



**803 Prospect Avenue
Osceola, WI**

32,285 sq. ft.

**Medical/Lab
Office
Flex
Warehouse**



AVAILABLE:

32,285 Square Feet – broken down to type below:

4,400 Square Feet Office Space

8,375 Square Feet O.R./Medical Lab Type Space – Office, Training or Flex Type Use.

18,725 Squarer Feet – Kenneled area space, can be used for storage, flex or other types of uses.

USES:

- Commercial/Industrial
- Research and Development w/Lab
- Medical lab
- Light industrial production – manufacturing
- Office - Service

RENTAL RATES: NEGOTIABLE

Demising/separation wall included, no other improvements unless otherwise negotiated

SUMMARY:

The building is constructed of steel, slab on grade, attractively designed and is finished on both the exterior and interior. The property has both city well and sewer as well as a private well and septic system.

The Property has been well maintained and was designed and specifically built as a research and development facility that includes animal housing. Fire suppression system in two computer rooms as well as oxygen lines.

The office space has high end finishes to include slate entry way, maple trim, solid core doors, recessed fluorescent lighting. The office space is well designed and includes built-in cabinets and a kitchen/lunch room.

There is paved parking, access for deliveries and there is parking for approximately 40 spaces. There is one (1) standard drive-in bay and one (1) double service door. The clear height is 12 feet in the warehouse section.

The building has heavy power, controlled card access system, central-air and a humidifier system permitting excellent air control.

There is 8,375 square feet of research/lab space includes four operating rooms, lab spaces as well as meeting and storage rooms.

The kenneled areas are specifically finished to accommodate animal housing and their well-being. The flooring in these areas are at a gradual sloping towards the walls of 6" for drainage. There is substantial plumbing and an air-exchange system in these sections.

PROPERTY PHOTOS

FOR LEASE
803 Prospect Ave
OSCEOLA, WI



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FOR LEASE
803 PROSPECT AVE
OSCEOLA, WI



BUILDING PLAN

FOR LEASE
803 PROSPECT AVE
OSCEOLA, WI



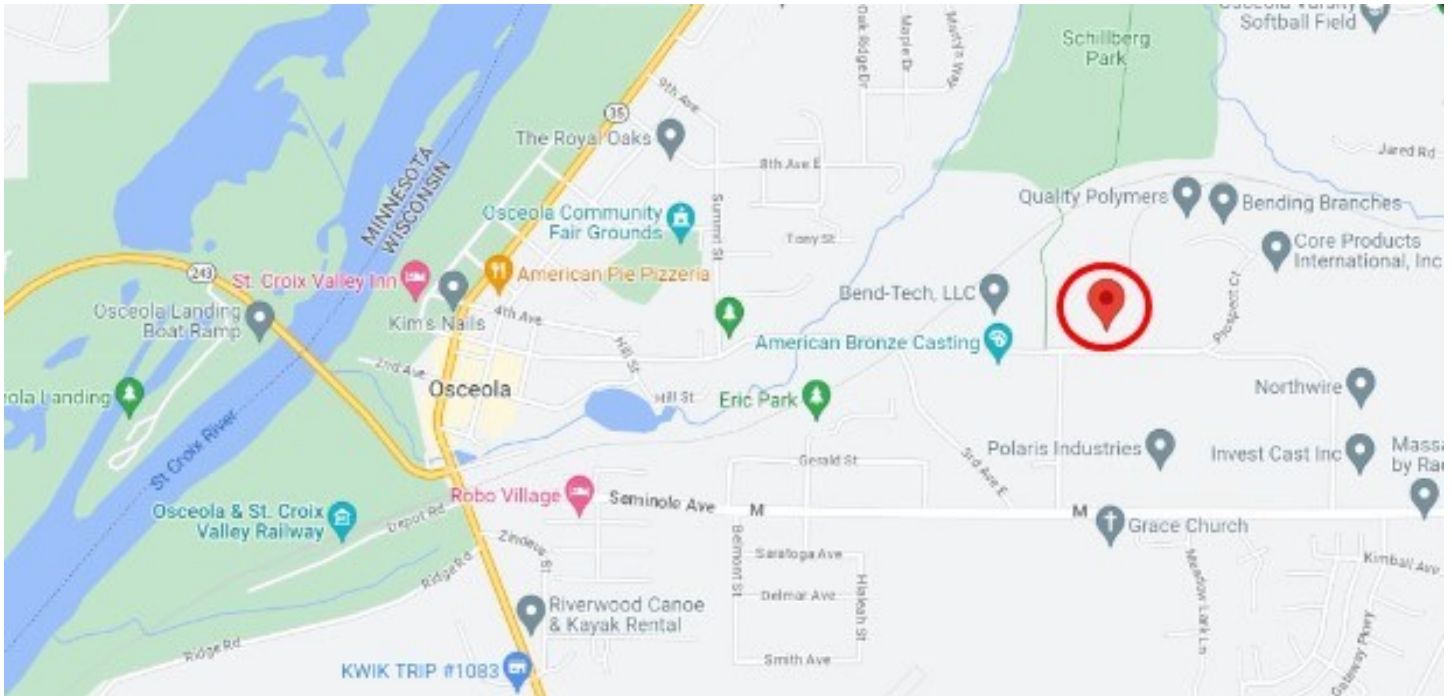
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GOOGLE MAP

FOR LEASE
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