

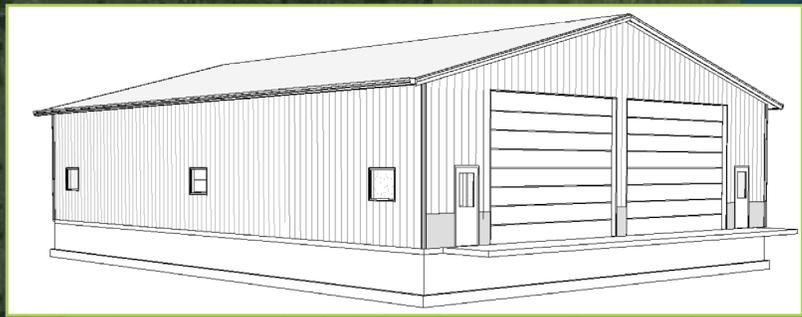
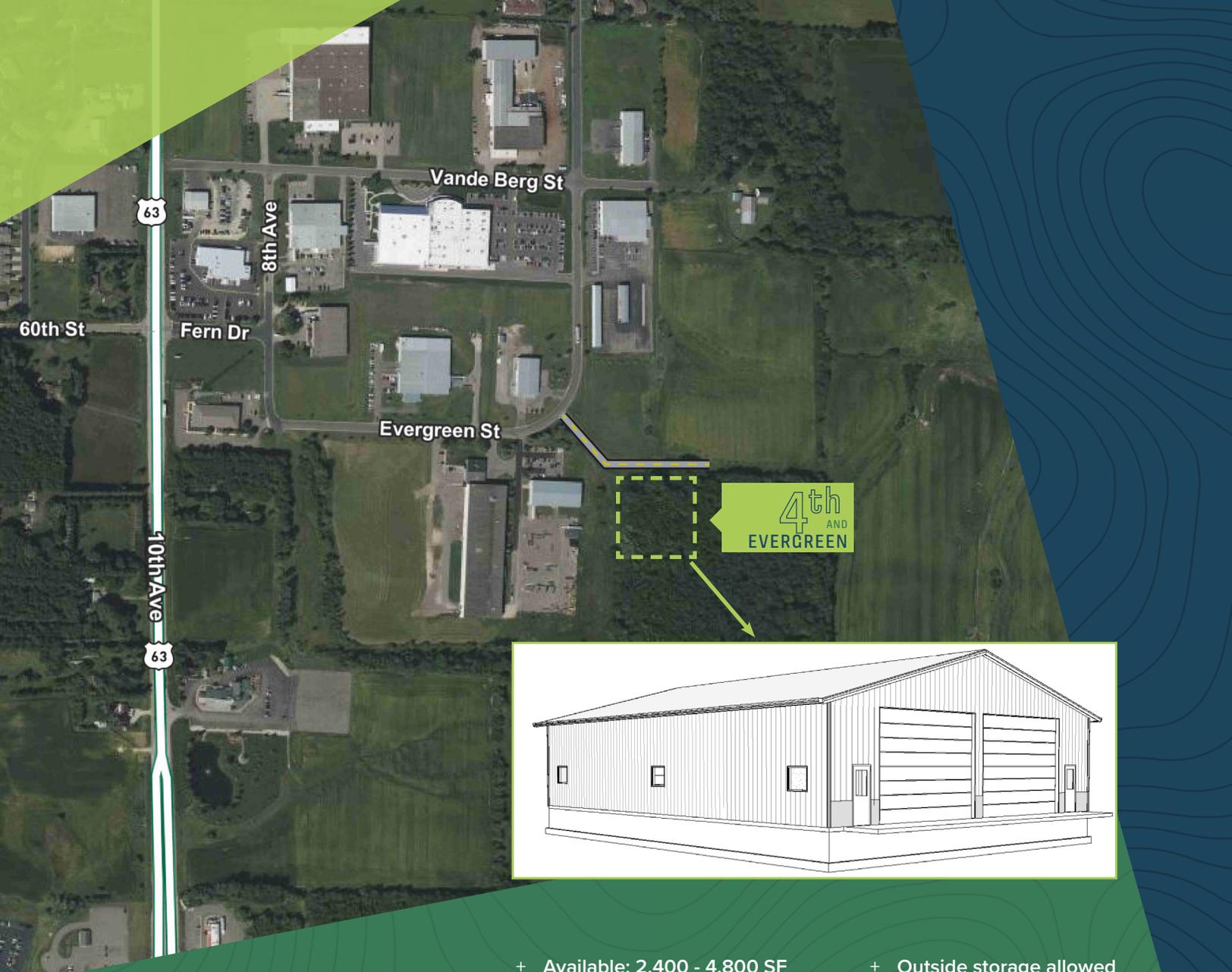
FOR LEASE



4<sup>th</sup>  
AND  
EVERGREEN

BALDWIN, WISCONSIN 54002

4,800 SF  
Divisible to 2,400 SF



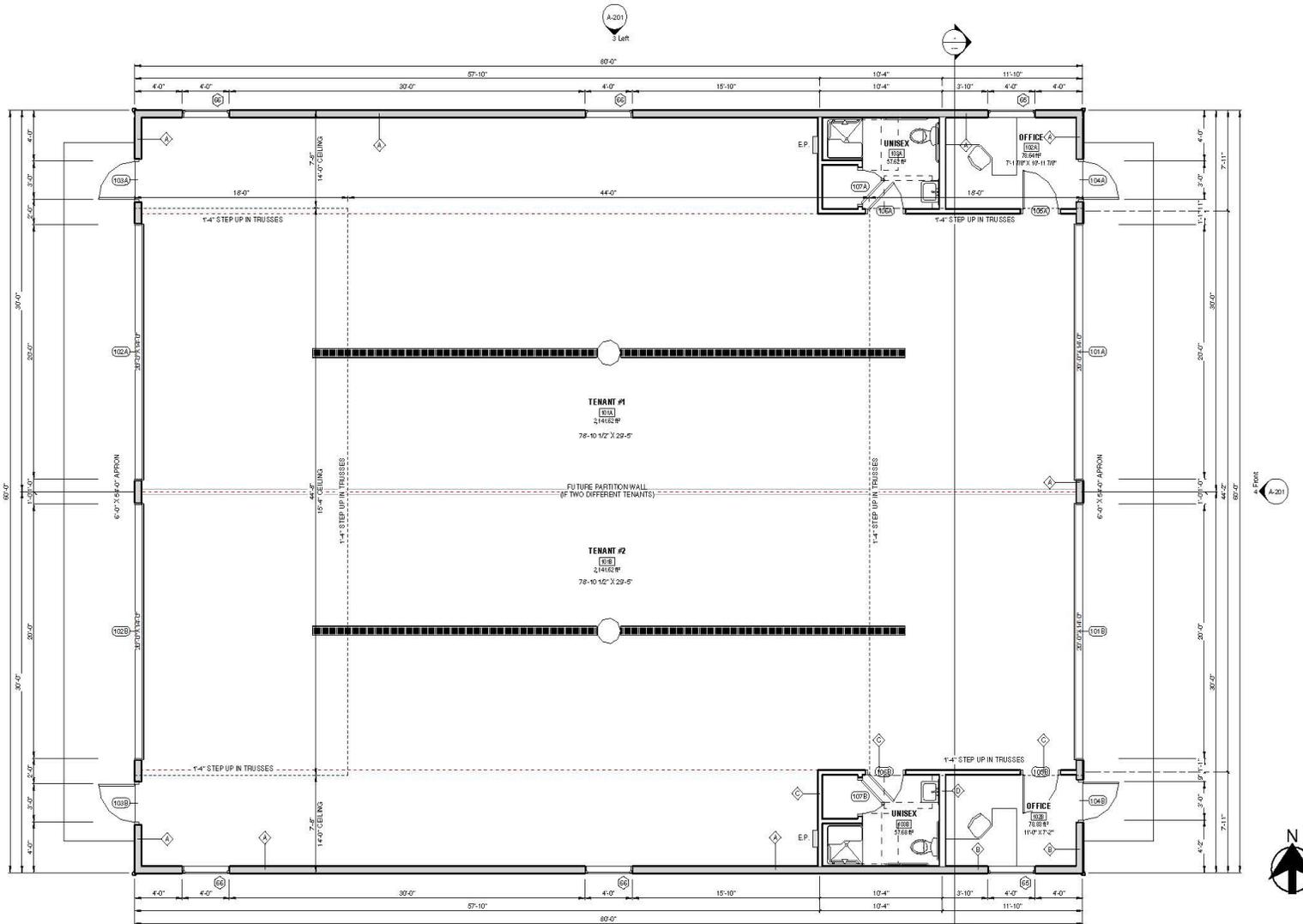
## PROPERTY FEATURES

- + Available: 2,400 - 4,800 SF
- + Loading: (2) Drive-ins
- + Clear Height: 14'
- + Includes restroom
- + Site: 1 Acre
- + I-1 Industrial Zoning
- + Outside storage allowed
- + Rent: \$12.00 PSF Net
- + Available for purchase
- + Sale price: Negotiable
- + Available: Q4 2026

## BALDWIN HIGHLIGHTS

The Village of Baldwin is located in St. Croix County in northwestern Wisconsin. We are located 30 miles east of Minneapolis/St. Paul and 40 miles west of Eau Claire. Downtown Baldwin is located one mile north of Interstate 94 on Highway 63, home of the 120 acre Baldwin Industrial Park, which features companies such as Vital Plastics, Northern Metal Fab and the Wisconsin Ag Service and Education Center.

# BUILDING PLAN



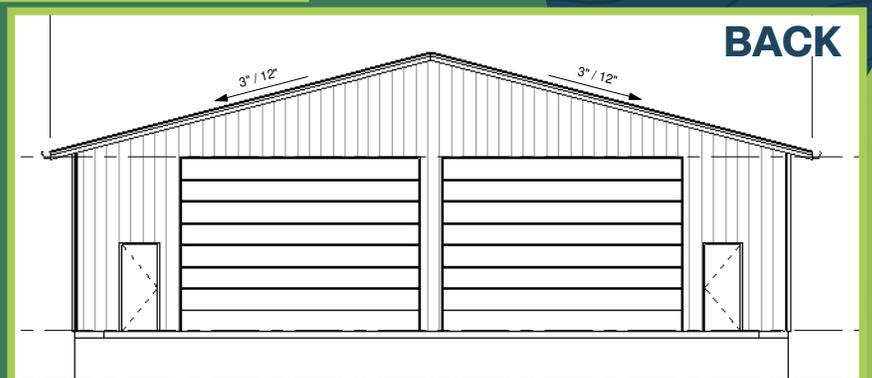
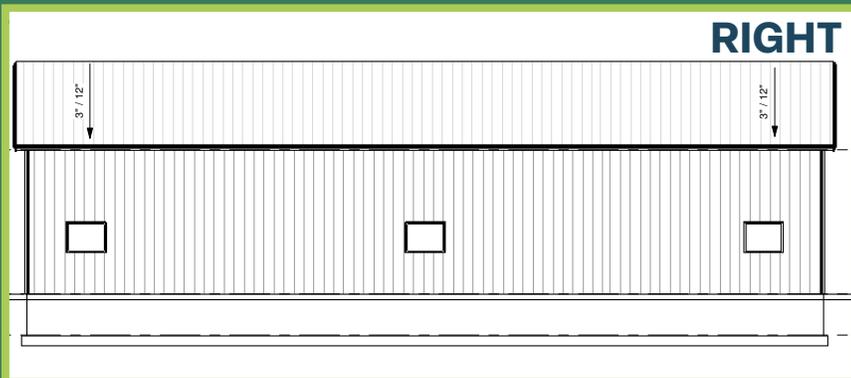
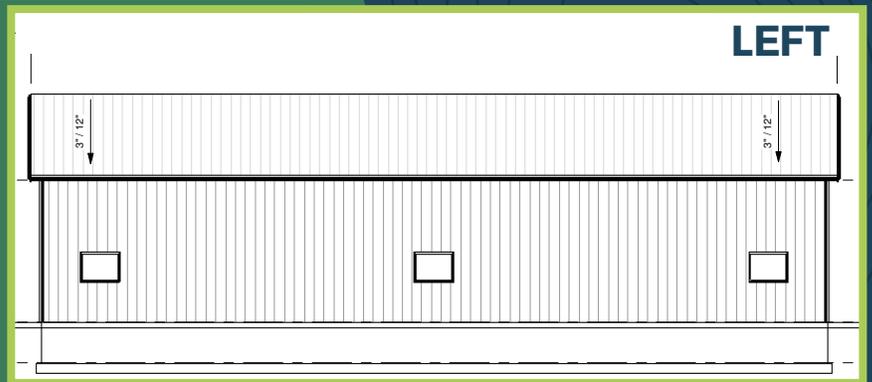
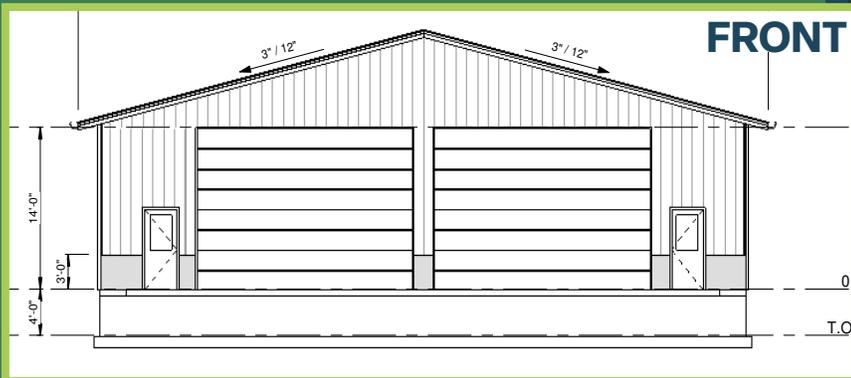
## Individual

- + Total: 2,400 SF
- + Warehouse: 2,265 SF
- + Office: 78 SF
- + Bathrooms: 57 SF

## Combined

- + Total: 4,800 SF
- + Warehouse: 4,530 SF
- + Office: 156 SF
- + Bathrooms: 114 SF

# ELEVATIONS



## NEARBY AMENITIES

BP \ US Bank \ Kwik Trip \ H&R Block  
Midwest Dental \ Associated Bank \ Ford  
Domino's \ McDonald's \ Subway \ Hardee's  
Culver's \ Ace Hardware \ Dollar General

# AMENITY MAP



## COUNTY HIGHLIGHTS

St. Croix County is considered part of the Minneapolis/St. Paul market, offering major-metro advantages like best-in-class business services, cultural amenities, and a major population center.

But St. Croix County is also a semi-rural county with an exceptional quality of life and offers all of Wisconsin's many business-friendly benefits, defined by our "Open for Business" mindset and progressive attitude supporting economic growth.

*\*Excerpt: St. Croix EDC Website*

# DRIVE TIMES

0.4 MI →

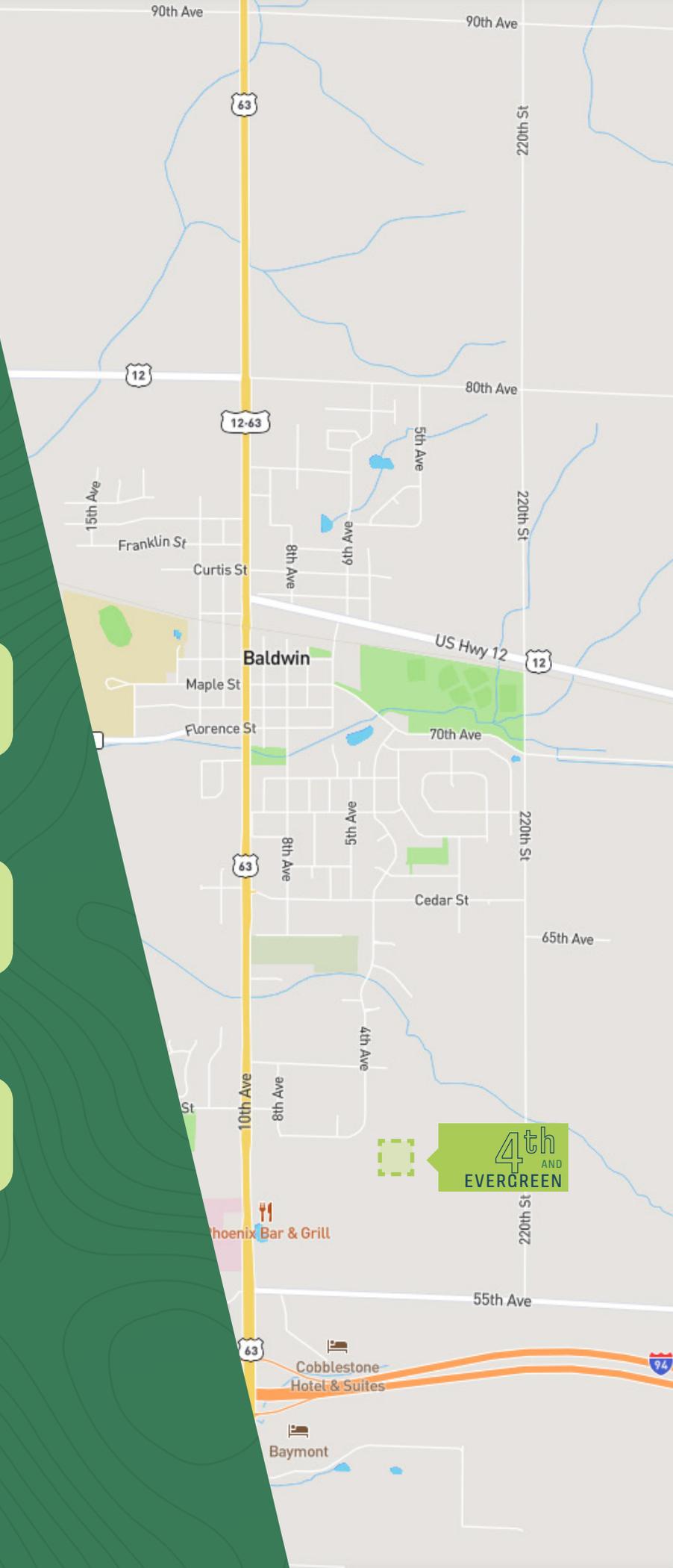
US-63

1.2 MI →

US-12

1.8 MI →

I-94



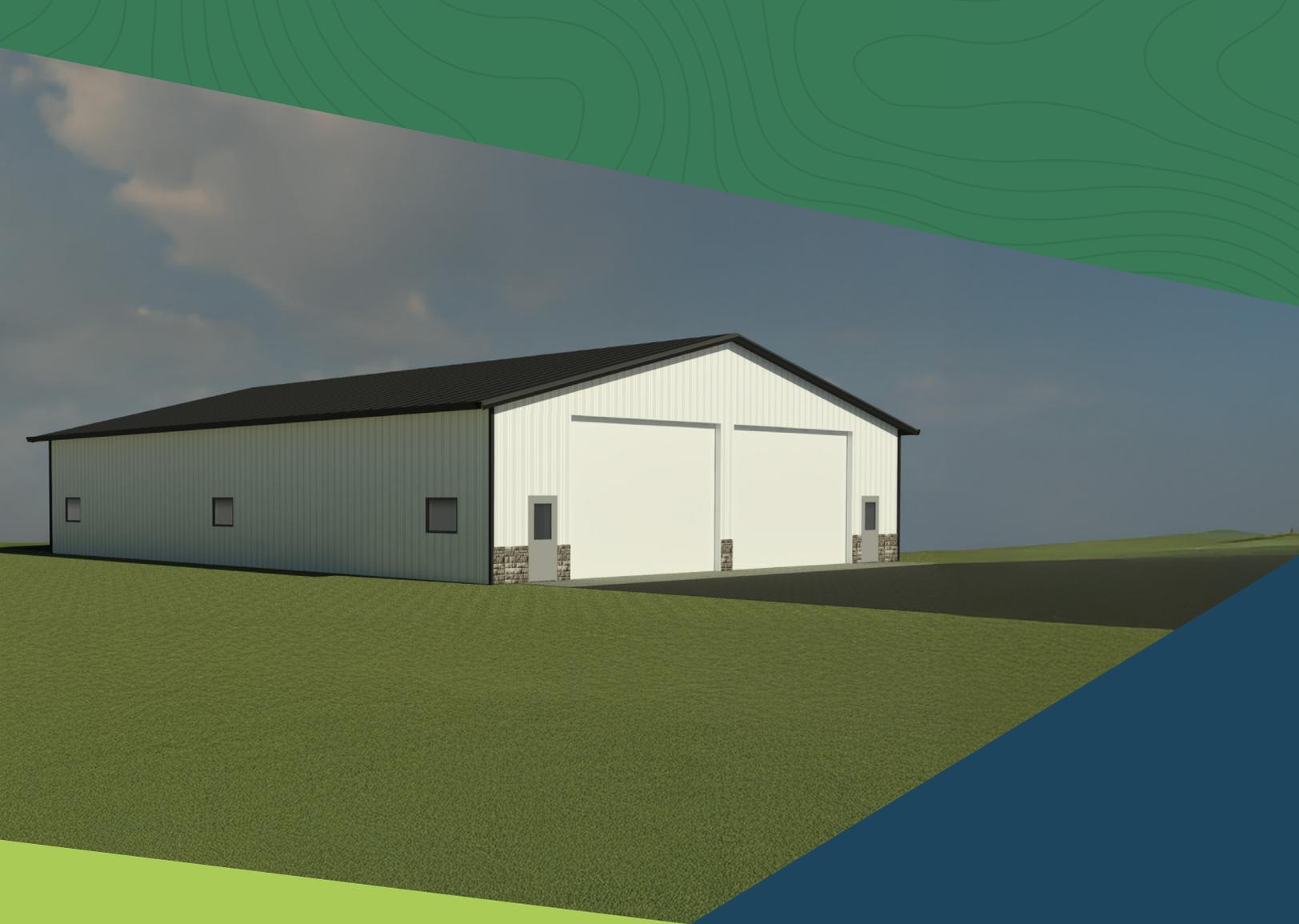
4<sup>th</sup> AND EVERGREEN



# DEMOGRAPHICS

## BALDWIN, WI

- + 2025 Population Est: 4,443
- + 2020-2025 Annual Population Growth: 0.67%
- + 2025 Households: 1,833
- + 2020-2025 Compound Annual Household Growth: 1.14%
- + 2025 Median Age: 38.1
- + 2025 Average Household Income: \$101,621



**FOR MORE INFORMATION, CONTACT:**

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