

FOR SALE / LEASE



# PRIME INDUSTRIAL

807 Prospect Ave, Osceola WI 54020



FOR MORE INFORMATION CONTACT:

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**RE/MAX Synergy**

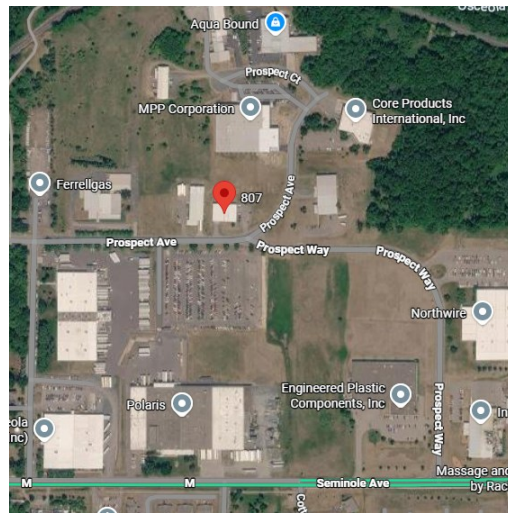
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## **PROPERTY HIGHLIGHTS**



**10,472 SF INDUSTRIAL BLDG - 1.03 ACRES**

**7,435 WAREHOUSE - 3,037 OFFICE**

**2 DOCKS - 1 DRIVE-IN DOOR - 3 PHASE POWER**

**LAB INSPECTION ROOF EQUIPPED WITH DEDICATED HVAC (2017)**

**HVAC EQUIPMENT - AIR FILTERING AND HUMIDITY CONTROLLED**

**COMMERCIAL GRADE SPRAY ON ROOF (10YR WARRANTY) 2019**

(stitching and crimping of seams, application of rubber to all seams, overlaps, etc and acrylic coating to surface)

**STEEL BUILDING - PAVED YARD CITY WATER / CITY SEWER**

**PRIVATE, CONFERENCE ROOMS / MULTIPLE RESTROOMS**

**YEAR BUILT: 2000**

**PID: 165-00708-0000**

**TAXES: 2025 \$7,673.60**

**PRICE: \$1,300,000**

**BLENDED LEASE RATE: \$10.00 PSF NNN**

**\*\*current tenant occupancy until 11/2026\*\***

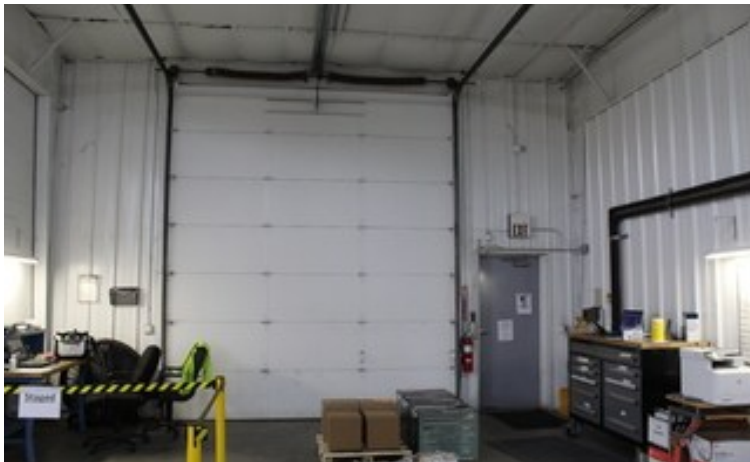
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## PHOTOS



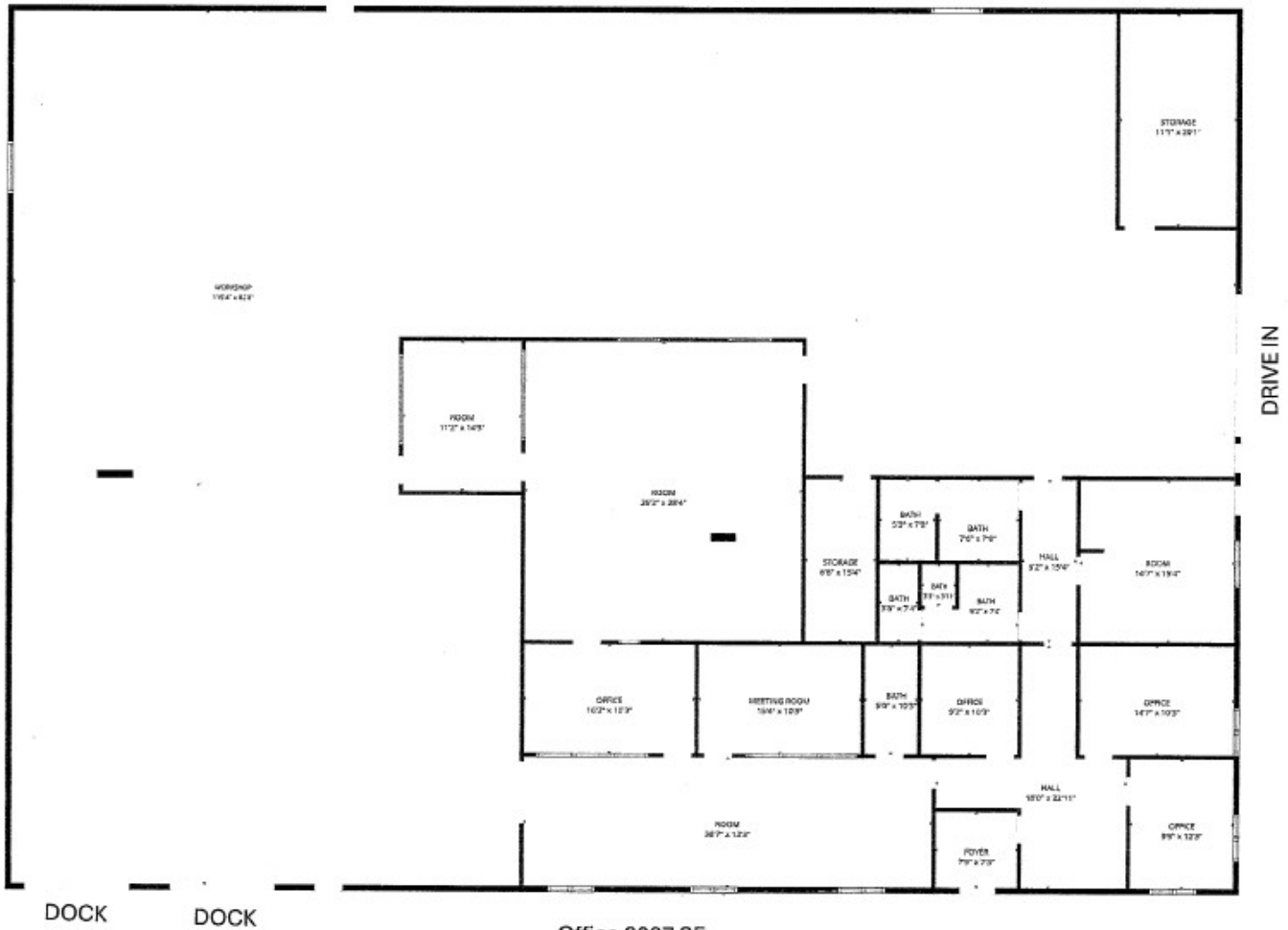
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# FLOOR PLAN



Office 3037 SF

Warehouse 7,435 SF

Total 10,472 SF

\*all dimensions are deemed approximate. Buyers to verify all dimensions\*

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# SITE PLAN

850595

### POLK COUNTY CERTIFIED SURVEY MAP NO. 6759

OF LOT 2, CSM NO. 1402, VOL. 6, PAGE 218

LOCATED IN LOT 1, BLOCK 2, OSCEOLA INDUSTRIAL PARK, VILLAGE OF OSCEOLA

NE 1/4 of the NW 1/4, Section 26, T33N, R19W,

VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN



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AERIAL

