



FOR SALE

125,000 SF ON 5.5 ACRES INDUSTRIAL / WAREHOUSE

1185 S Knowles Avenue • New Richmond, WI



DESCRIPTION

Located in the heart of New Richmond along WI-65, a key corridor with a mix of retail, office spaces, public services, industrial, and schools—this property offers endless possibilities for a variety of uses!

HIGHLIGHTS

- Great Location With Exceptional Visibility
- Quick 5 minutes from WI-64
- Flexible Zoning - Z7 Specific Use/Industrial
- Built-Out Office Space
- Potential To Demise Space
- Additional 4 Acres Of Adjacent Land Available
- Short Term Seller Leaseback Option (Terms Negotiable)

PROPERTY DETAILS

- Parcel Size: 5.5 Acres
- Frontage: 510 FT Along Campus Drive
- 125,000 SF Building (approximately)
- Ceiling Heights: 10 - 18 FT
- Fire Suppression System
- 5 Dock Doors: Easy Access
- 3 Drive-In Doors
- Large Parking Lot: 75+ spaces
- Utilities: Public Water & Sewer
- Electrical Service: 480V, 3-Phase/2,000 KVA
- Interior Well-Lit
- Year Built: 1972-1997

FOR MORE INFORMATION CONTACT:

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Gallant Property and Development Services does not represent, warrant or guarantee the accuracy, correctness and completeness of the information.

EXTERIOR PROPERTY IMAGES



Monument Signage



East Facing



North End Of Building - East Facing



South End Of Building - East Facing



Northwest Corner of Building - Back



South Facing - Additional 4 Acres Available

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INTERIOR PROPERTY IMAGES



Office - Reception Area



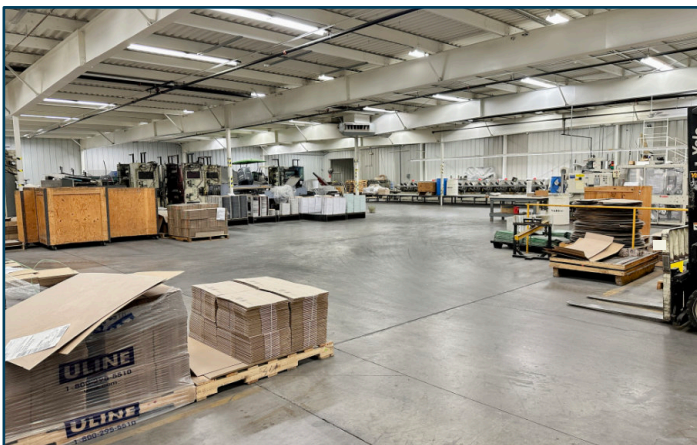
Production Area



Production Area



Warehouse



Production Area



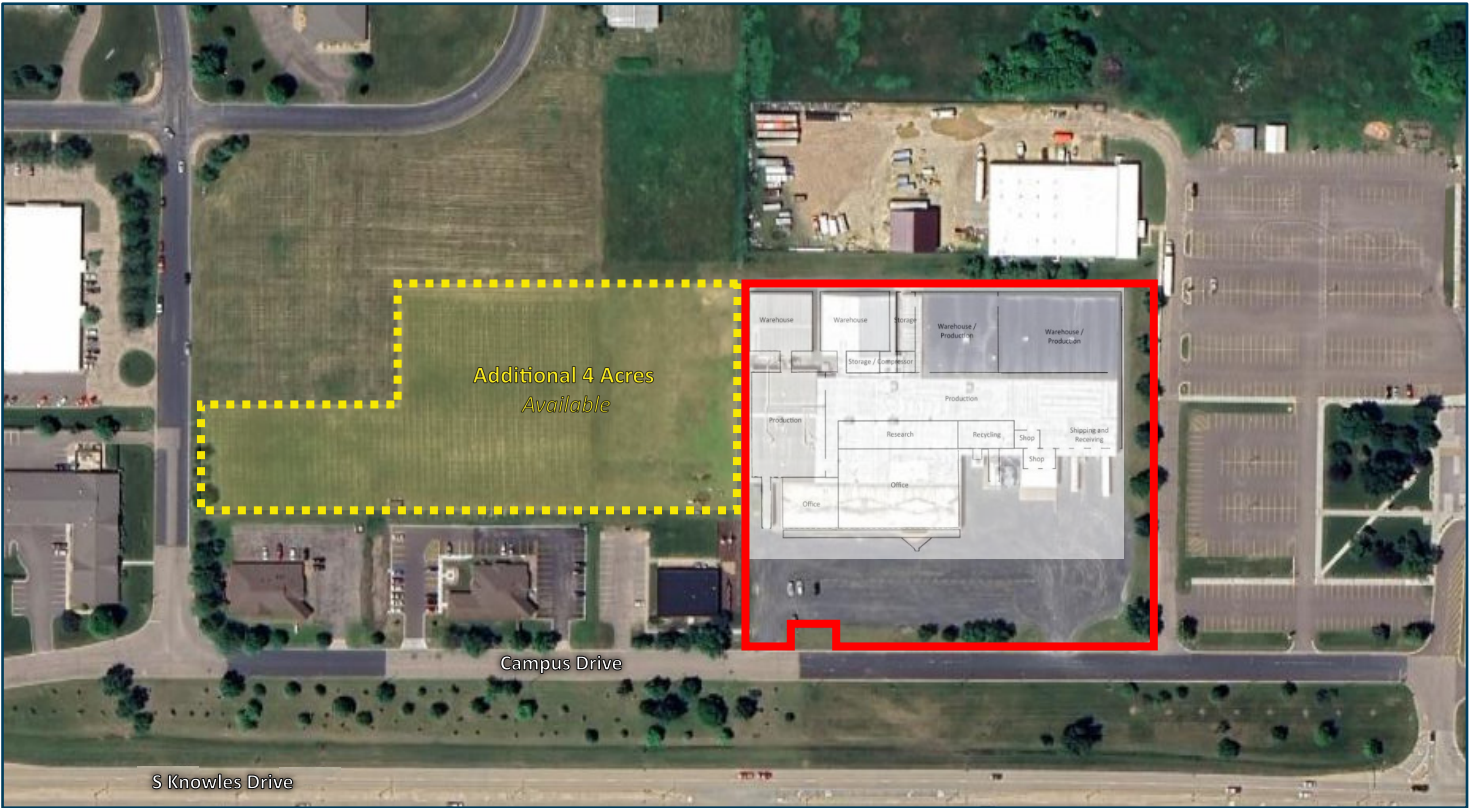
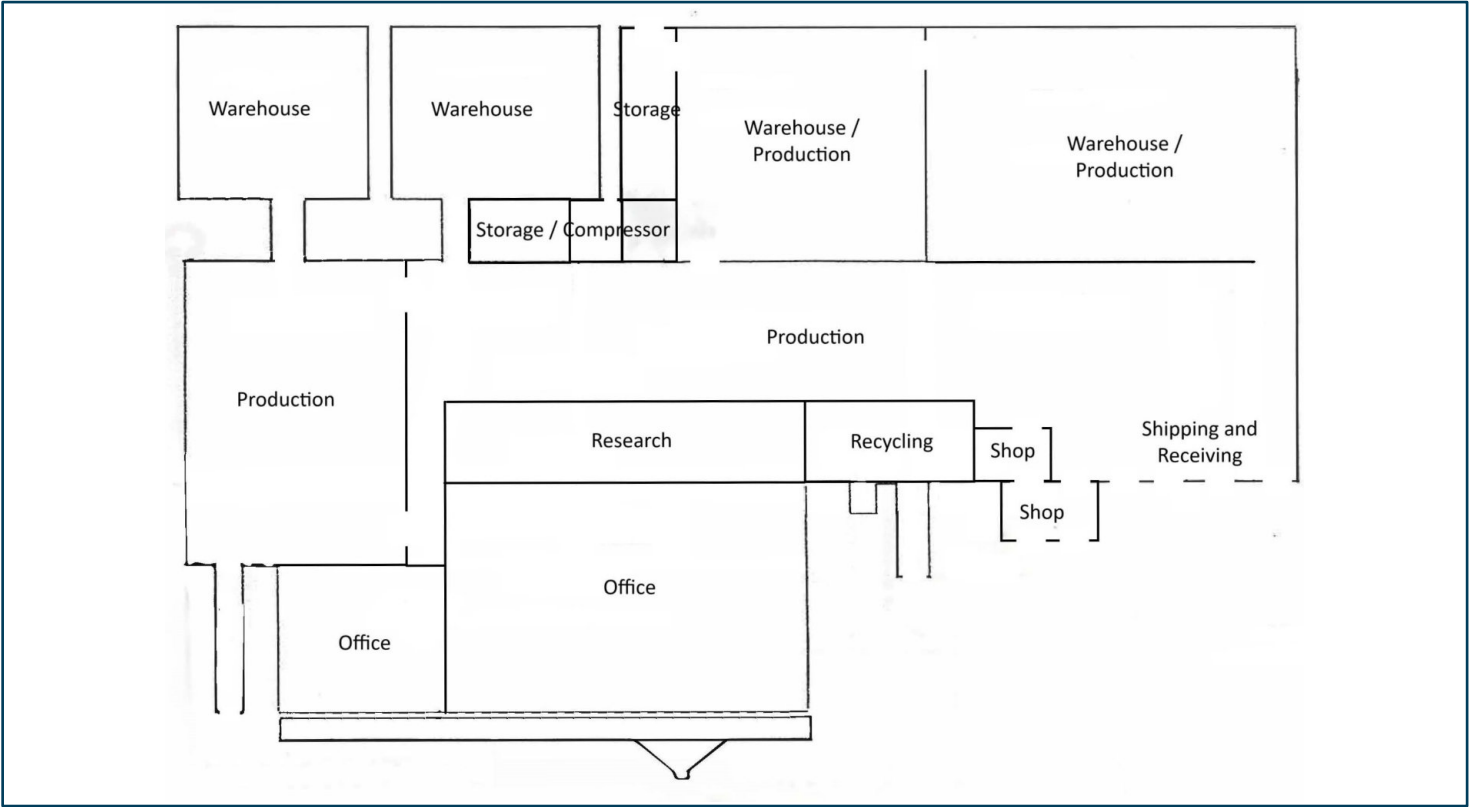
Production Area

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SITE PLAN



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MARKET AERIAL VIEWS



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GALLANT PROPERTY
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