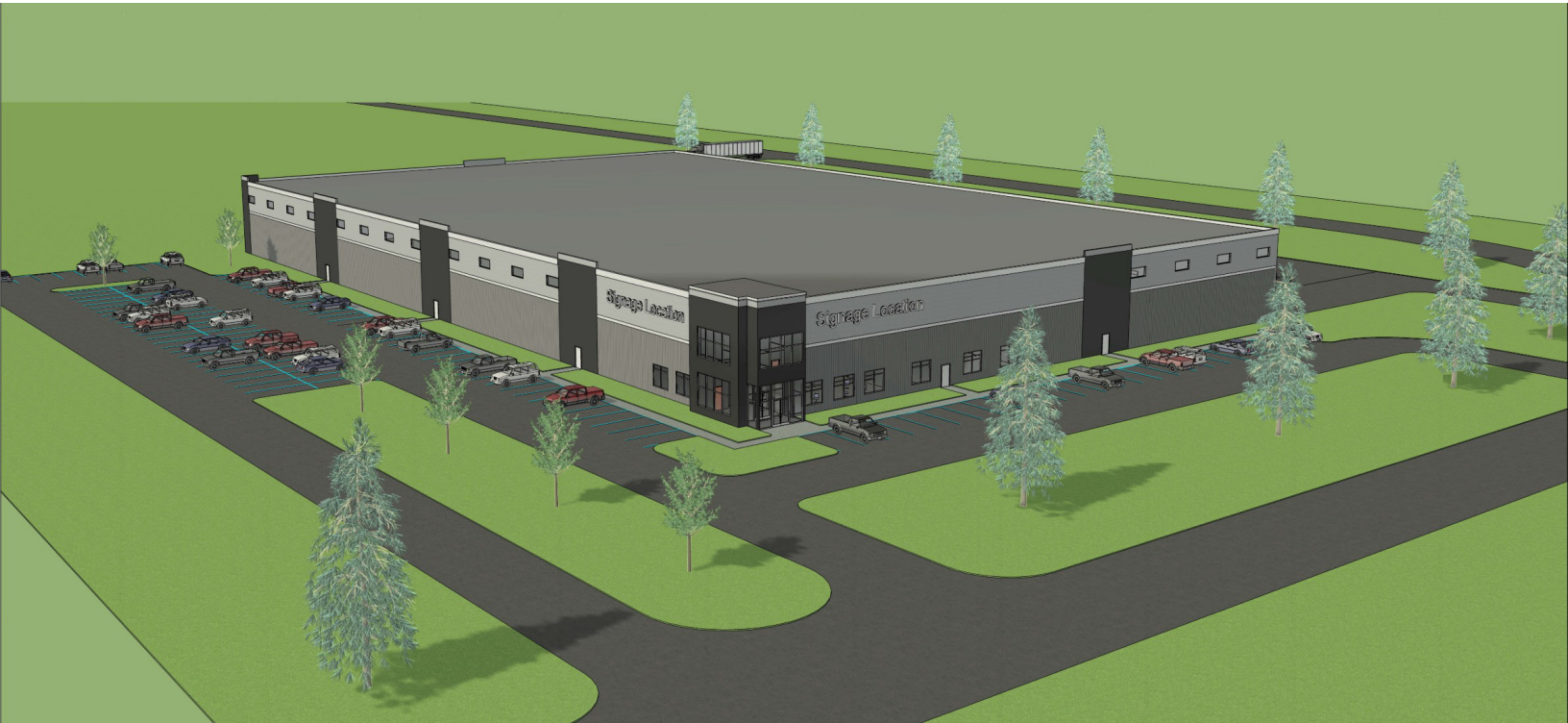




THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Land Development 250th St. Osceola, WI

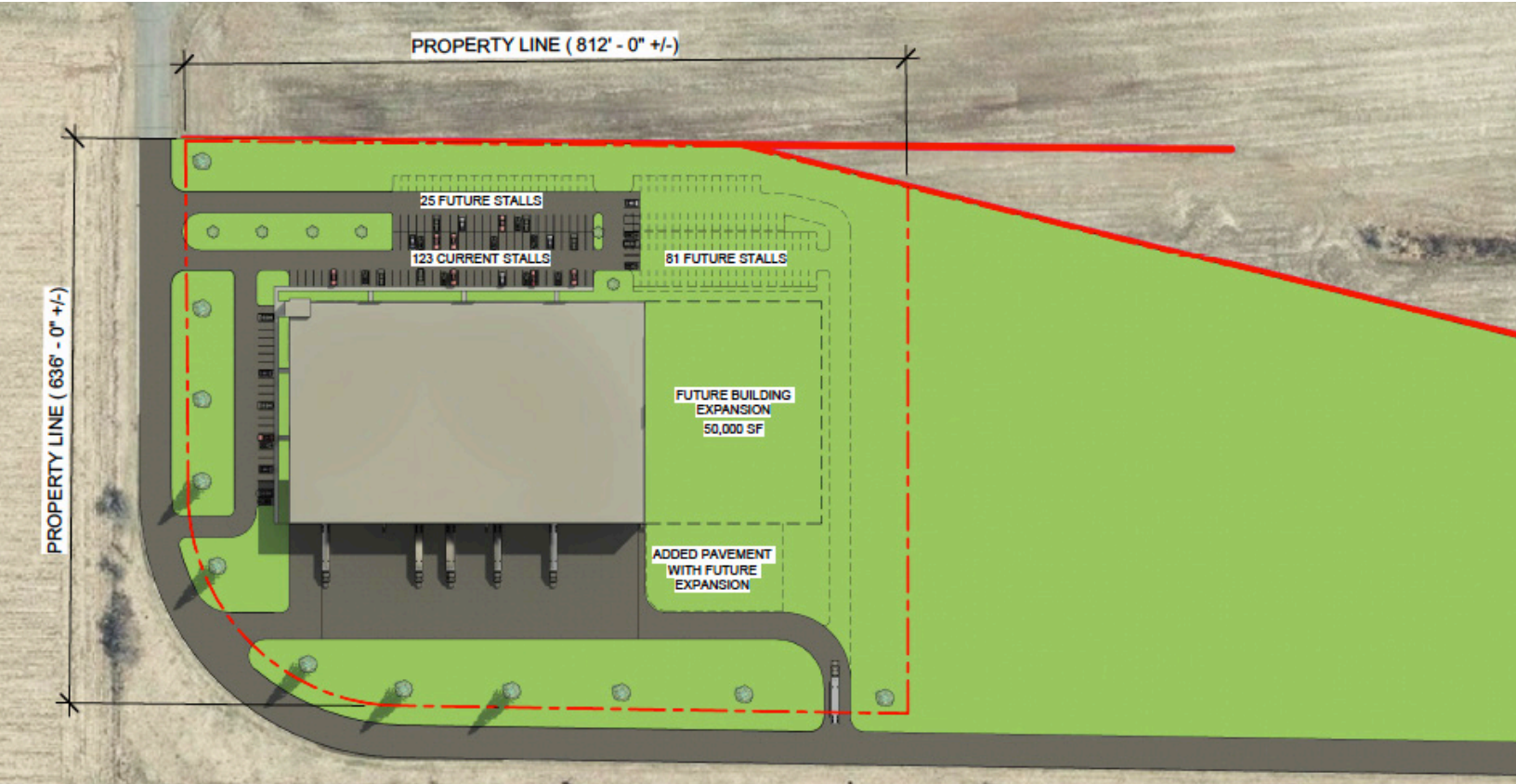
Build to Suite Industrial Available
For Sale/Lease



ROYCE PAVELKA
(952) 960-4744 | ROYCE@BROOKSHIRECO.COM
MARIO HADLEY
(952) 960-4648 | MARIO@BROOKSHIRECO.COM

Property Description

Rare opportunity for a build to suit warehouse conveniently located near W-35 in Osceola, one of western Wisconsin's manufacturing hubs. Current designs show 24' clear height, 40'x50' columns, and south facing docks. Final design specs are flexible depending on user requirements. Multi-tenant or standalone construction possible.



PROPERTY HIGHLIGHTS

- 27 Acres Total
- 75,000 - 250,000 SF building potential
- Build to suit industrial
- Area manufacturing businesses include; Polaris, Engineered Plastic Company, Tenere Inc, Nemadji Manufacturing

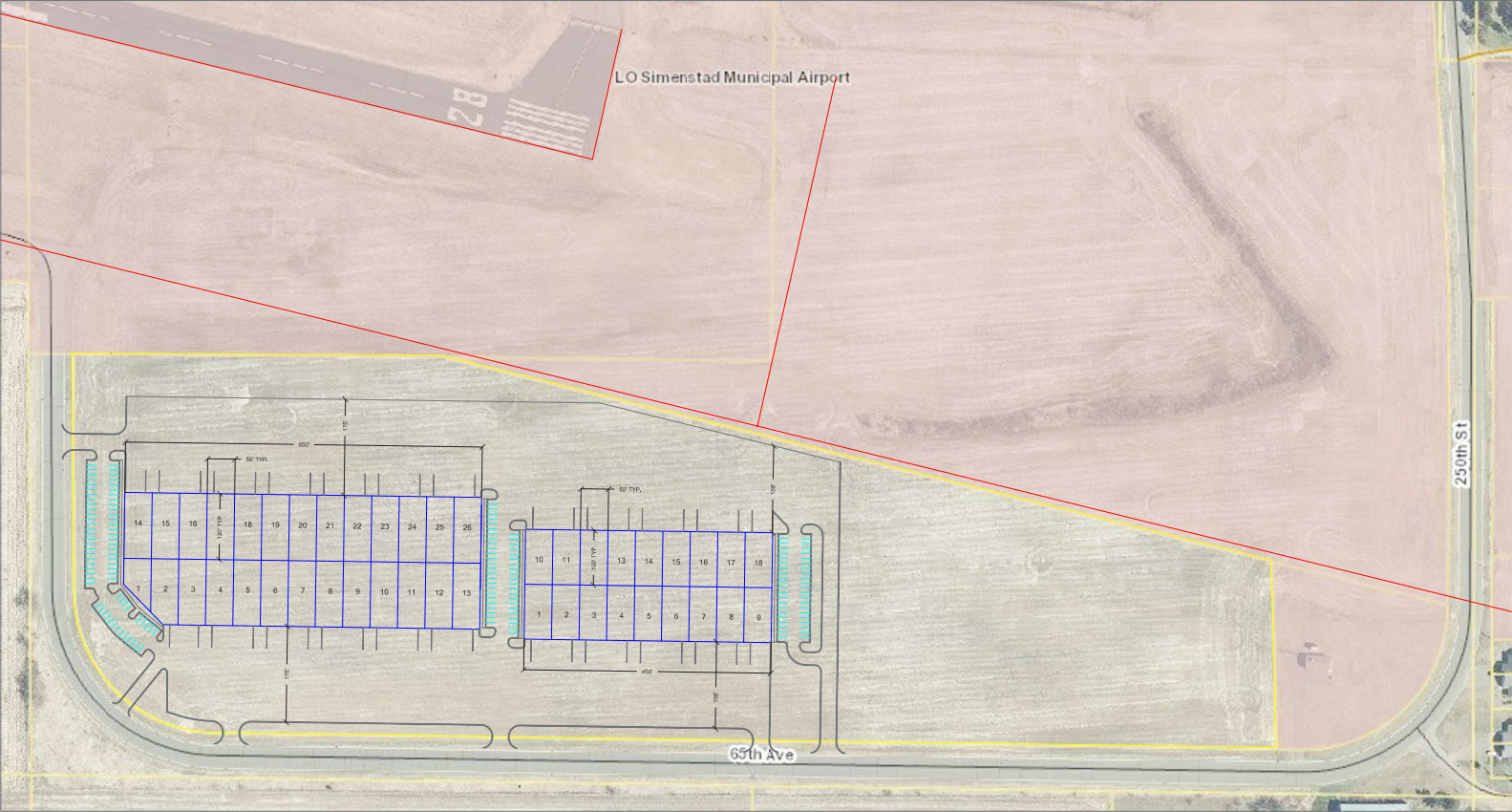
LOCATION DESCRIPTION

- Nearby highways: Hwy 35
- 48 miles to Twin Cities
- 50 miles to MSP International Airport

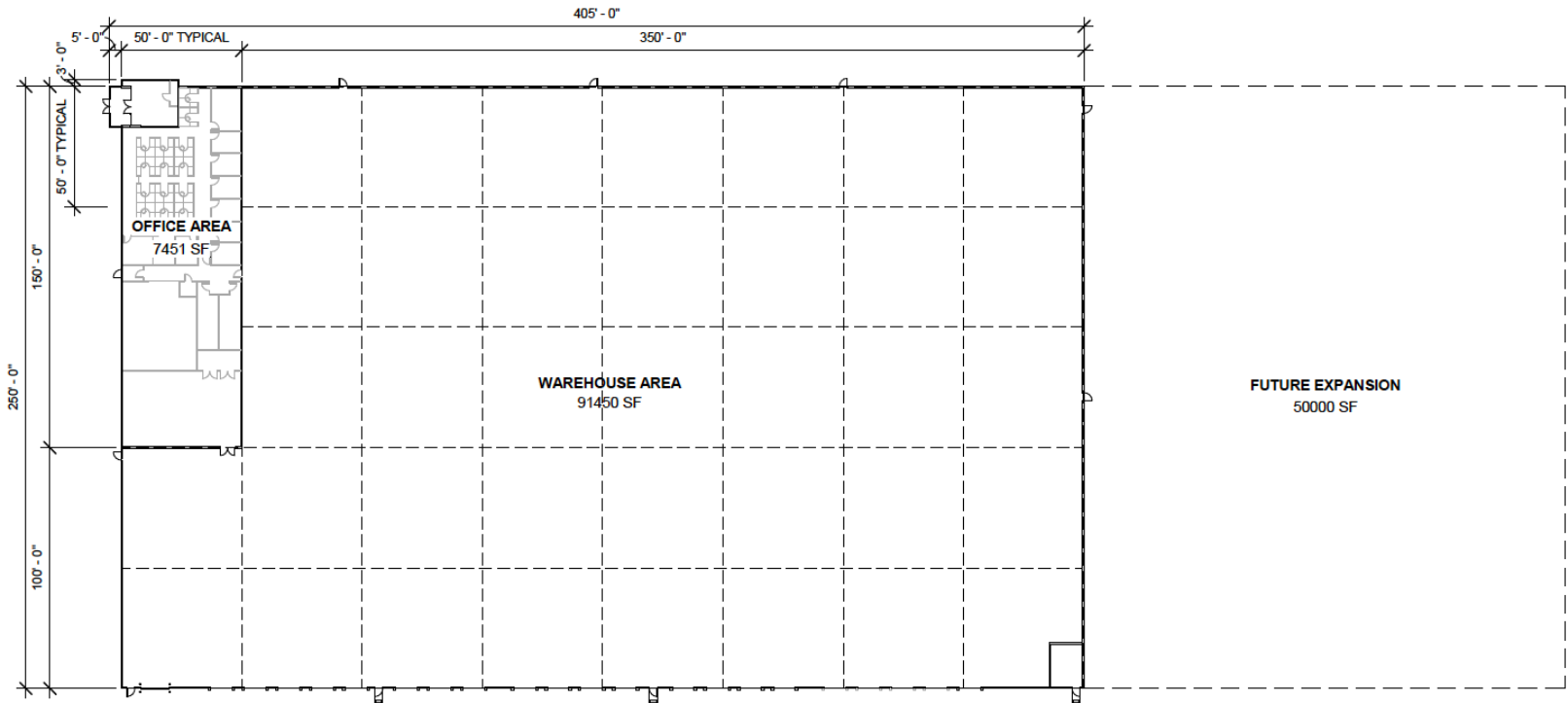
PRICING SUMMARY

Sale/ Lease Price: TBD on final specs

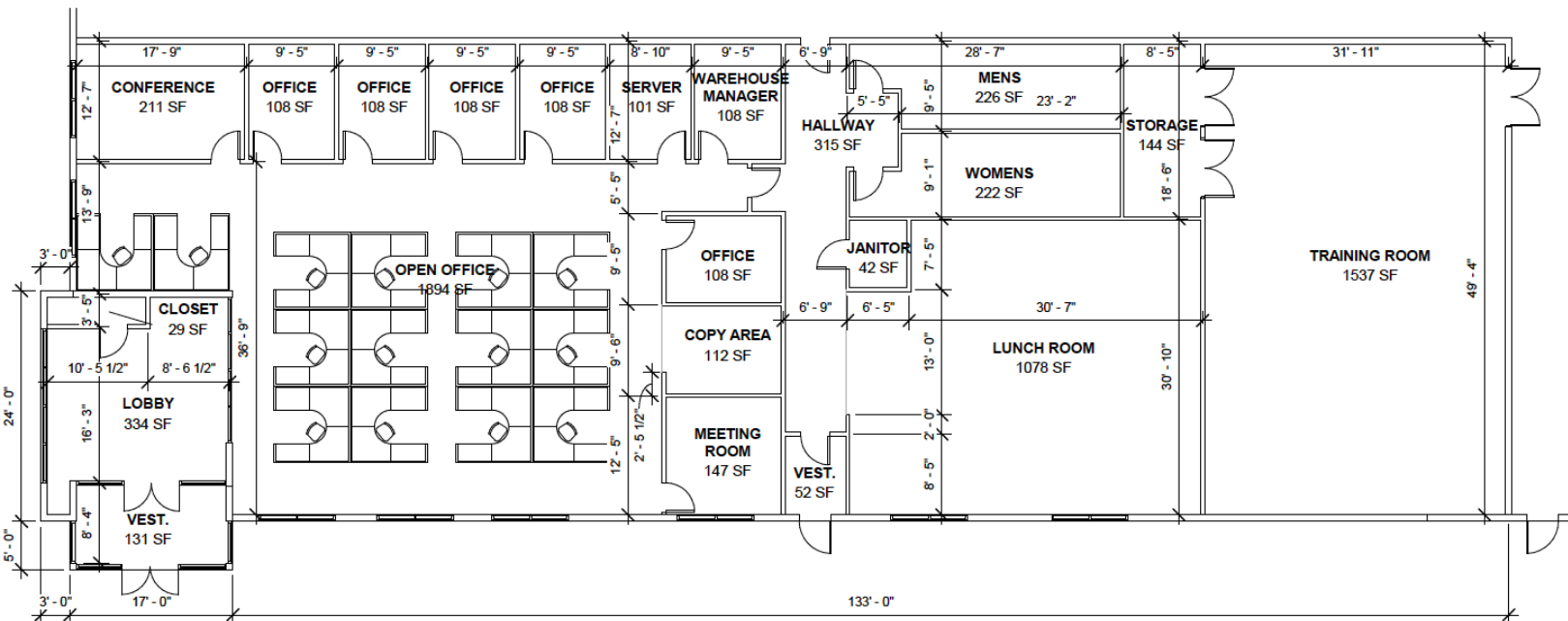
Open to fee development



Floor Plan Options



1 FLOOR PLAN
1" = 40'-0"



1 FLOOR PLAN (OFFICE SPACE)
1" = 10'-0"

For more information, contact
The Brookshire Co.

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BLOOMINGTON, MN 55425



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