

# INDUSTRIAL WAREHOUSE

825 W. Main St., Hortonville, WI 54944



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,000,000
<b>LOT SIZE:</b>	9 Acres
<b>YEAR BUILT:</b>	1950
<b>BUILDING SIZE:</b>	193,200 SF
<b>ZONING:</b>	Commercial
<b>PRICE / SF:</b>	\$15.53

## PROPERTY OVERVIEW

Located on the west side of Hortonville, WI on HWY 15 that provides a direct 18 minute route to Appleton, WI. This Industrial Warehouse has many units that are heated, drive-in bays, offices, storage units, plus parking! Lots of tenants currently occupying some of these units to bring extra income directly into your pocket from the start!

## PROPERTY HIGHLIGHTS

- Heated units!
- Easy access!
- Large income!
- Rail access!
- 193,200 Sq. Ft!
- Lots of docks and drive-in bays!

**KW COMMERCIAL**  
517 N. Westhill Blvd.  
Appleton, WI 54914

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**INDUSTRIAL FOR SALE**

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825 W. Main St., Hortonville, WI 54944



30,000 sq ft warehouse  
with several offices and  
restrooms



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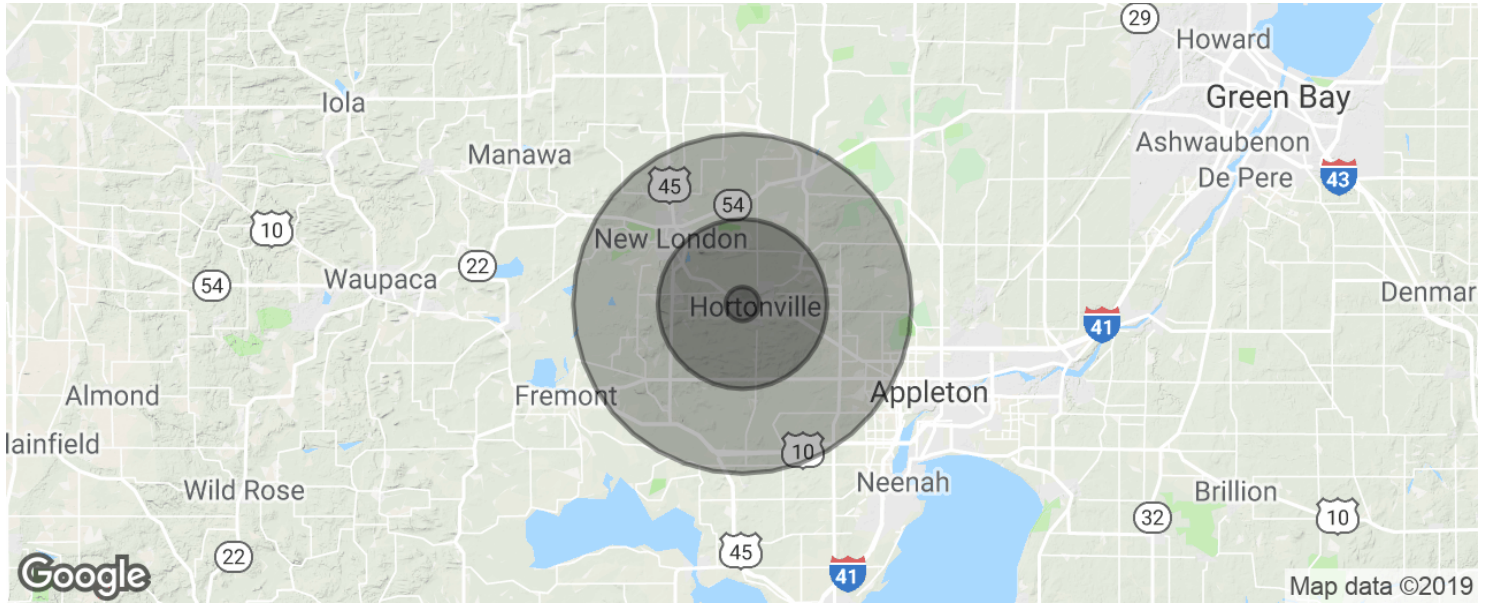
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	340	8,011	37,723
Median age	37.5	38.8	39.4
Median age (Male)	33.5	36.8	38.2
Median age (Female)	38.7	39.3	40.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	128	2,919	14,413
# of persons per HH	2.7	2.7	2.6
Average HH income	\$65,746	\$75,269	\$71,336
Average house value		\$247,036	\$197,190

\* Demographic data derived from 2010 US Census

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