

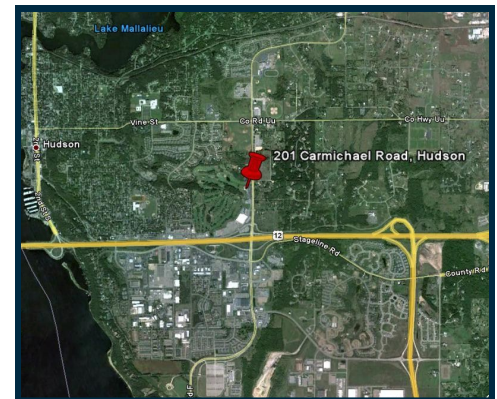
For Sale

**Light Industrial
Steel Buildings
\$1,500,000**

- Built in 2011
- 16,960 SF Combined
- 120/208 3 Phase Power
- JIB Crane Hoist
- In-Floor Heat
- Blacktop Parking Lot
- 5" Concrete Floors
- (2) 500 Gallon Fuel Tanks
- Concrete Storage Bunker
- Excellent Condition



**Ward Road
Hudson, WI**



For more information contact:

Kevin J. LaCase

651.430.2024 office

651.216.4858 mobile

651.430.2480 fax

klacasse@greystone-commercial.com

**Ward Road
Hudson, WI**

Site Information:

Property Type:	Service/Light Industrial
Bldg 1 Total SF:	12,160
Bldg 1 Dimensions:	80'x152'x13'6"
Bldg 2 Total SF:	4,800
Bldg 2 Dimensions:	60'x80'x13'6"
Availability:	TBD
Terms:	Cash or Terms Acceptable to Seller
Sale Price:	\$1,500,000

Land Data:

Acres:	2.5 (Approximately)
Zoning:	Commercial
Topo:	Varies

Building Data:

Year Built:	2010
Construction:	Steel
Condition:	Excellent
Floors:	One, Concrete
Parking:	Asphalt Lot
HVAC:	New in 2010

(This offering is subject to owner sub-dividing this parcel from a larger parcel, as well as re-zoning.)

All square footages are assumed to be approximate



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**Ward Road
Hudson, WI**

Endwall 1 Elevation
3.50 12
26 X 80 WALK DOOR
14' X 12' OVERHEAD DOOR

Endwall 2 Elevation
3.50 12
48 X 45 WINDOW

Sidewall 1 Elevation
36 X 60 WALK DOOR

Sidewall 2 Elevation
48 X 45 WINDOW
36 X 80 WALK DOOR
14' X 12' OVERHEAD DOOR
14' X 12' OVERHEAD DOOR
36 X 60 WALK DOOR
14' X 12' OVERHEAD DOOR

BUILDING COLORS			
ROOF METAL	Engr	3.50 GAL PANEL	---
SIDEWALL	Engr	3.50 GAL W/FE	---
ENDWALL	Engr	3.50 GAL W/FE	---
CABLES	Engr	3.50 GAL W/FE	---
BASE	Engr	3.50 GAL W/FE	---
CONCRETE	Engr	3.50 GAL W/FE	---
EXTERIOR WALL	Engr	3.50 GAL W/FE	---
EXTERIOR ROOF	Engr	3.50 GAL W/FE	---
INTERIOR WALL	Engr	3.50 GAL W/FE	---
INTERIOR ROOF	Engr	3.50 GAL W/FE	---
INTERIOR FLOOR	Engr	3.50 GAL W/FE	---
INTERIOR CEILING	Engr	3.50 GAL W/FE	---
INTERIOR DOOR	Engr	3.50 GAL W/FE	---
INTERIOR WINDOW	Engr	3.50 GAL W/FE	---
INTERIOR PANEL	Engr	3.50 GAL W/FE	---
INTERIOR LIGHT	Engr	3.50 GAL W/FE	---
INTERIOR SIGN	Engr	3.50 GAL W/FE	---
INTERIOR PAINT	Engr	3.50 GAL W/FE	---
INTERIOR GLASS	Engr	3.50 GAL W/FE	---
INTERIOR METAL	Engr	3.50 GAL W/FE	---
INTERIOR WOOD	Engr	3.50 GAL W/FE	---
INTERIOR TILE	Engr	3.50 GAL W/FE	---
INTERIOR CARPET	Engr	3.50 GAL W/FE	---
INTERIOR FLOORING	Engr	3.50 GAL W/FE	---
INTERIOR FINISH	Engr	3.50 GAL W/FE	---
INTERIOR ACCESSORY	Engr	3.50 GAL W/FE	---
INTERIOR EQUIPMENT	Engr	3.50 GAL W/FE	---
INTERIOR FURNITURE	Engr	3.50 GAL W/FE	---
INTERIOR LIGHTING	Engr	3.50 GAL W/FE	---
INTERIOR ELECTRICAL	Engr	3.50 GAL W/FE	---
INTERIOR MECHANICAL	Engr	3.50 GAL W/FE	---
INTERIOR PLUMBING	Engr	3.50 GAL W/FE	---
INTERIOR HVAC	Engr	3.50 GAL W/FE	---
INTERIOR INSULATION	Engr	3.50 GAL W/FE	---
INTERIOR SOUND	Engr	3.50 GAL W/FE	---
INTERIOR SECURITY	Engr	3.50 GAL W/FE	---
INTERIOR ACCESSIBILITY	Engr	3.50 GAL W/FE	---
INTERIOR COMPLIANCE	Engr	3.50 GAL W/FE	---
INTERIOR MAINTENANCE	Engr	3.50 GAL W/FE	---
INTERIOR OPERATIONS	Engr	3.50 GAL W/FE	---
INTERIOR SUPPORT	Engr	3.50 GAL W/FE	---

AE119877 36' X 152' X 13'-0" 2 PRE

PROFESSIONAL ENGINEER
JOHN R. DIEHLAUER
E-20587
MARQUETTE, MI

08/03/2010

DA002 36' X 152' X 13'-0" FULL 81

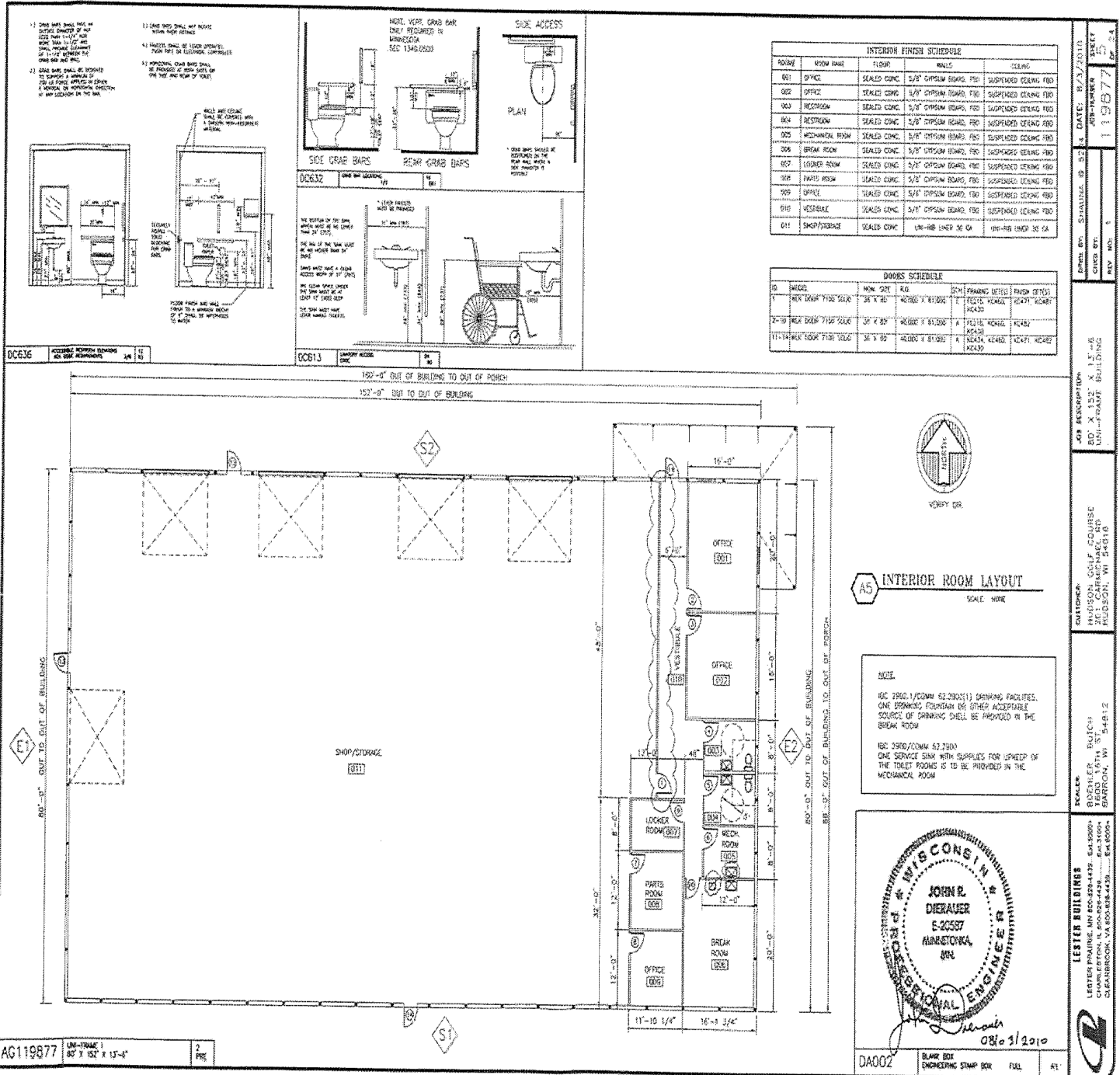
Building 1

12,160 SF

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.



Ward Road Hudson, WI



Building 1—Interior Room Layout

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**Ward Road
Hudson, WI**

Endwall 1 Elevation

Sidewall 1 Elevation

Endwall 2 Elevation

Sidewall 2 Elevation

AE119900 Unit-Frame 1
80' x 75' x 13'-6" **2** PAC

DAS02 BLANK BOX
DIMENSIONAL STAMP BOX **FULL** **51**

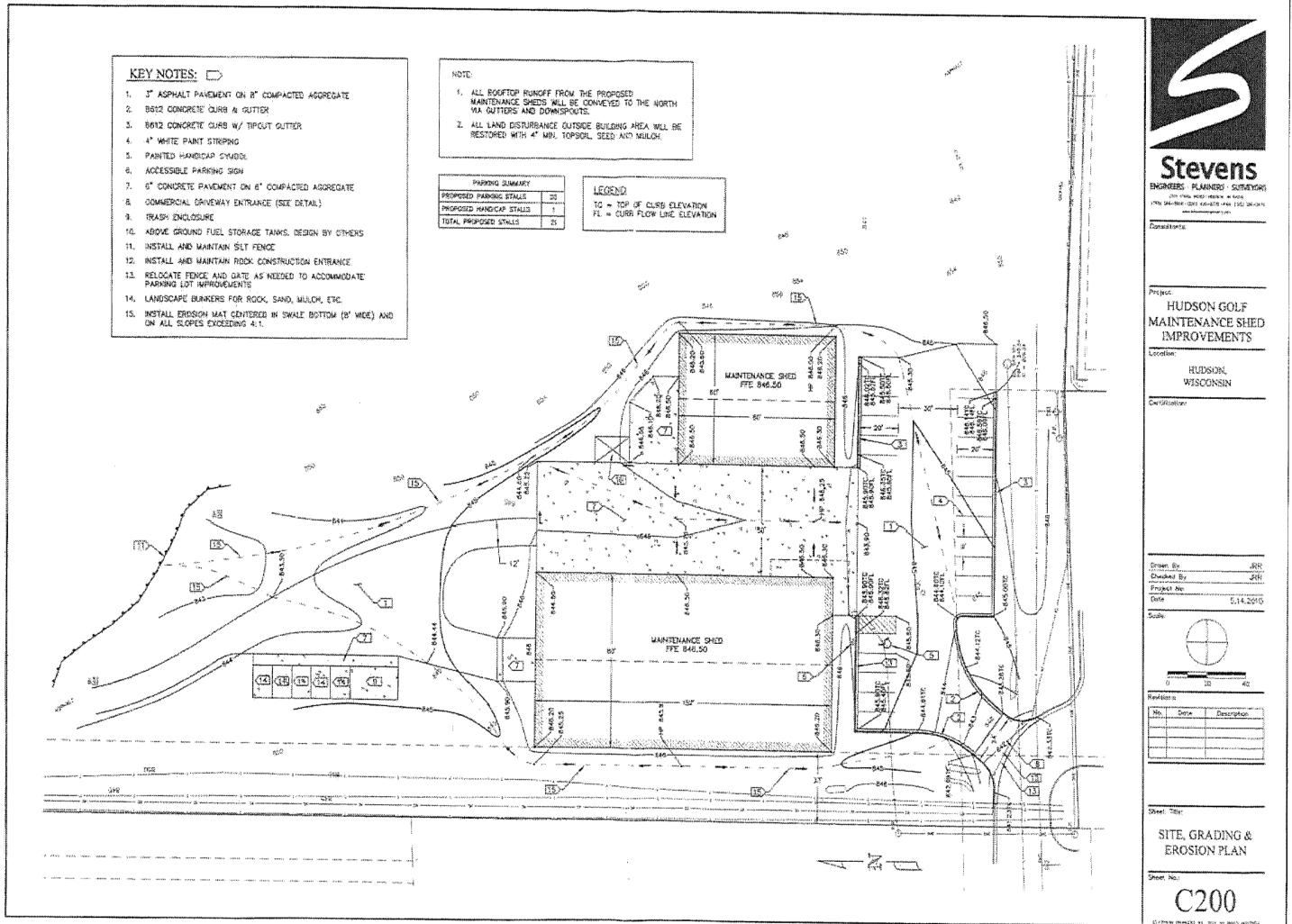
WISCONSIN PROFESSIONAL ENGINEER
JOHN R. DIERAUER
 E-26537
 MANITOWISH, WI

DATE: 4/30/2010
PROJECT: 119900
JOB DESCRIPTION: 200-FRAME X 13'-6"
CUSTOMER: HUDSON GOLF CLUB
 HUDSON, WI 54816
SCALE: AS SHOWN
 1/8" = 1'-0"
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Building 2

4,800 SF

Ward Road
Hudson, WI



Site Plan

For more information contact:

Kevin J. LaCasse
651.430.2024 office
651.216.4858 mobile
651.430.2480 fax
klacasse@greystone-commercial.com