



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

FOR LEASE

1091 Sutherland Ave
River Falls, WI 54022

Up to 15,000 SF
Industrial Built to Suit
6,716 SF office



CONTACT

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Property Description

Discover your ideal business headquarters in River Falls, Wisconsin, with easy access to Hwy 35 and I-94. This prime property offers 6,716 square feet of customizable office space, complemented by flexible build-out options. Additionally, a build-to-suit addition is available for up to 15,000 square feet of warehouse space. Benefit from secure key card access, ample off-street customer parking, private elevator access, and a range of amenities. Elevate your business in a convenient, sophisticated setting.



PROPERTY HIGHLIGHTS

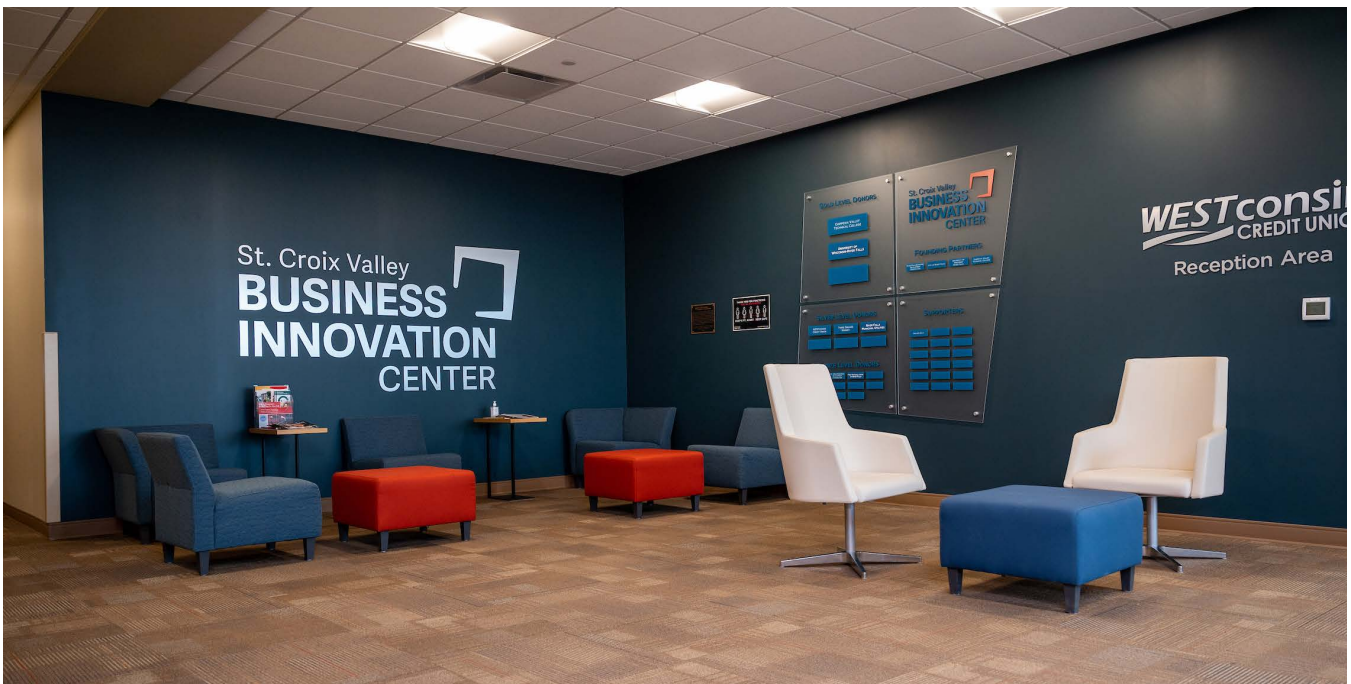
- 6,716 SF Office Space for Lease
- Up to 15,000 SF Warehouse build to suit available
- Secure key card access and private elevator access
- Flexible build-out possibilities
- Building amenities

LOCATION DESCRIPTION

- Convenient access to HWY 35 and I-94
- Off-street customer parking

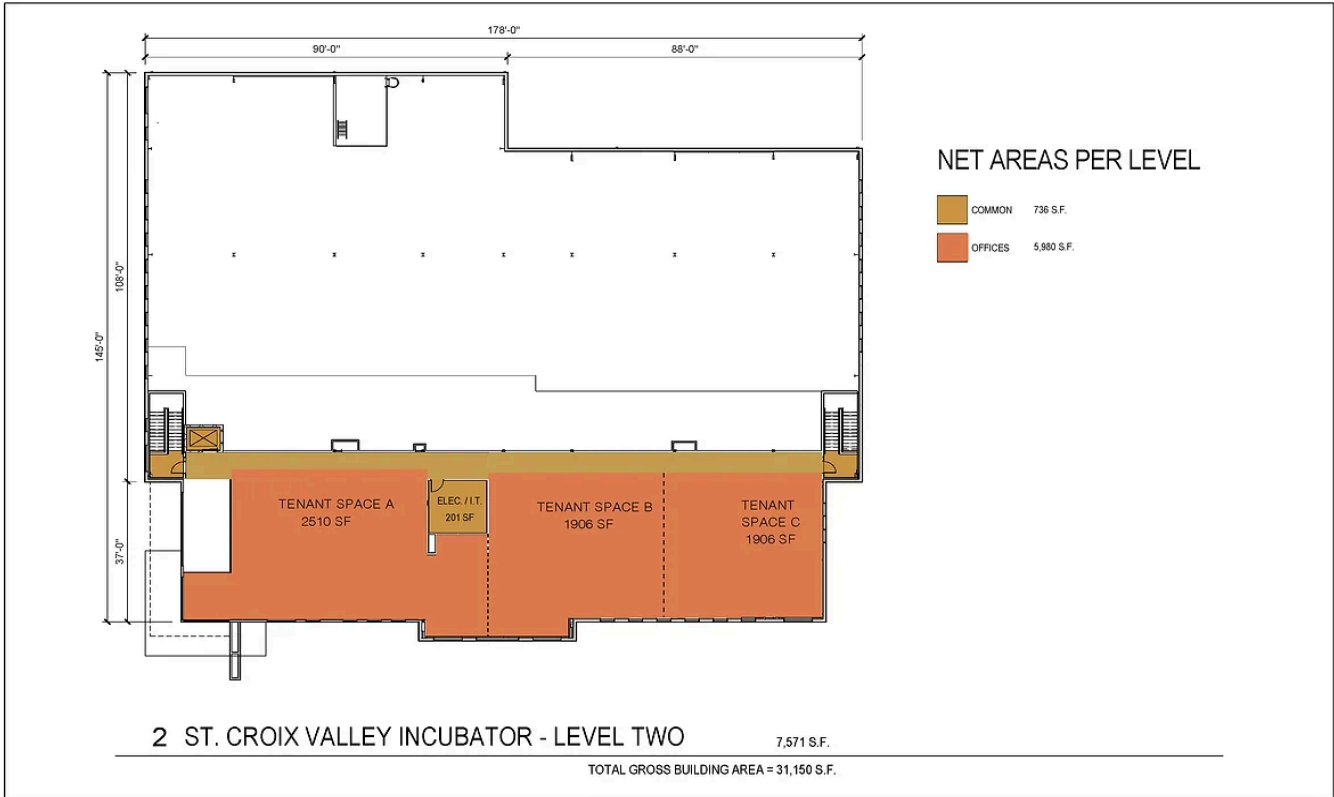
PRICING SUMMARY

Office Rental Rate
\$17.00/PSF NNN
\$5.00/PSF CAM/TAX
Warehouse Build to Suit
TBD



Office Space

Office Floor Plan - 6,716 SF Available for build-out

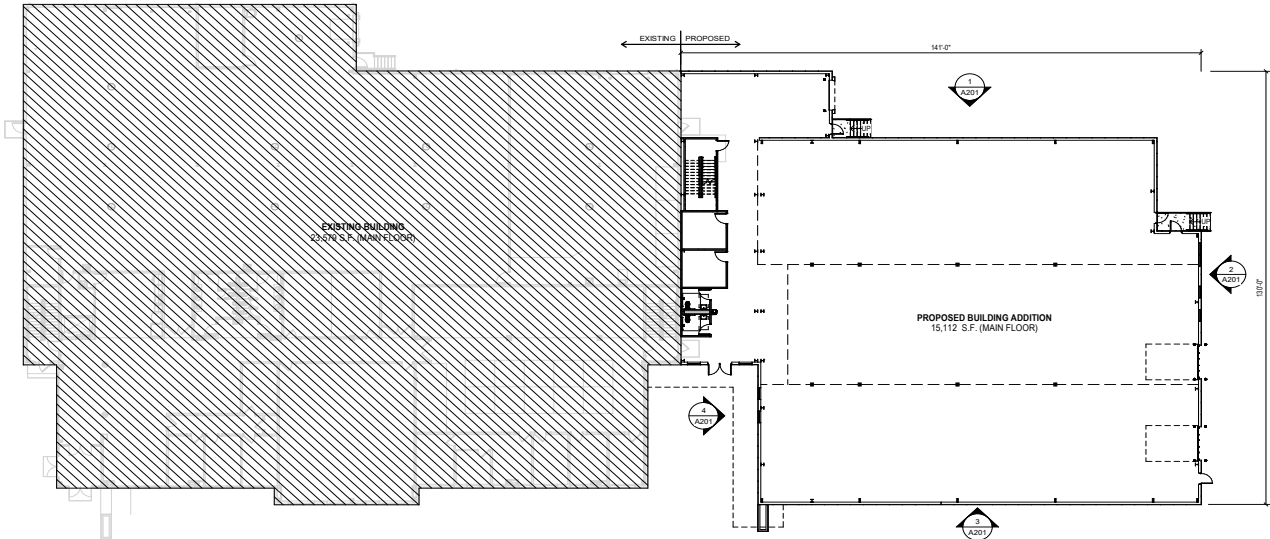


**Currently open shell, with possible suites ranging from 1,900 - 6,716 SF

Build to Suit



Up to 15,000 SF build to suit site available. (Preliminary plans)



For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

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