

For Lease

400 SF & Up
Office/Showroom/
Production

- Single Office Suites
- Office & Showroom Space
- Production & Warehouse Space
- High Ceilings & New Windows
- New Asphalt Parking & Drives
- 480 Volt - 3 Phase Power
- Additional 60,000 SF Building on Site



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



For More Information Contact:

Kevin J. LaCasse
651.216.4858 (c)
651.430.2024 (o)
klacasse@greystonecommercial.com

2253 US Hwy 12
Baldwin, WI

General Information:

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

Square Feet Available:

SF Available: 400 SF & Up

Rates/SF:

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

Building Data:

Total SF: 40,000
Construction: Concrete Block & Brick
Docks/Drive-Ins: (6) Docks: (2) Drive-Ins
Clear Height: 12' to 16'
HVAC: A/C & Gas Fired, Forced Air Heat
Electrical: 480 Volt, 3 Phase Power Available



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All square footages are assumed to be approximate

2253 Highway 12

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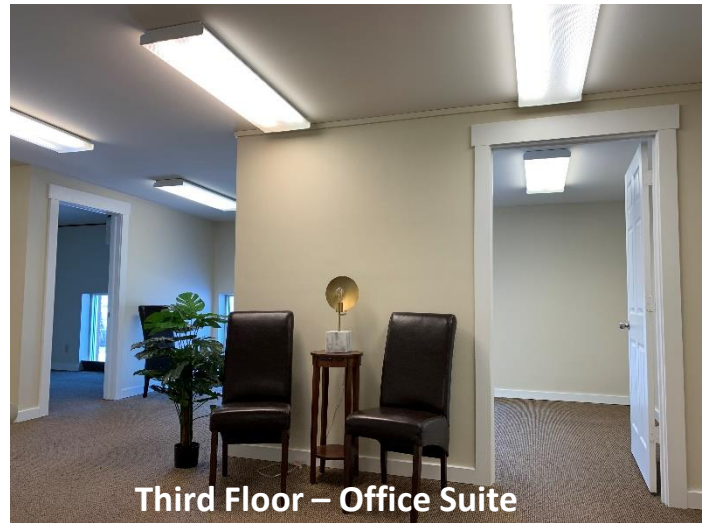
klacasse@greystonecommercial.com

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Suite: 201 – New Flooring Coming



Third Floor – Office Suite



Suite: 201 – Office 5



Suite: 202 – Office 10

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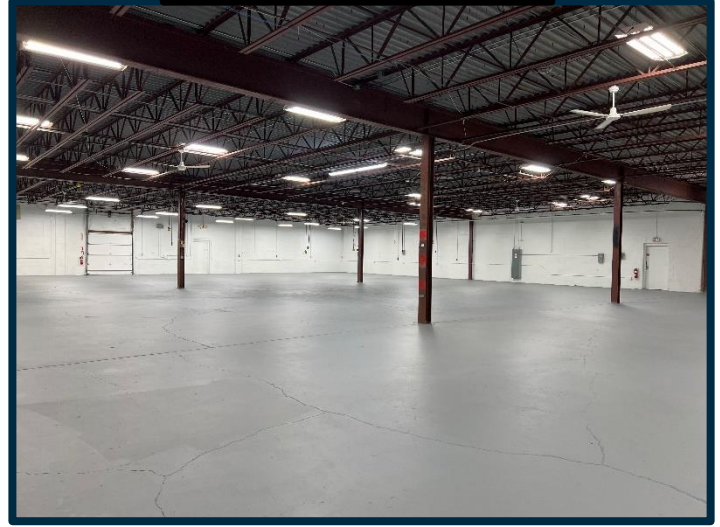
2253 Highway 12

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Common Loading Area



Warehouse/Production



West Loading Docks



Additional Parking



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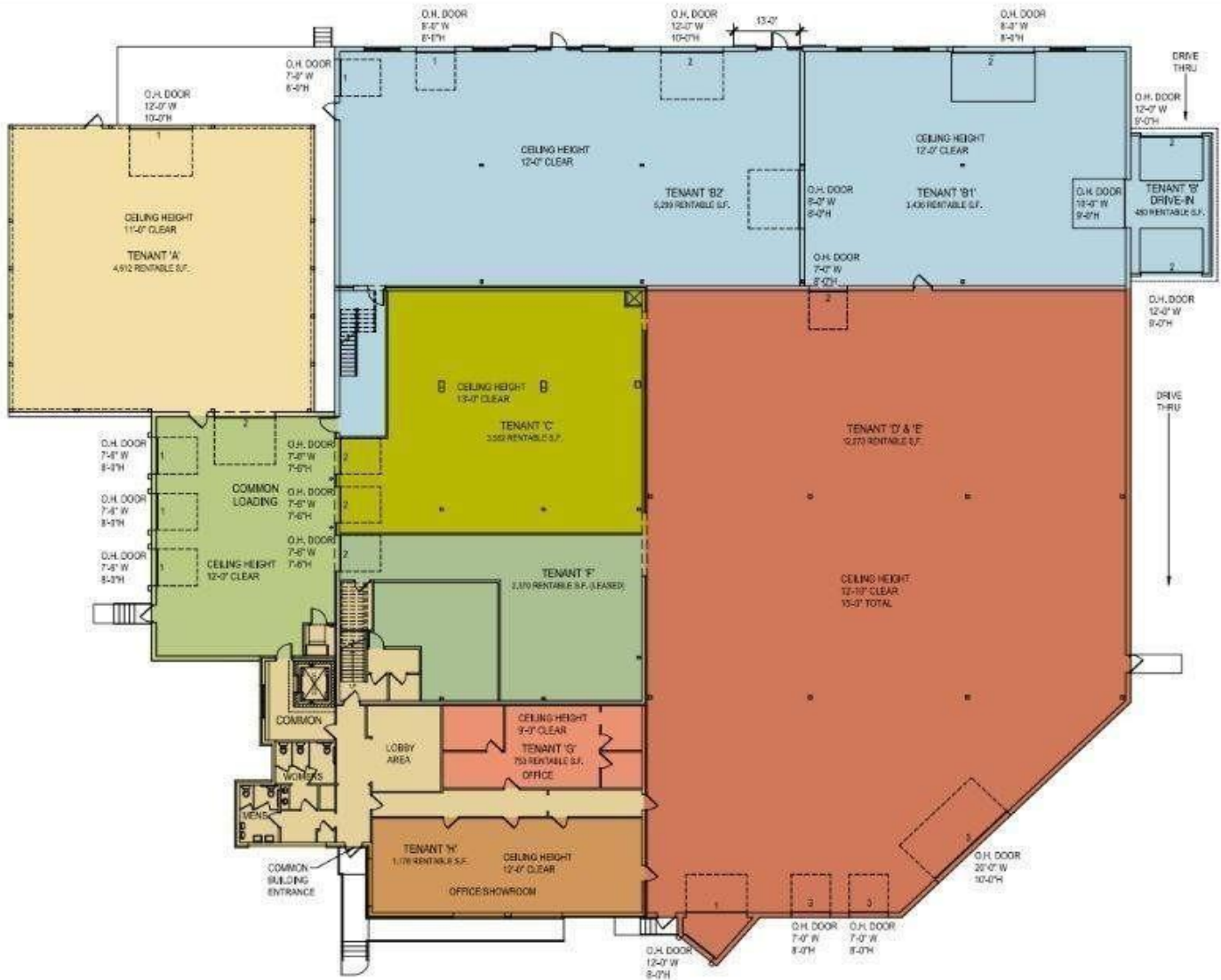
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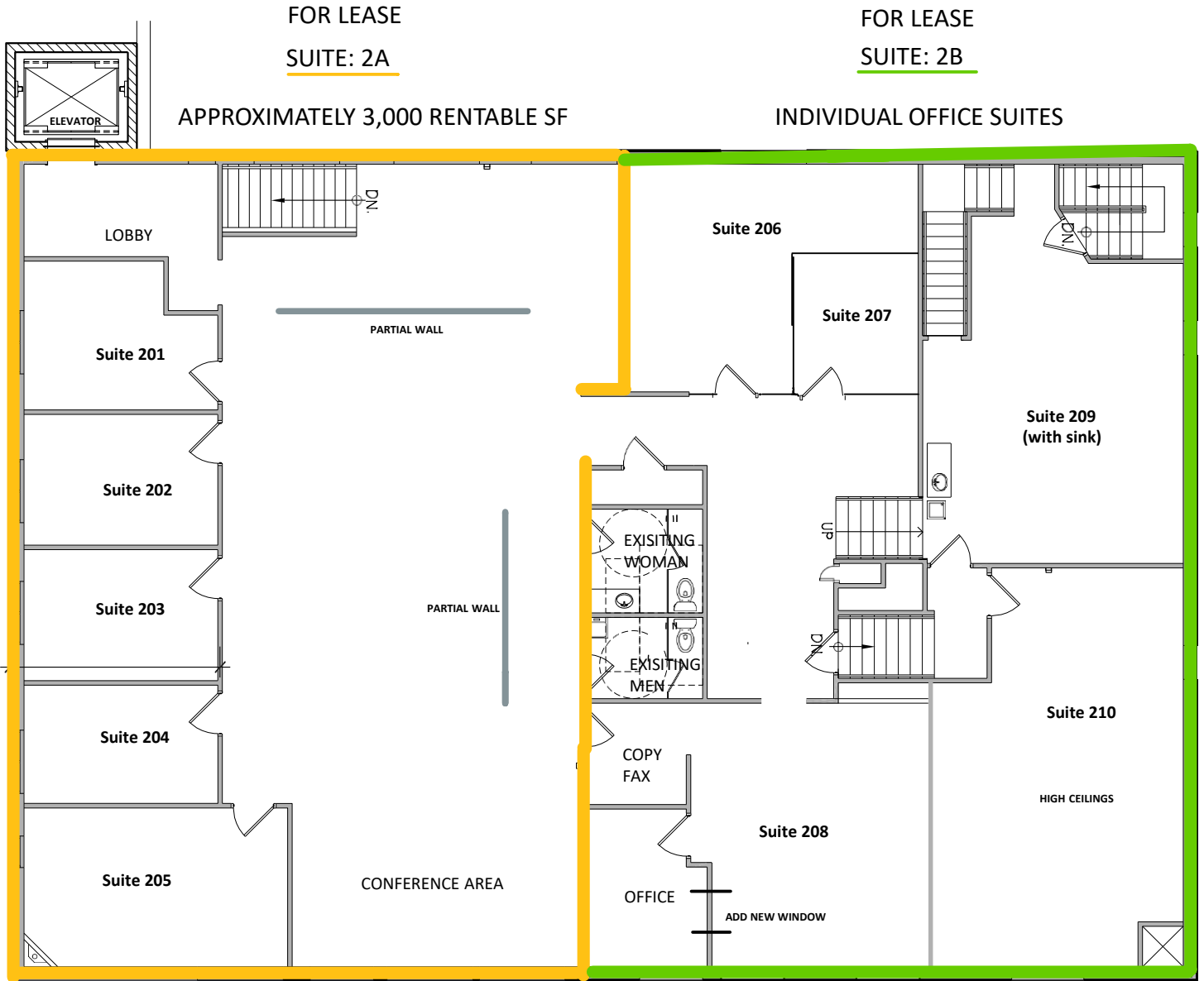
**2253 Highway 12
Baldwin, WI**

For Lease



Floorplan

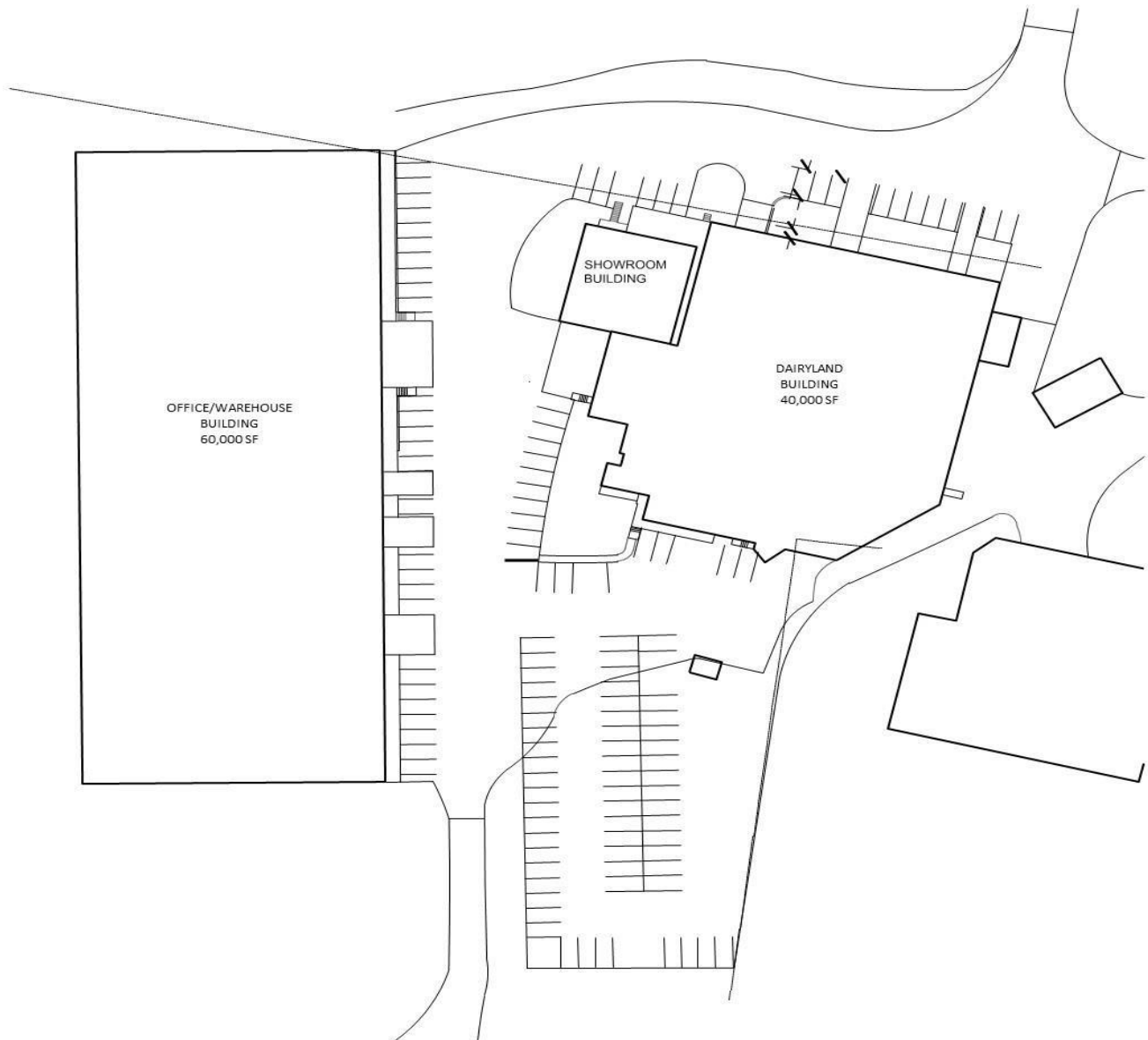
Dairyland Building Second Floor Plan



SECOND FLOOR PLAN

2253 Highway 12
Baldwin, WI

BE BALDWIN EAST
A COMMERCIAL & LIGHT INDUSTRIAL PARK



Baldwin East Site Plan