

FOR SALE

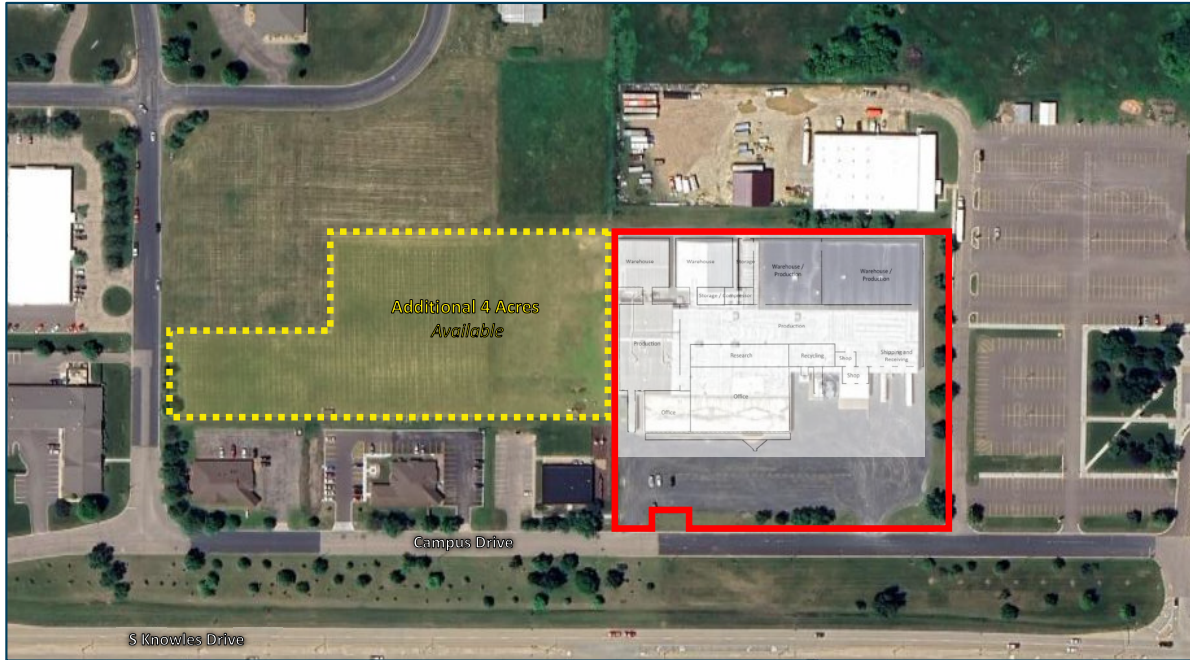


**1185 S. KNOWLES AVENUE
NEW RICHMOND, WI**



**125,000 SF
5.69 ACRES**

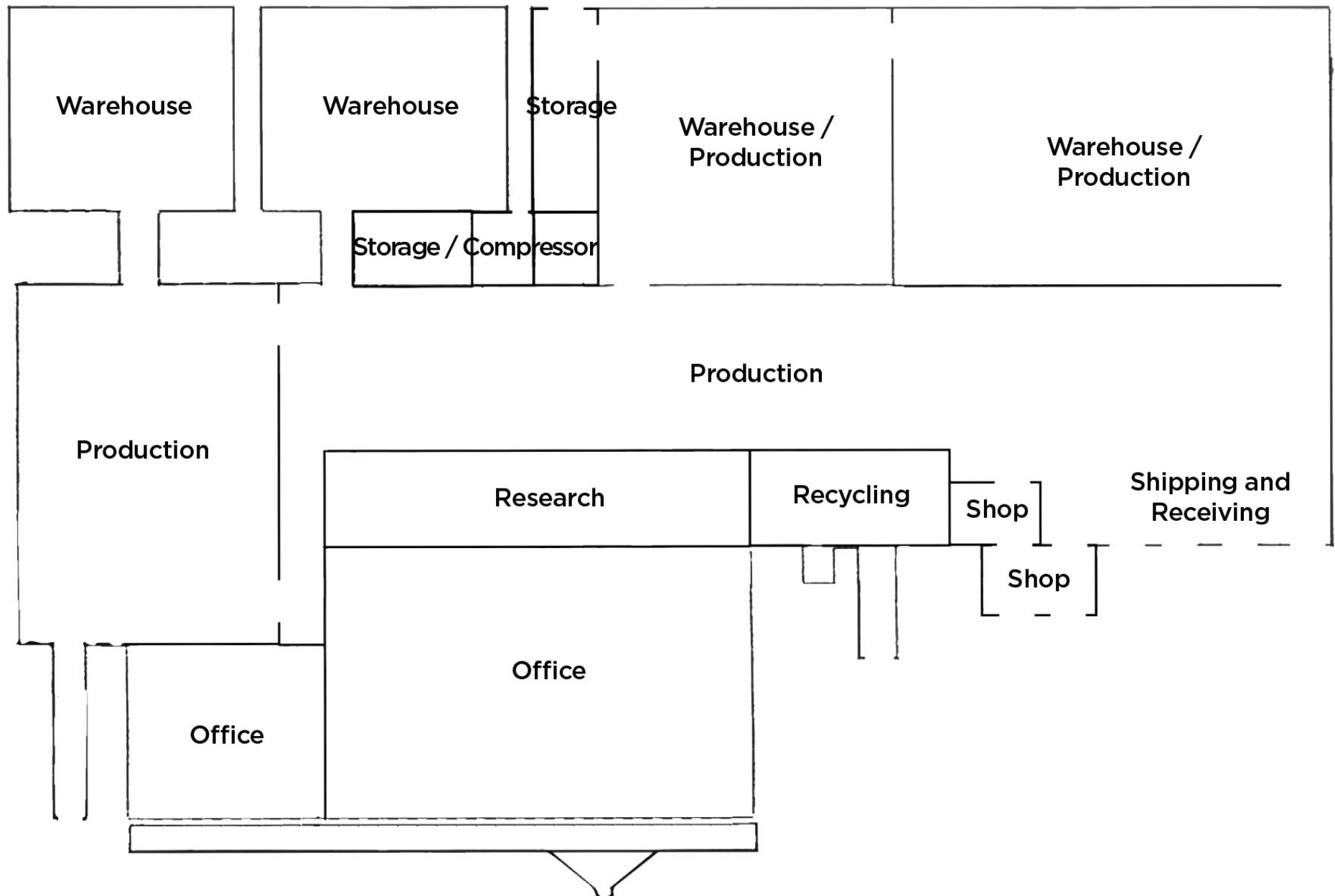
PROPERTY PROFILE



- Excellent general location in New Richmond with good visibility to S. Knowles Avenue
- Access is excellent to S. Knowles, and good to Hwy. 64
- Extra land on site offers many users expansion capability
- Large parking lot offers ample parking
- Quick 5 minutes from WI-64

ADDRESS:		1185 S. Knowles Avenue New Richmond, WI	LOADING:		5 Dock doors 3 Drive ins
BUILDING SF:		Office: Approx. 22,600 SF Warehouse: Approx. 102,400 SF Total: Approx. 125,000 SF	CLEAR HEIGHT:		10'-18'
SALE PRICE:		Negotiable	YEAR BUILT:		1972
PID:		261 1214 40 000	POWER:		Heavy
LOT:		5.69 Acres	SPRINKLER:		Yes
			ZONING:		Z7
			2025 TAXES:		\$40,804.16 \$0.33 PSF

PROPERTY FLOOR PLAN



PROPERTY PHOTOGRAPHY



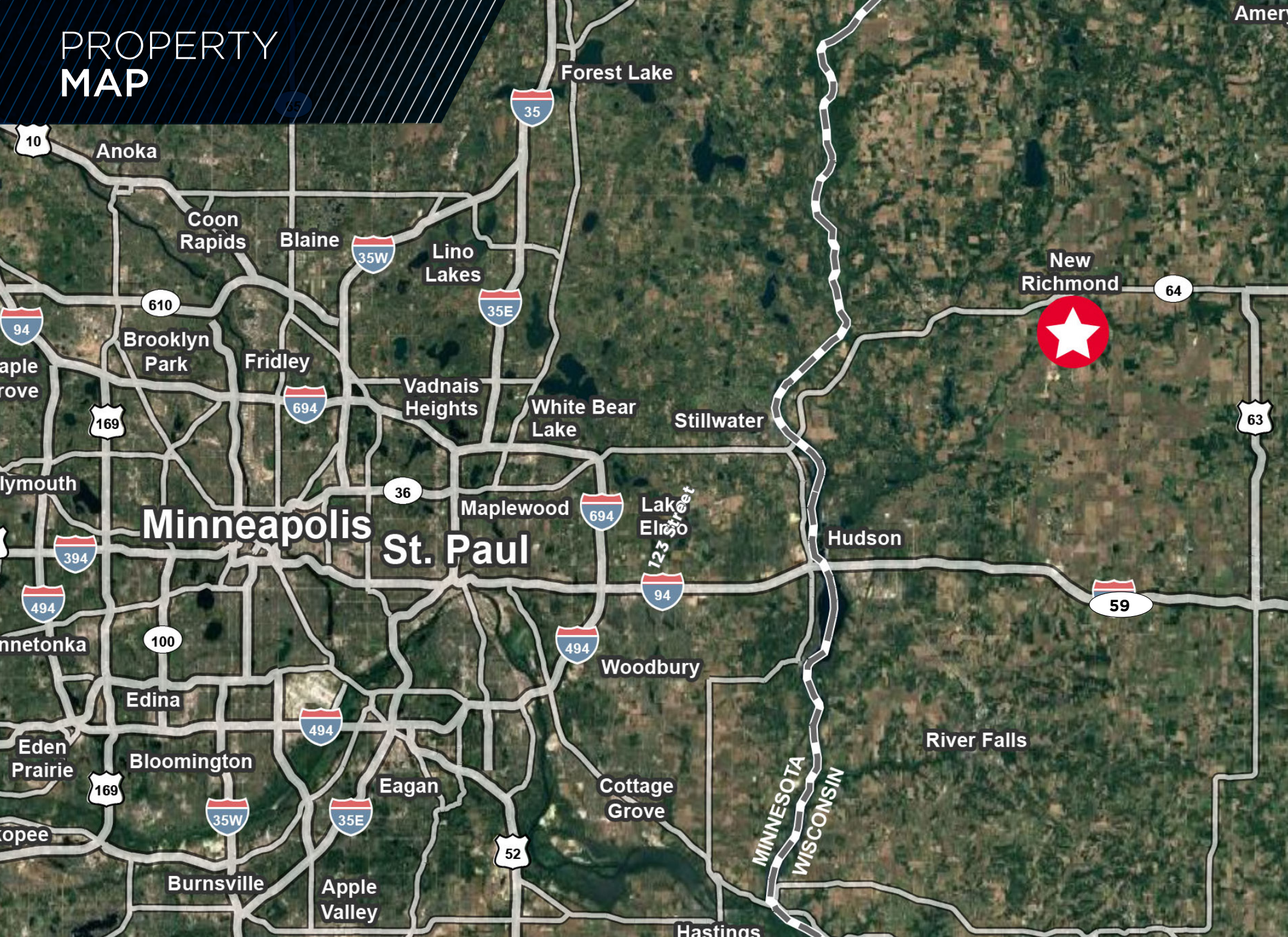
PROPERTY PHOTOGRAPHY



PROPERTY AERIAL



PROPERTY MAP



PROPERTY AMENITIES AERIAL





JORDAN DICK

Director
+1 952 204 7631
jordan.dick@cushwake.com

ANN STAHLEY

Director
+1 952 465 3318
ann.stahleyl@cushwake.com

TODD HANSON

Senior Director
+1 952 820 8737
todd.hanson@cushwake.com

JASON SELL

Managing Director
+1 952 837 8515
jason.sell@cushwake.com

STELLA DOLAN

Associate
+1 952 893 8837
stella.dolan@cushwake.com