

For Lease

753 SF & Up
Office/Showroom/
Warehouse

- 40,000 SF Light Industrial Building
- High Ceilings & New Windows
- New Asphalt Parking & Drives
- Dock & Drive In Doors
- 480 Volt - 3 Phase Power
- Outside Storage
- Additional 60,000 SF Building on Site



**Dairyland Building -2253 US Hwy 12
Baldwin, WI**



For More Information Contact:

Kevin J. LaCasse
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klacasse@greystonecommercial.com

2253 US Hwy 12
Baldwin, WI

General Information:

Property Type: Office/Showroom/Warehouse
Single/Multi: Multi-Tenant
Date Available: Immediate
Lease Term: Negotiable

Square Feet Available:

SF Available: 753 SF & Up

Rates/SF:

Office: Contact Agent
Showroom: Contact Agent
Warehouse: Contact Agent
CAM: \$1.75 PSF
RE Tax: Included in CAM
Total Op Ex: \$1.75 PSF
Tenant Pays: Rent, CAM, Tax & Utilities

Building Data:

Year Built: 1940/1979
Total SF: 40,000
Construction: Concrete Block & Brick
Docks/Drive-Ins: Nine (9) Docks; Two (2) Drive-Ins
Clear Height: Varies from 12' to 16'
HVAC: A/C - Office
HVAC: Gas Fired, Forced Air Heat
Electrical: 480 Volt, 3 Phase Power Available



For More Information Contact:

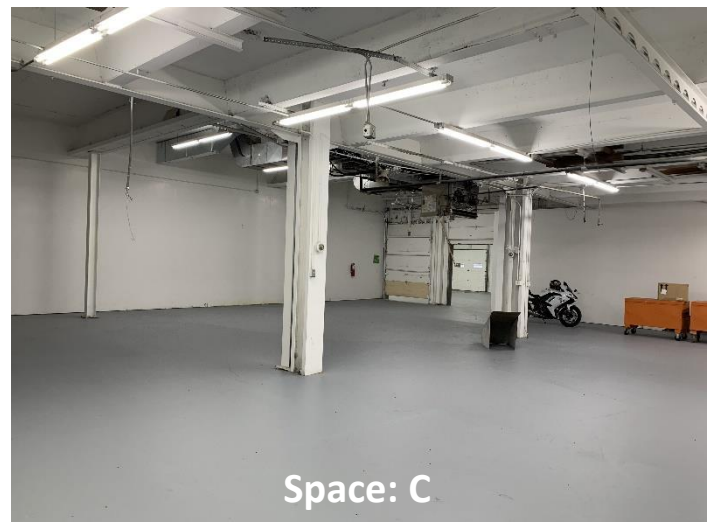
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All square footages are assumed to be approximate

2253 Highway 12

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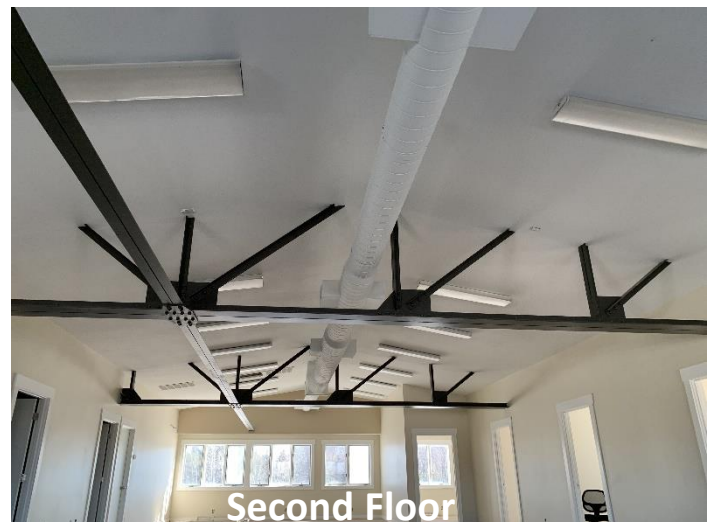
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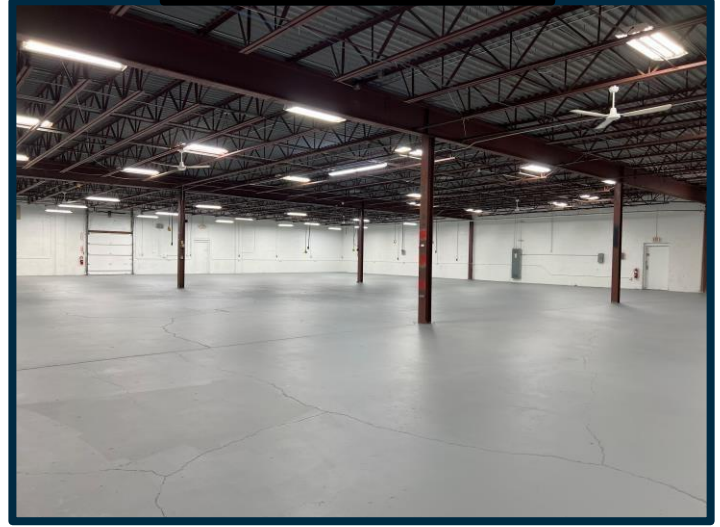
2253 Highway 12

Baldwin, WI

Common Loading Area



Warehouse/Production



West Loading Docks



Additional Parking



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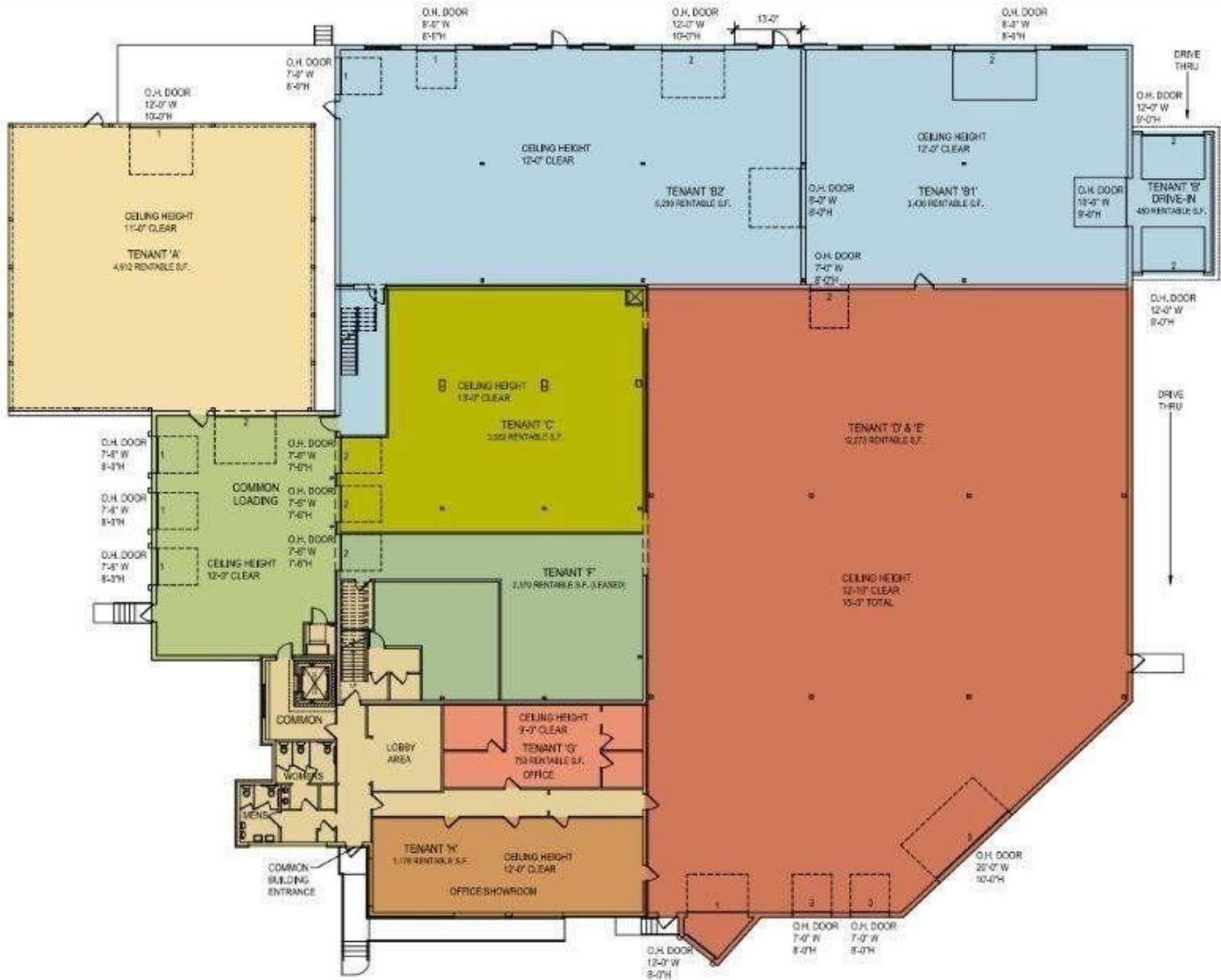
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Baldwin, WI**

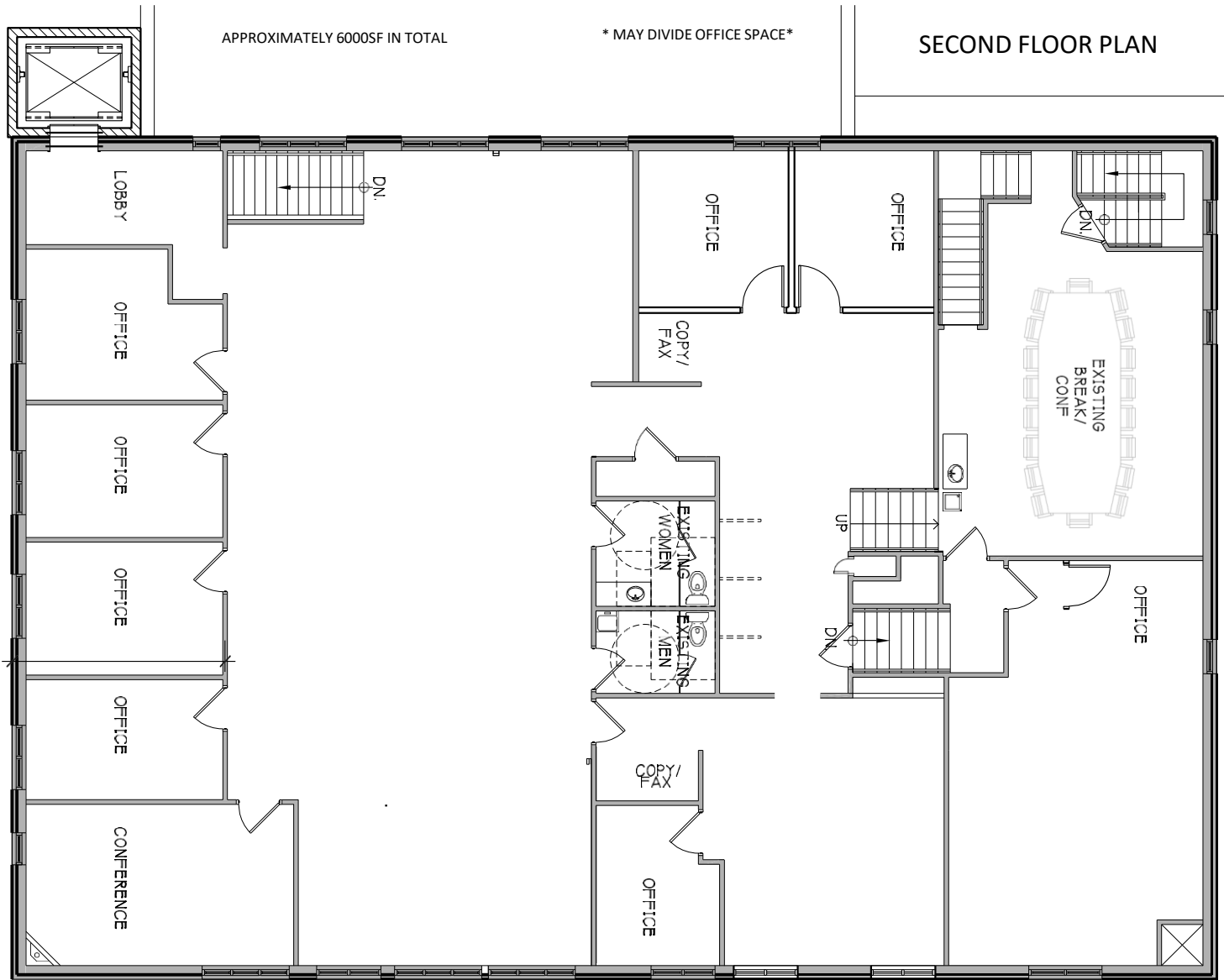
For Lease



Floorplan

2253 Highway 12
Baldwin, WI

For Lease



APPROXIMATELY 6000SF IN TOTAL

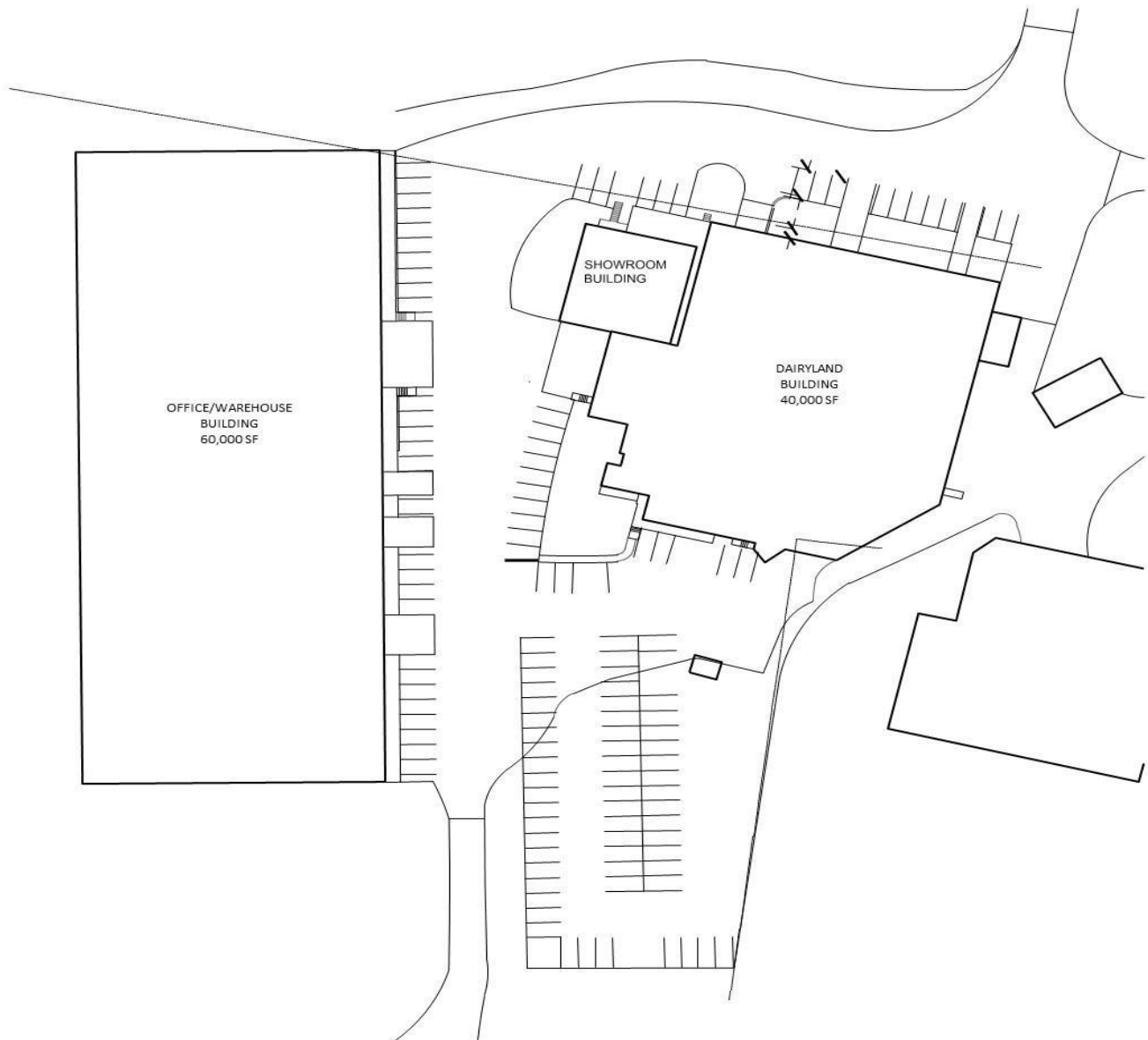
* MAY DIVIDE OFFICE SPACE*

SECOND FLOOR PLAN

APPROXIMATELY 6000 SF IN TOTAL

2253 Highway 12
Baldwin, WI

BE BALDWIN EAST
A COMMERCIAL & LIGHT INDUSTRIAL PARK



Baldwin East Site Plan