

FORMER ST. CROIX COUNTY HIGHWAY DEPARTMENT FACILITY

920 3rd Street Hammond, WI 54015

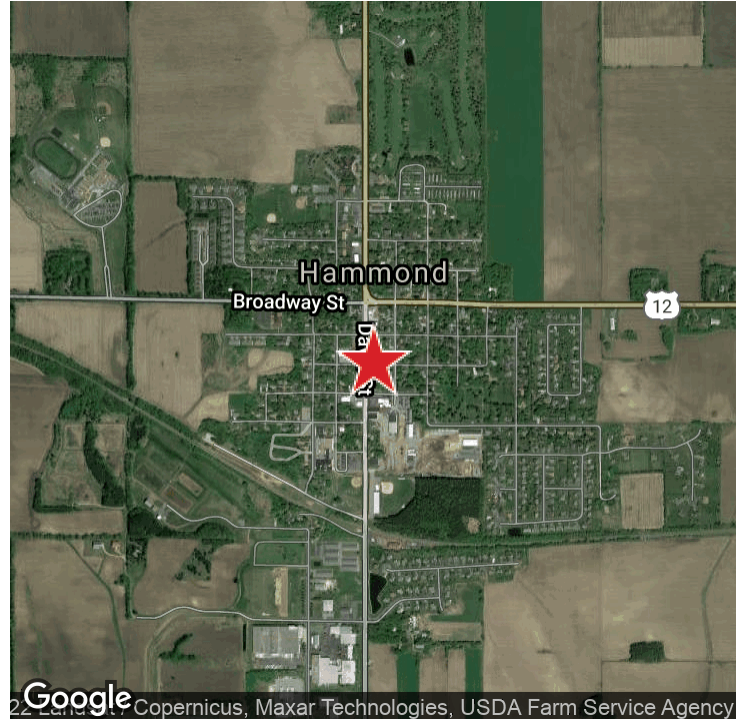


FOR MORE INFORMATION CONTACT:

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Executive Summary



Google Copernicus, Maxar Technologies, USDA Farm Service Agency

LEASE RATE \$4.00 - 8.00 PSF

OFFERING SUMMARY

Building A - Partially Leased:	Approx 4,750 SF	@ \$8.00 PSF
Building B Heated:	9,935 SF @	\$7.00 PSF
Building C: *Leased	6,231 SF	
Building D: *Leased	17,474 SF	
Building E Unheated:	5,231 SF @	\$4.00 PSF
Building F Unheated:	8,299 SF @	\$4.00 PSF

PROPERTY OVERVIEW

This 45,000 square foot industrial facility, which is newly painted and move in ready and offers a mix of heated and unheated warehouse space. This facility includes a Weigh-Tronix BMC 4011 Bridgemont, 40' x 11' wide concrete deck 140,000 lb. capacity truck scale with integrated WI-130 weight indicator technology. In addition to multiple warehousing options, there is 5,300 square feet of office space available. The facility also has access to a rail spur a quarter mile from the property, is 2 miles from I-94 and is within 45 minute drive to the Mpls/St. Paul airport providing businesses multiple convenient freight options.

Heated portions of the warehouse contain one 10-ton, one 6-ton and one 3-ton crane. Production space within the area provide clear heights up to 30'. Multiple large drive in doors throughout. These areas boast an ONAN 450 DFEC generator that includes a Cummins 685HP turbocharged diesel engine rated at 450KW output.

Unheated/uninsulated portions of the warehouse offer varying ceiling heights and drive in doors.

*This property offers a combined 19 acres of land for outside storage. Contact agent for pricing.

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Additional Photos



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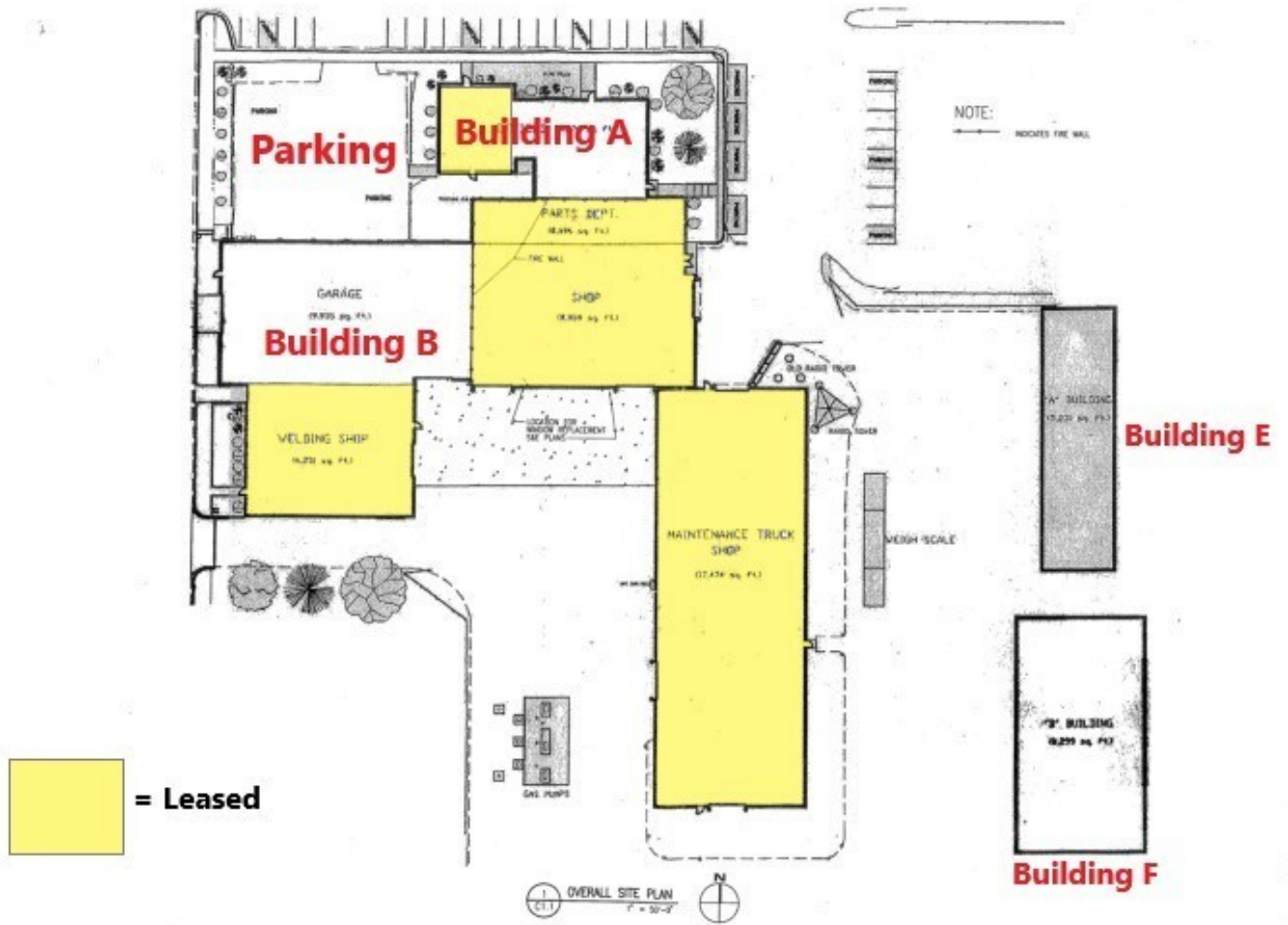
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Site Plan



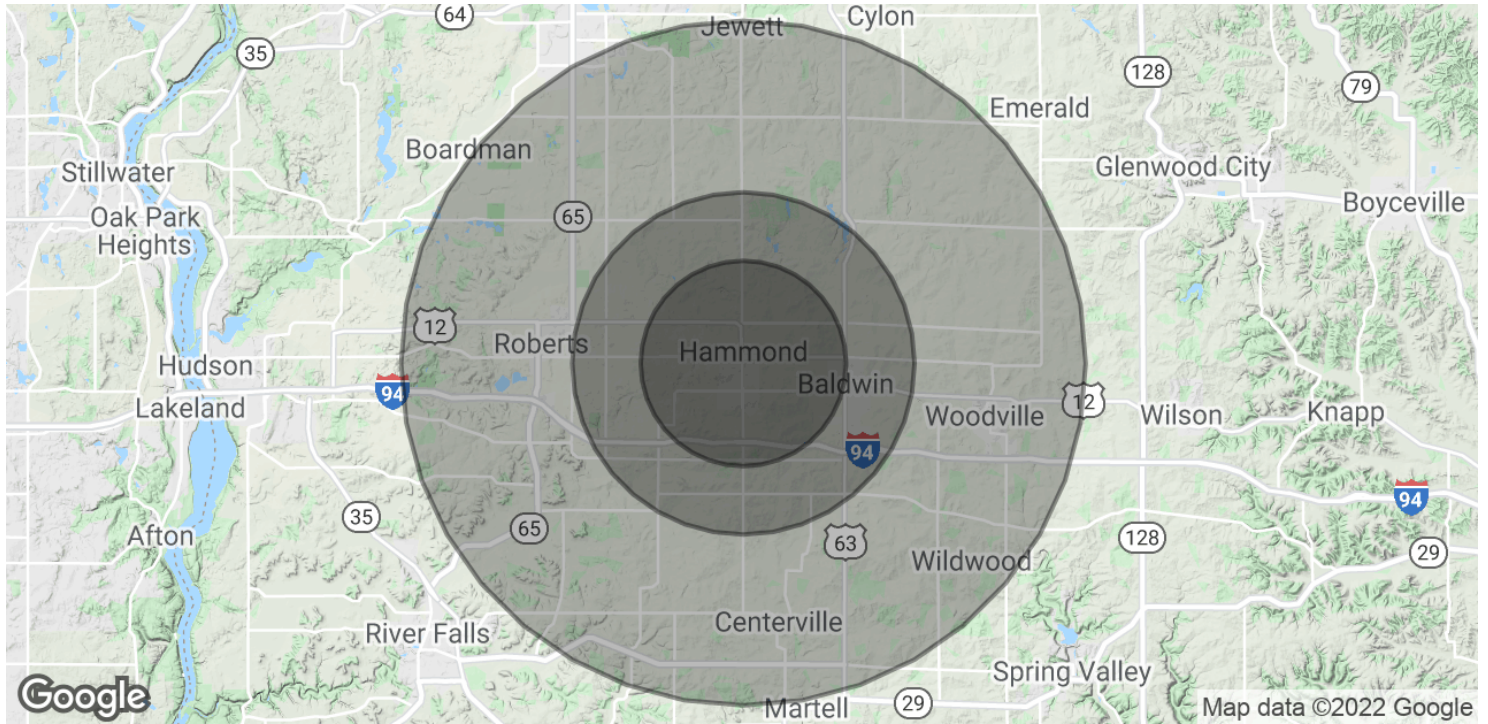
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,753	6,779	23,446
Average age	33.3	34.2	35.6
Average age (Male)	32.9	34.0	35.3
Average age (Female)	33.6	34.4	35.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	994	2,453	8,687
# of persons per HH	2.8	2.8	2.7
Average HH income	\$73,450	\$75,875	\$75,326
Average house value	\$231,042	\$227,741	\$223,273

* Demographic data derived from 2010 US Census

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