

# For Sale

# List Price \$1,599,000

## 2389/2423 Air Park Rd, Rhinelander, WI

Two Buildings in the Rhinelander Industrial Park Sold Together



### Building A

2389 Air Park Rd

### PROPERTY HIGHLIGHTS

12,496 Square Feet Warehouse Space

PLUS

4,221 Square Feet Office Space

Zoned General Industrial

3 Bathrooms

3.636 Acres

Warehouse has 17 foot ceilings

Five dock doors

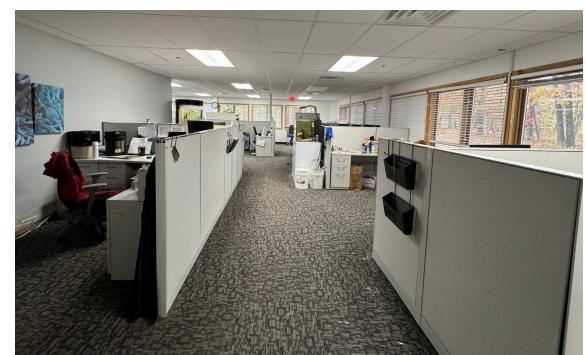
One 12-foot Overhead Door

20+ parking spaces

Insulated and Heated

Fire Suspension with sprinklers

\*Offering 3.0% Co-broke



### CONTACT US

**PETE TENDERHOLT**

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**DEB MANN**

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**Building B**  
**2423 Air Park Rd**  
**PROPERTY HIGHLIGHTS**  
**3032 Square Feet Warehouse Space**  
**PLUS**  
**1570 Square Feet Office Space**  
**Zoned General Industrial**  
**2 Bathrooms**  
**1.773 Acres**  
**Warehouse has 14 foot ceilings**  
**One dock door**  
**One 8-foot Overhead Door**  
**20+ parking spaces**  
**Insulated and Heated**  
**\*Offering 3.0% Co-broke**



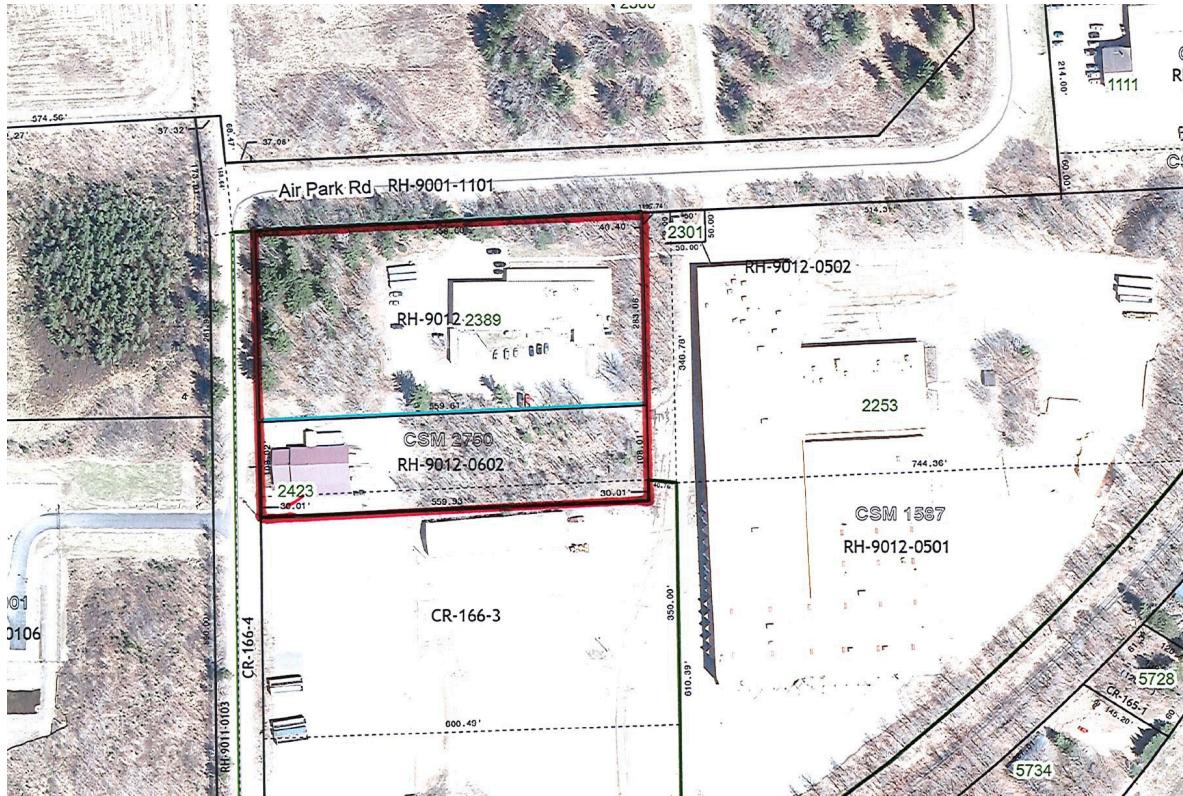
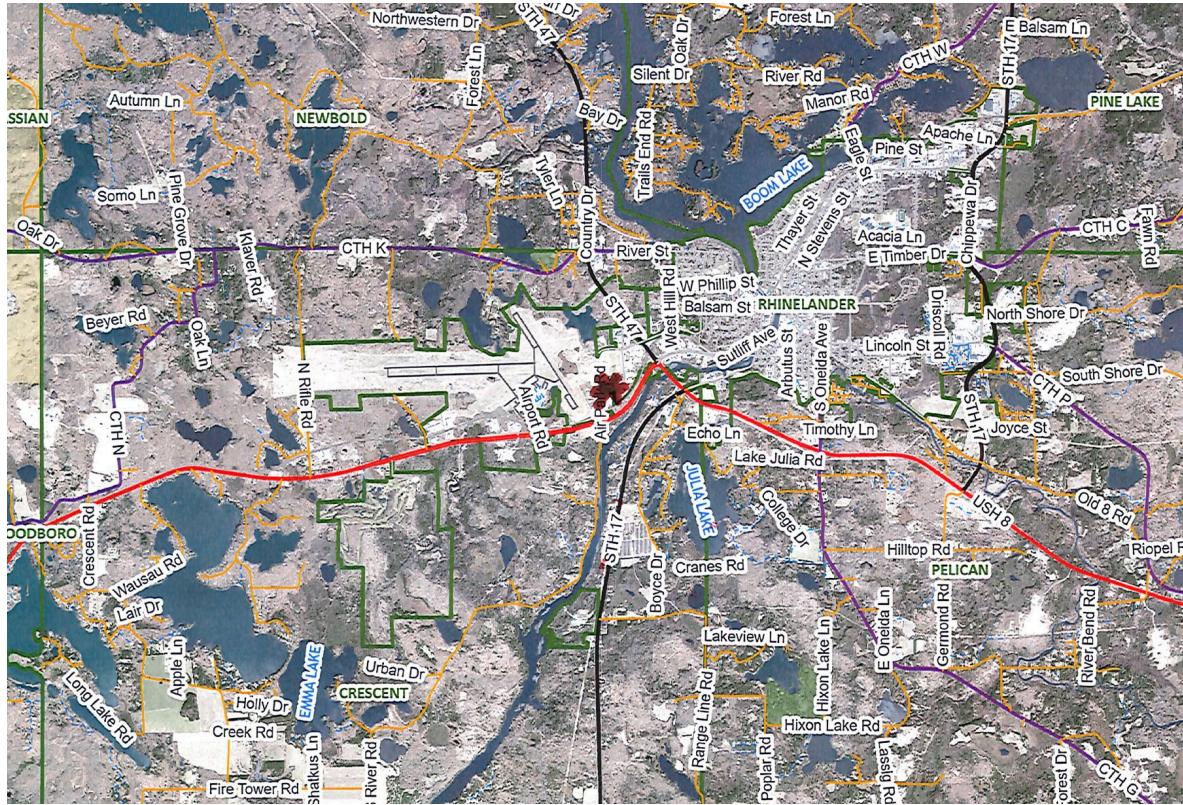
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PROPERTY MAP

## Rhinelanders, WI



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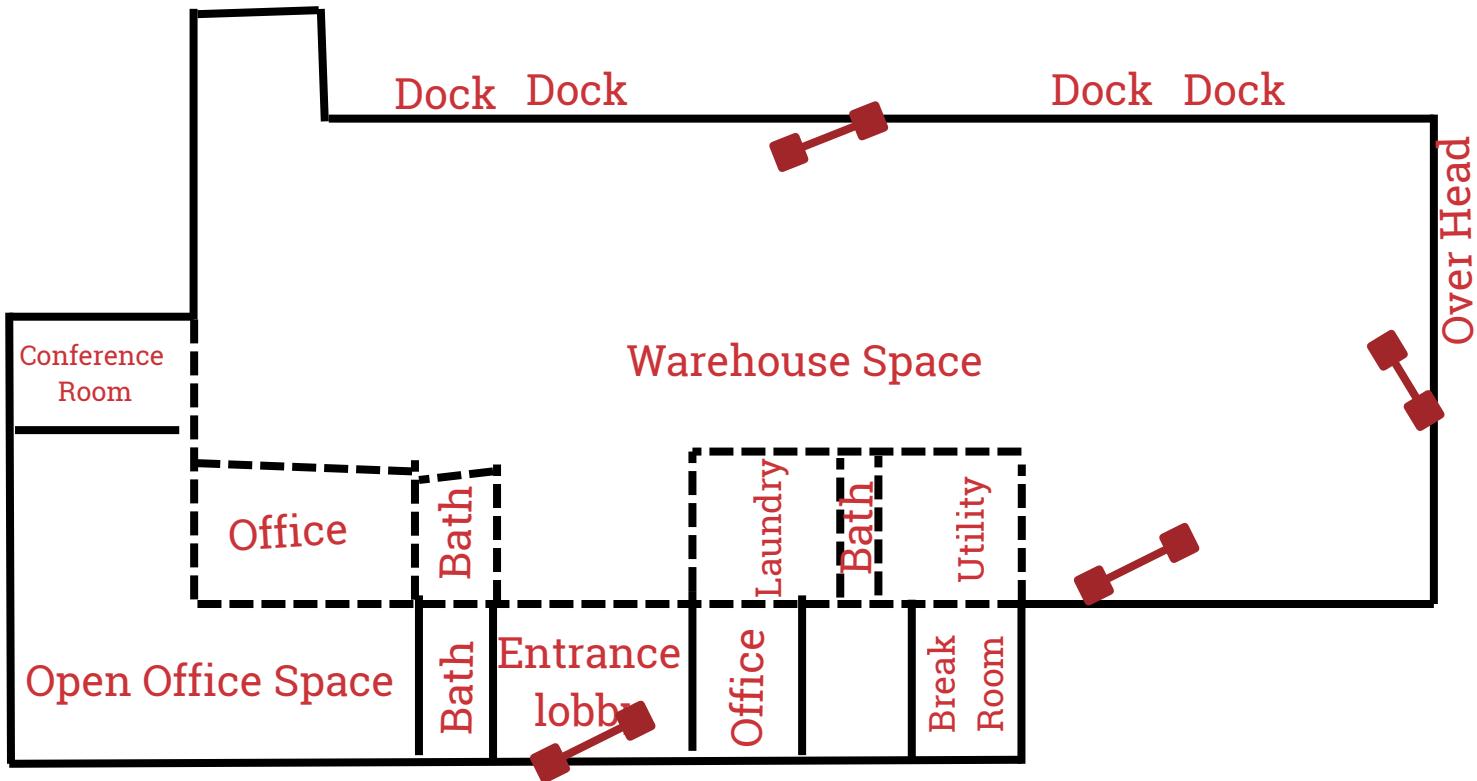
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## Floor Plan Building A

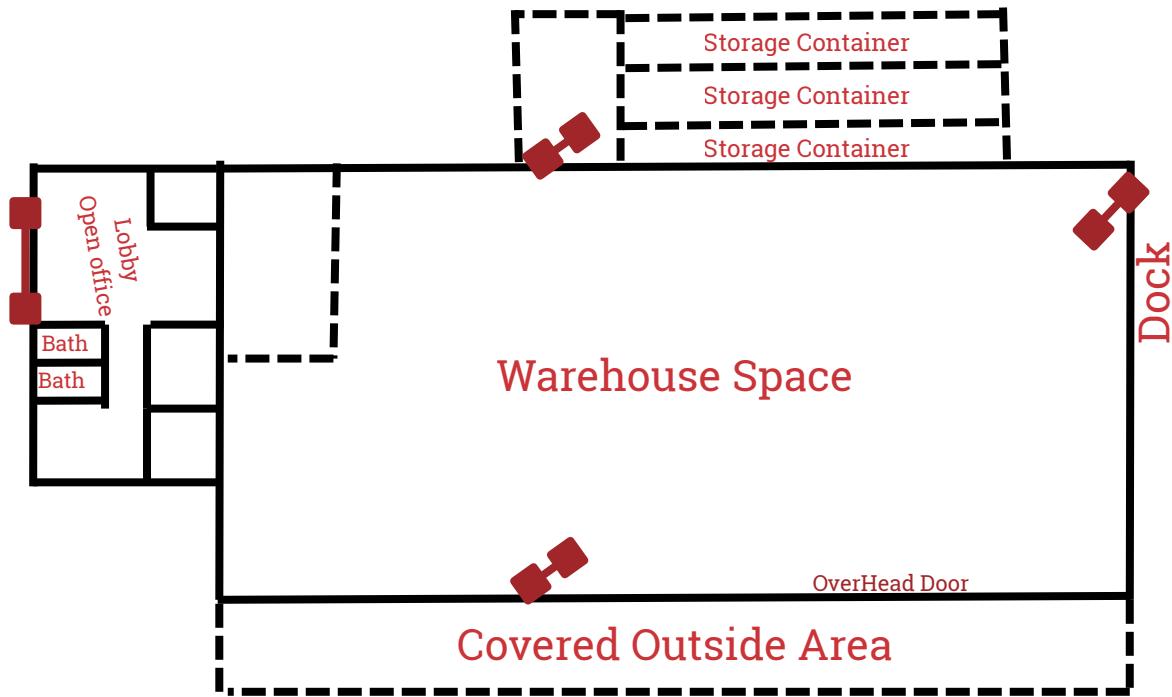
Dock

\*\*Floor Plan Approximate



## Floor Plan Building B

\*\*Floor Plan Approximate



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## Oneida County

### Population

Rhinelander Population: 8,185

Oneida County Population: 37,845

### Median Family Income:

\$69,621



### Prominent Industries in the Region:

- Healthcare & Social Assistance
- Retail Trade
- Manufacturing
- Agriculture/Forestry/Fishing/Hunting
- Educational Services
- Mining/Quarrying/Oil/Gas Extraction
- Nicolet College

### Web links:

<https://www.ocedc.org>

<https://business.rhinelanderchamber.com>

<https://explorerhinelander.com/>

<https://www.co.oneida.wi.us>

<https://oneidacountywi.com/>

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