

610 WHITETAIL BLVD
RIVER FALLS, WI 54022



610 Whitetail Blvd

For Sale or Lease

CBRE

Property Highlights

| | |
|-------------------------------|--|
| Address | 610 Whitetail Blvd, River Falls, WI 54022 |
| PID | 276-1040-30-170 |
| Site Size | 6.83 Acres |
| Building Size | Total: 52,758 SF <ul style="list-style-type: none">• Office: +/- 8,754 SF• Warehouse/Manufacturing: +/- 44,004 SF |
| Zoning | I-1 Industrial |
| Year Built | 2001 |
| 2025 Property Tax | \$36,336.00 |
| Sales Price/Lease Rate | Negotiable |

| | |
|---------------------|---|
| Clear Height | 9' Office, 20' Warehouse |
| Loading | 8 Docks (10' x 9'), 1 Drive In |
| Parking | 92 existing, plus proof of parking |
| Roof | Replaced in 2022 (flat rubber membrane) |
| Sprinklered | Wet System, .222 PSF Coverage |
| Power | 2000 Amps @ 480 V 3 Phase |
| Features | <ul style="list-style-type: none">-Fiber: Comcast-Excess land available for building expansion-Extra parking-HVAC in warehouse/manufacturing area-Existing 15,000 SF warehouse tenant w/ short term lease |



SITE SIZE
6.83 Acres

BUILDING SIZE
± 52,758 SF

CAR PARKING
92 Stalls (Expandable)

SALE PRICE/LEASE RATE
Negotiable

334465MILLSTONECUTL5MILL Adjoining Nov 21, 1868 - 6.5 Acres

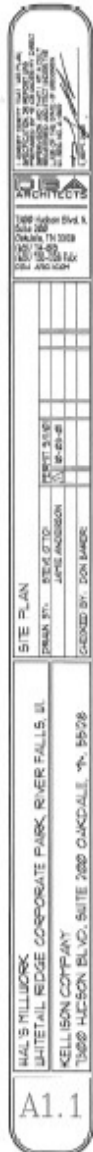


SCALE: 1/8" = 1'-0" @ 24 X 36
SCALE: 1/32" = 1'-0" @ 8 X 11

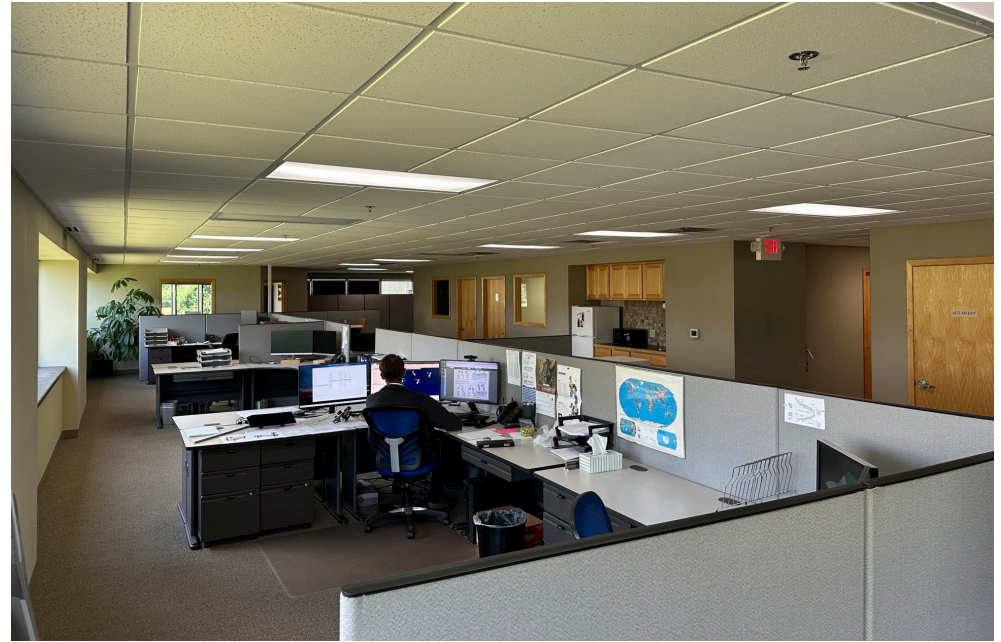
WALSH MILLWORK.
WHITETAIL RIDGE CORPORATE PARK, RIVER FALLS, WI.

A2.1

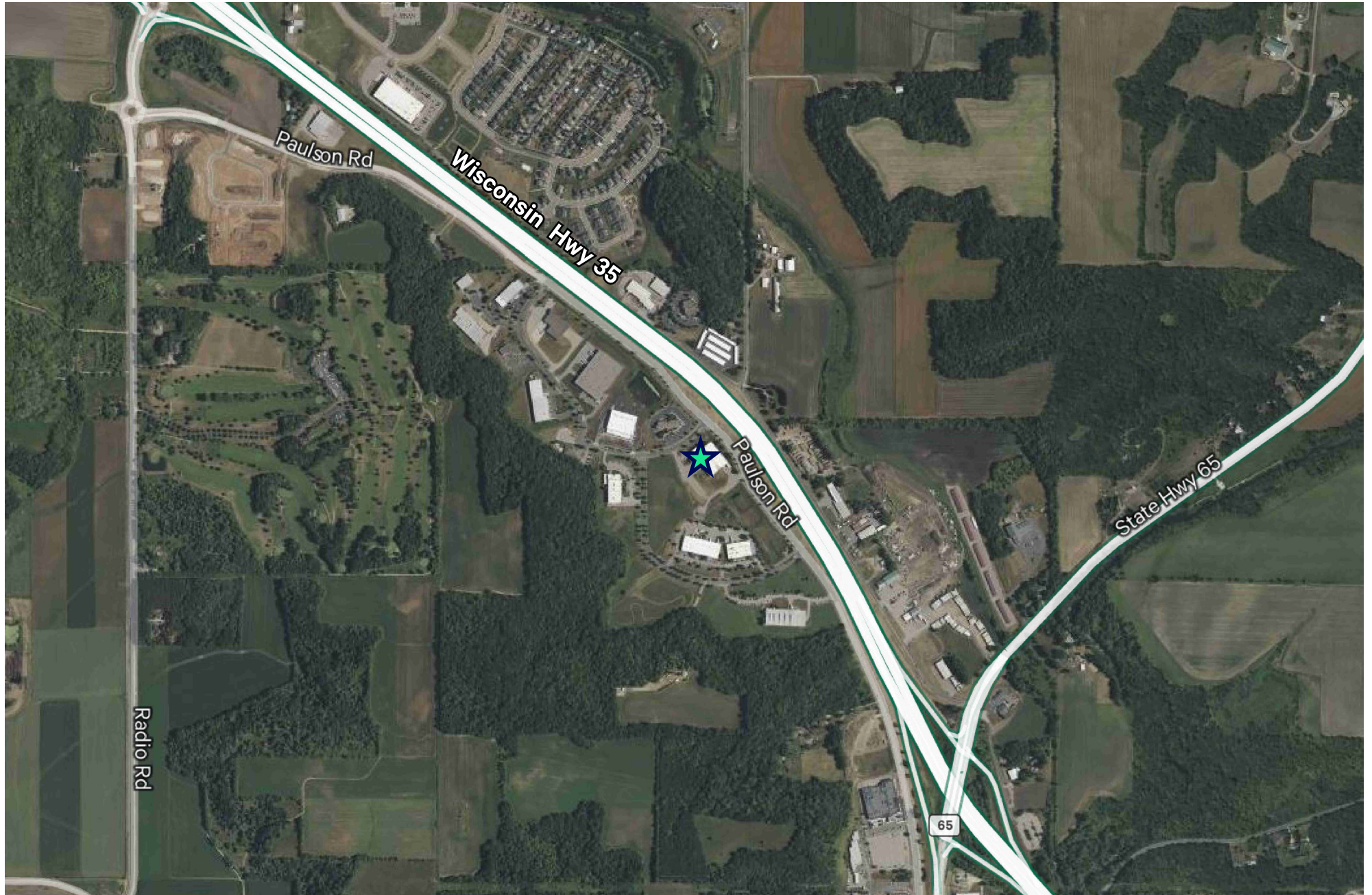
11/14/05 WILLIAMSBURG, VIRGINIA - 11/14/05 - 11/14/05 - 11/14/05



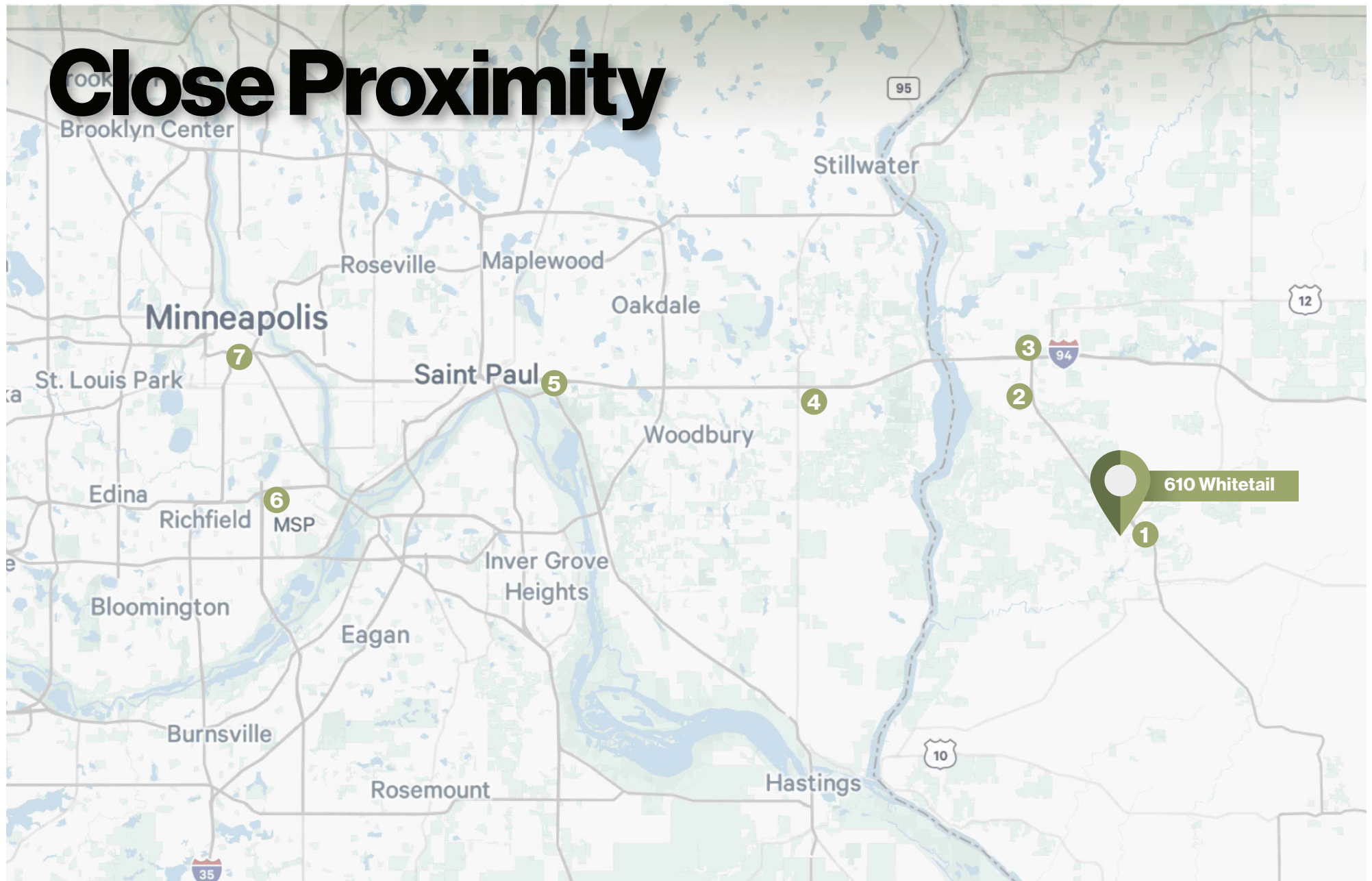
Photos



Aerial Map



Close Proximity



1

2 Minutes

HWY 35 (RADIO ROAD)

2

8 Minutes

HUDSON, WI

3

9 Minutes

I-94

4

21 Minutes

I-694

5

27 Minutes

ST. PAUL

6

43 Minutes

MSP AIRPORT

7

43 Minutes

DOWNTOWN MINNEAPOLIS



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SALE CONTACTS

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