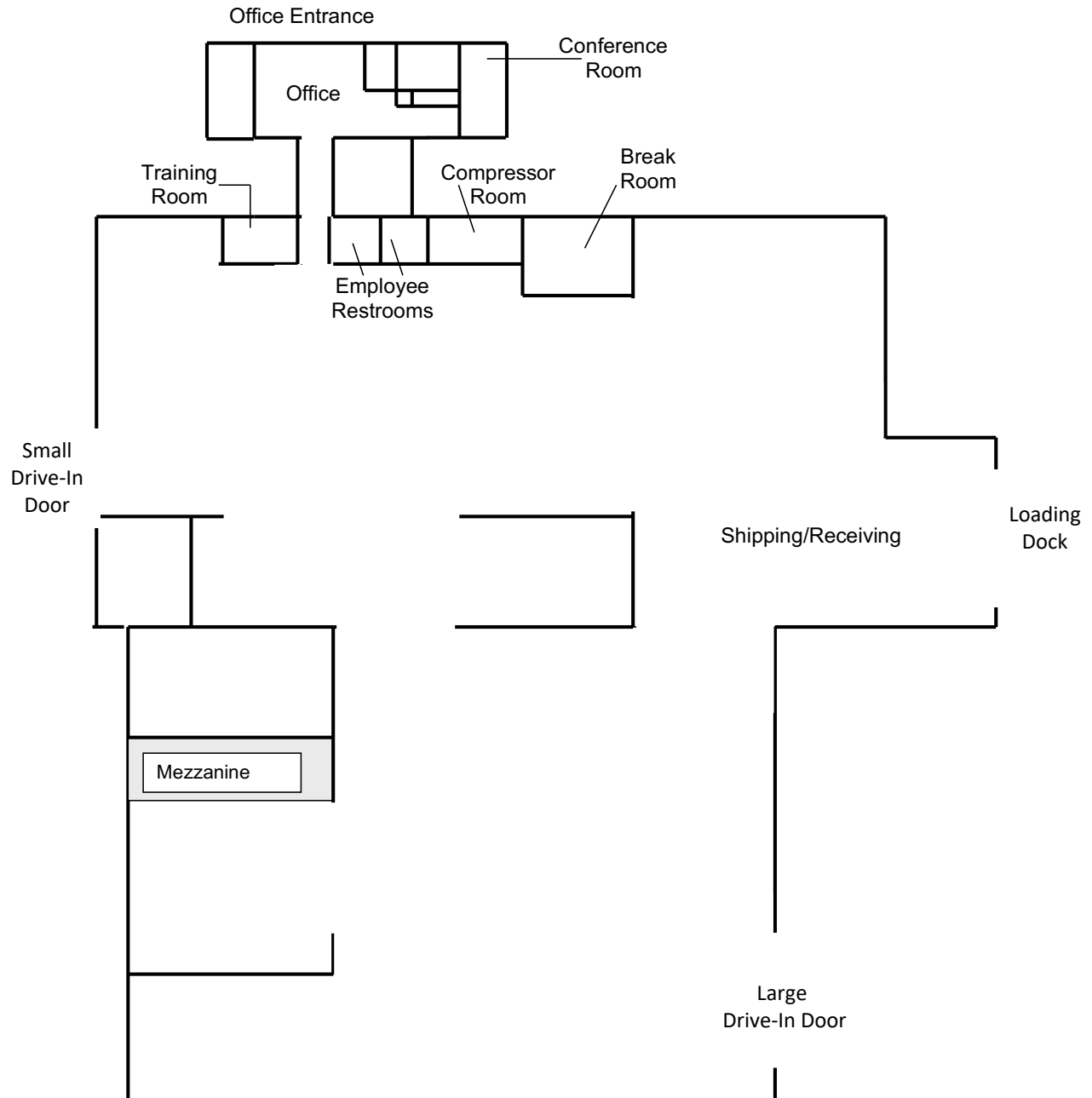
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All square footages are assumed to be approximate

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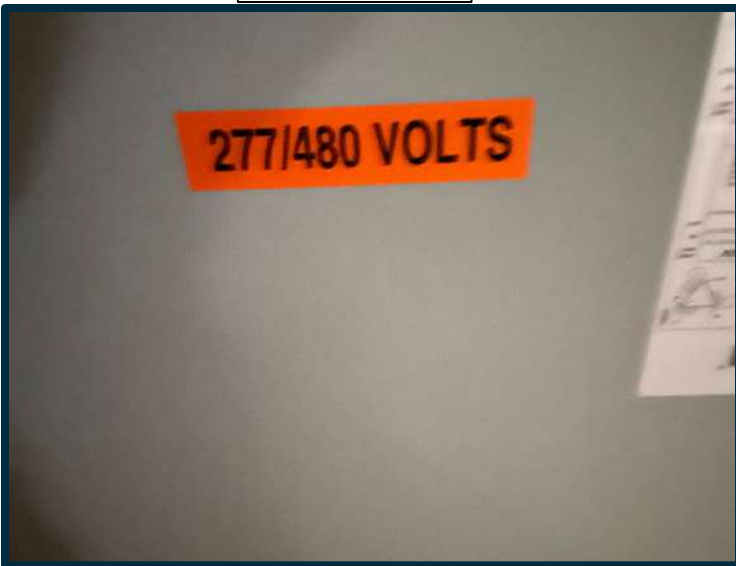
Air Compressor



Water Chiller



Heavy Power



Drive-In Area



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Shop Breakroom



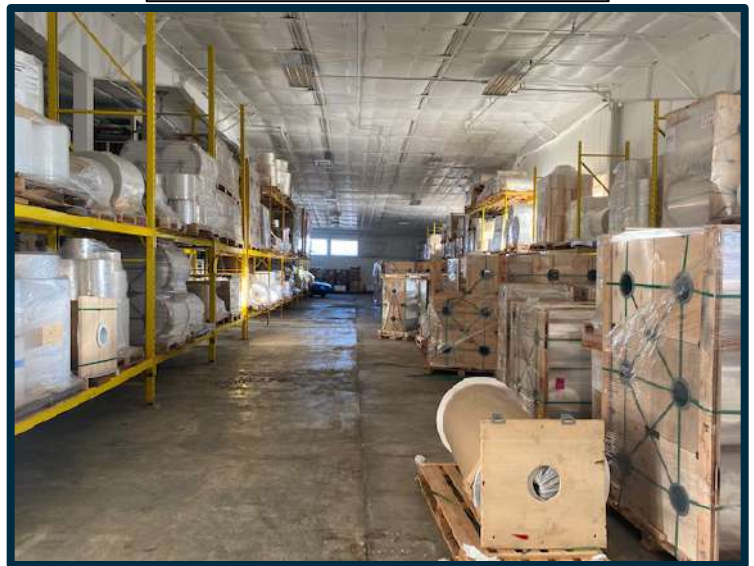
Production/Warehouse Area



Production/Warehouse Area



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