

INDUSTRIAL BUILDING
2700 ALREICH AVENUE, WI
Being Offered at \$3,700,000.

DEGRAW COMMERCIAL GROUP

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Introducing a prime commercial opportunity: **2700 Alreich Ave in Baldwin, Wisconsin**. This state-of-the-art industrial building, constructed in 2018, boasts 45,000 square feet on a sprawling 3-acre lot. Featuring impressive 20' side walls reaching 23' at the roof peak, the property offers efficient spans of 20' each. Equipped with 4 loading docks, 2 overhead doors, and 4 exit doors, this building is designed for seamless operations. The interior is thoughtfully outfitted with LED lighting, sprinkler system, and 480 AMP - 3 Phase Electrical. Additionally, amenities include 6 overhead heaters, 9 fans, and 2 cooling units for optimal climate control. This property offers versatility with a heated and cooled office space, a bathroom, and a utility room with plumbing that could be converted. With a well-maintained asphalt parking lot and strategic location, **2700 Alreich Ave** presents an exceptional opportunity for businesses seeking a modern and functional industrial space.

- Built 2018
- 45,000 square feet sitting on 3 acres
- 20' side walls – 23' at peak of roof
- Spans are spaced at 20' each
- 4 Loading Docks – 8'x9'
- 2 Overhead Doors – 12'x14' and 9'x9'
- 4 Exit doors
- Entire building is sprinkled (wet system)
- Asphalt parking lot and additional asphalt along the entire length of the back of the building
- 480 AMP – 3 Phase Electrical
- LED lighting
- 1 Office heated and cooled by a mini split
- 1 Bathroom
- Utility room with plumbing – could be converted into another bathroom
- 6 Overhead Heaters
- 9 Fans
- 2 Cooling Units

➤ All dock doors and frames will be replaced prior to closing

➤ All lighting will be replaced prior to closing