

**INDUSTRIAL PROPERTY // FOR SALE**

# **179,000 SF HIGH-CEILING WAREHOUSE, DISTRIBUTION & MANUFACTURING BUILDING**

2253 AIR PARK RD

RHINELANDER, WI 54501



- 179,000 SF Warehouse/Distribution Facility
- 60% Occupied with Leases in Place Through 10/28 & 02/31
- Trucking, Rail, and Air Freight Hub
- 20,000 SF Attractive Office Space
- High Clear Height: 17'-32', Column Spacing: 24' x 60'
- 24 Docks/ 3 Drive-Ins for Distribution Operations
- T8 LED Lighting, AC/Heat throughout
- 480 Volt, 3-Phase- 3-Panel Power, Key Fob Access



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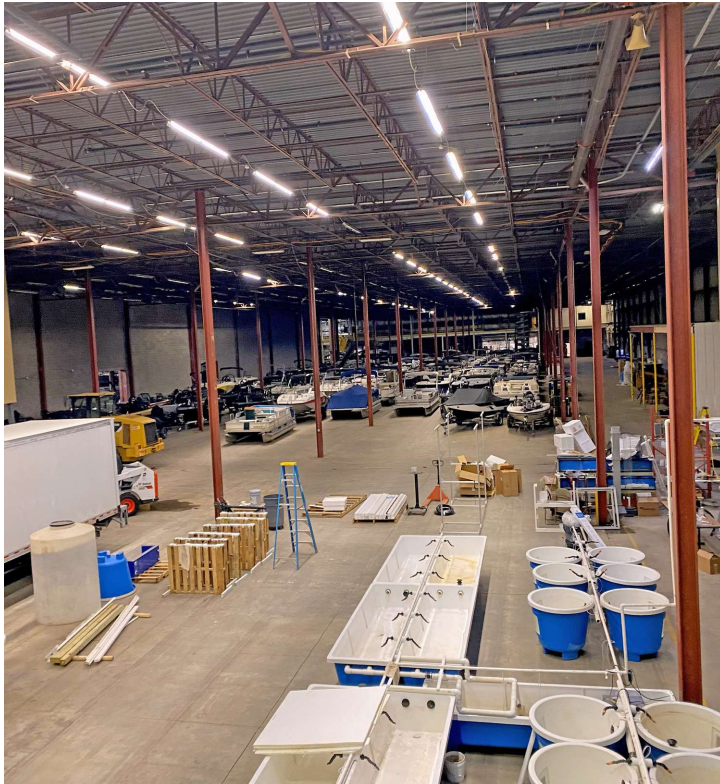
26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100

[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



Sale Price	CONTACT BROKER
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## OFFERING SUMMARY

Building Size:	179,000 SF
Lot Size:	24.28 Acres
Year Built:	1991
Renovated:	2013
Zoning:	Industrial
Submarket:	Wisconsin North Area
Traffic Count:	11,133

## PROPERTY OVERVIEW

Available for sale in Rhinelander, WI, this well-maintained industrial facility offers an impressive 179,000 SF ideal for manufacturing or distribution operations. The property features 24 dock doors, 3 drive-ins, and impressive clear heights ranging from 17' to 32', allowing for efficient logistics and storage. A 20,000 SF office area provides ample room for administrative functions, while the warehouse is equipped with T8 LED lighting, AC/heat throughout, and a conveyor belt system to streamline operations. With 24' x 60' column spacing, heavy power (480V, 3-phase, 3-panel), and secure key fob access, this facility is ready to meet the demands of modern industrial users.

## LOCATION OVERVIEW

Rhinelander is a commercial, industrial, and recreational hub in north-central Wisconsin, the Oneida County seat located along U.S. Route 8, which connects Minnesota to Michigan. The city is also not far from U.S. Route 51, a frequently traveled north-south highway between Ironwood, MI, and Wausau, WI. Rhinelander is an intermodal hub with rail, trucking, and 3 air freight operators including FedEx at local airport.

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## INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	179,000 SF
Space Available:	63,674 SF
Shop SF:	150,000 SF + 9,000 SF Well-maintained Secondary Outbuilding
Office SF:	20,000 SF
Occupancy:	60%
Tenancy:	Single or Multiple
Zoning:	Industrial
Lot Size:	24.28 Acres
Parking Spaces:	Abundant Vehicle Parking
Fenced Yard:	N/A
Trailer Parking:	Yes, Excessive
Rail Access:	Can be added
Year Built / Renovated:	1991 / 2013
Construction Type:	Steel
Clear Height:	17' - 32'
Overhead Doors:	Three (3)
Truckwells/Docks:	24
Cranes:	No
Column Spacing:	24' x 60'
Power:	480 Volt, 3-Phase, 3-Panel
Lighting:	T8 LED
Buss Duct:	No
Air Conditioning:	Yes, Throughout Building
Heat:	Yes, Throughout Building
Sprinklers:	Wet



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**Kevin Bull** SENIOR ASSOCIATE

**D:** 248.358.5361 | **C:** 248.895.9972

[kevin@pacommercial.com](mailto:kevin@pacommercial.com)

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## ADDITIONAL PHOTOS



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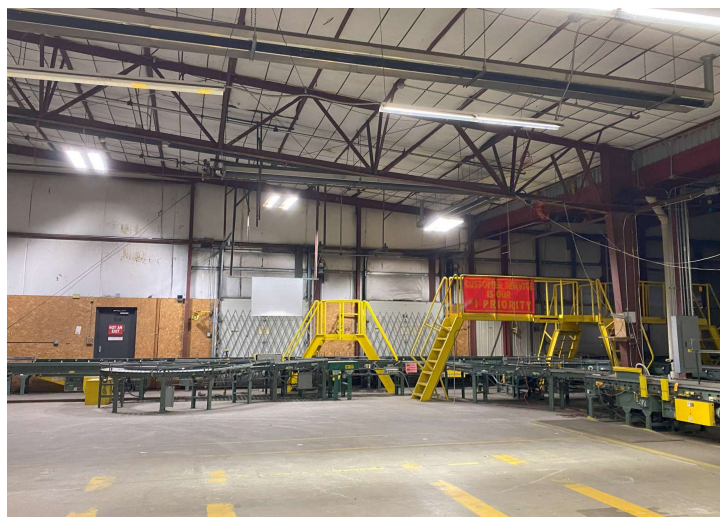
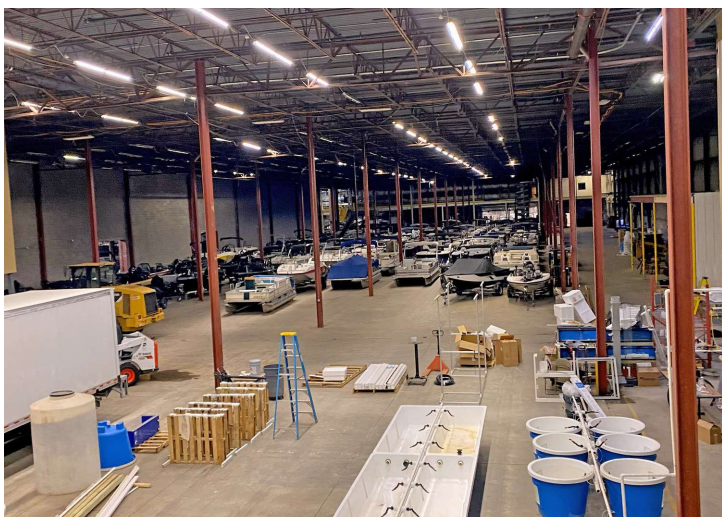
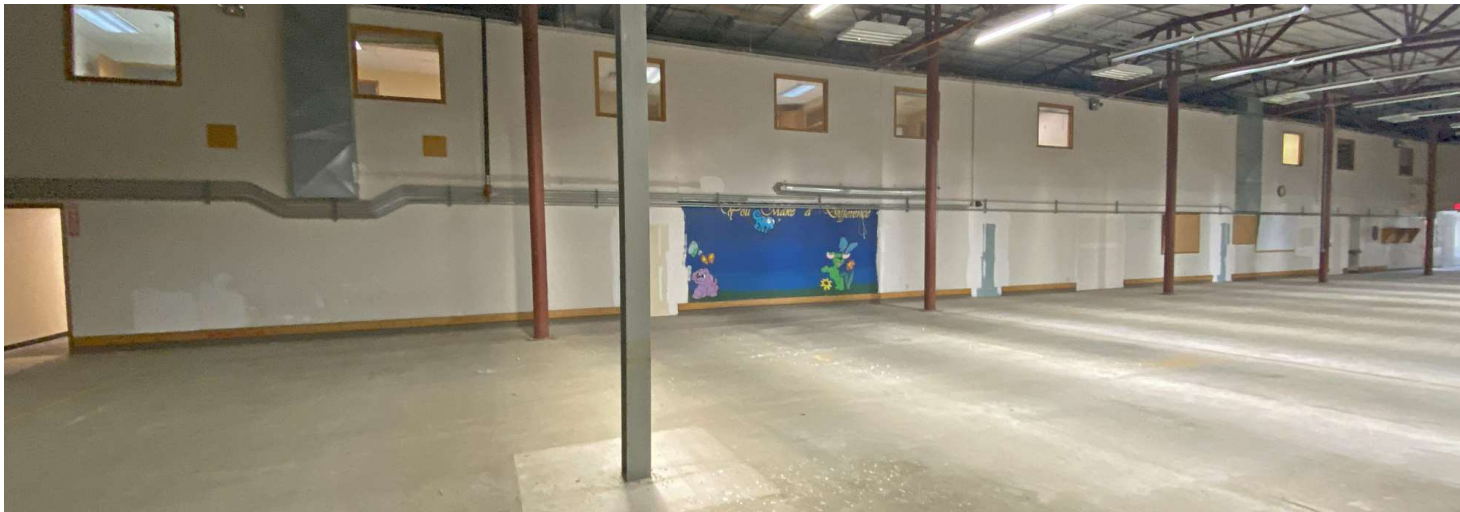
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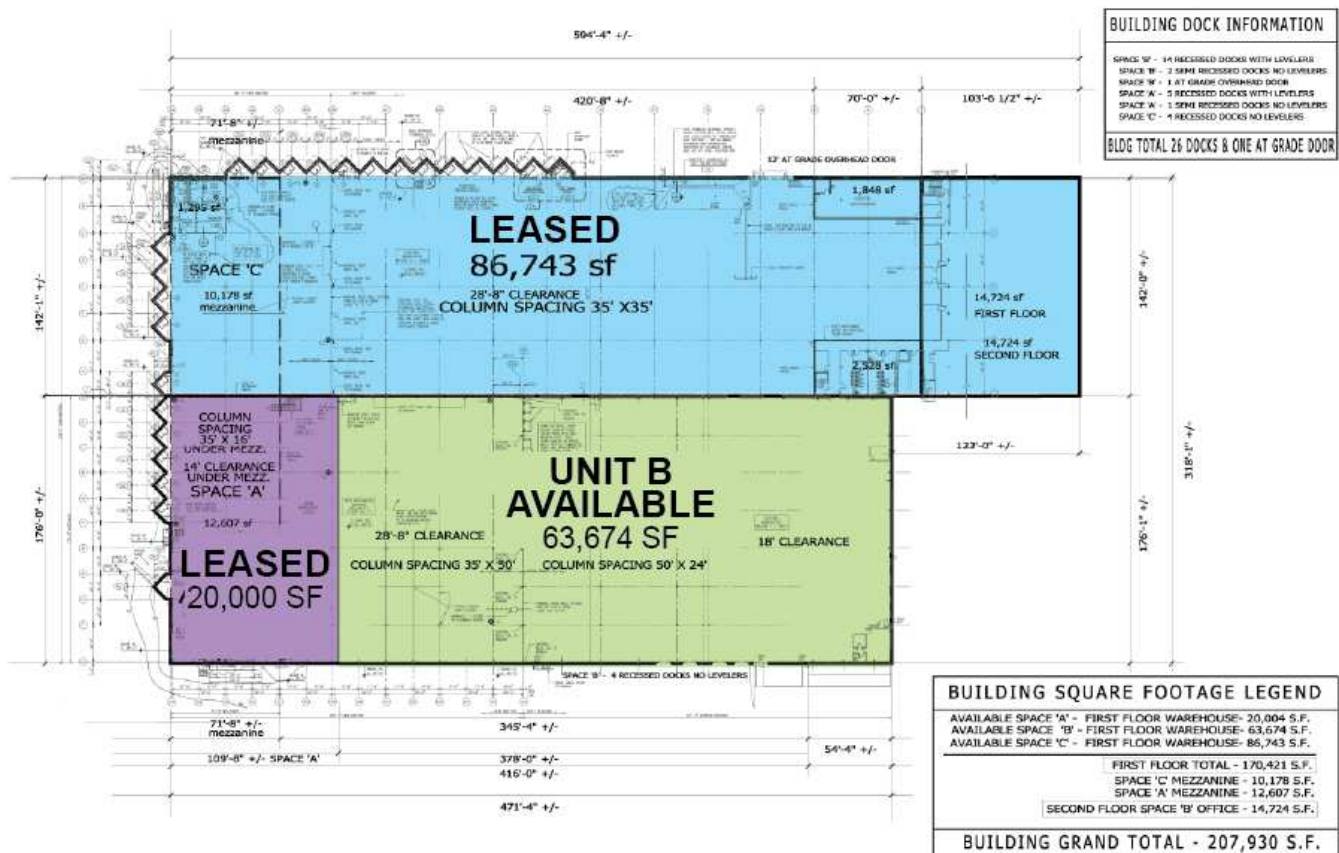
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## FLOOR PLANS



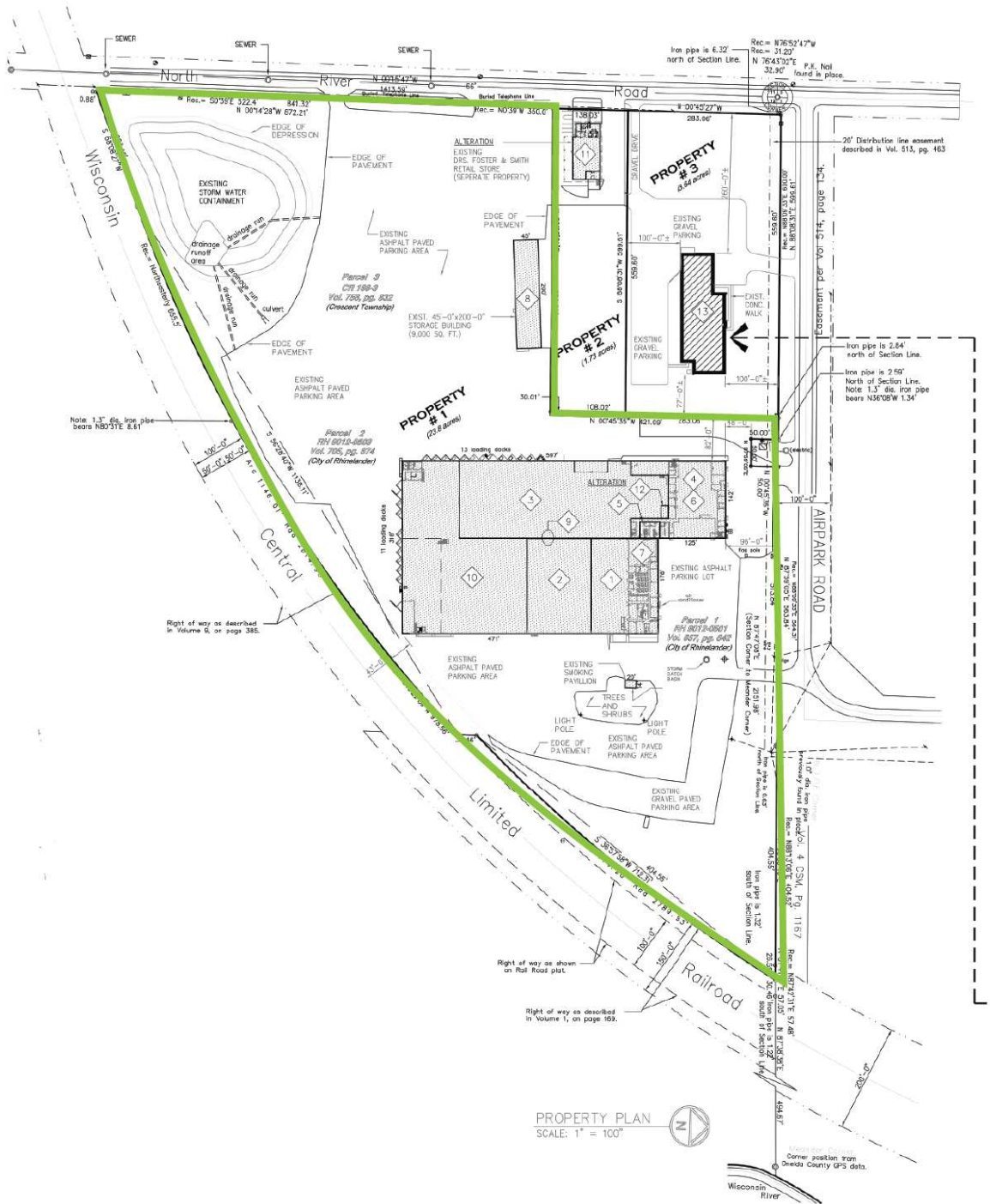
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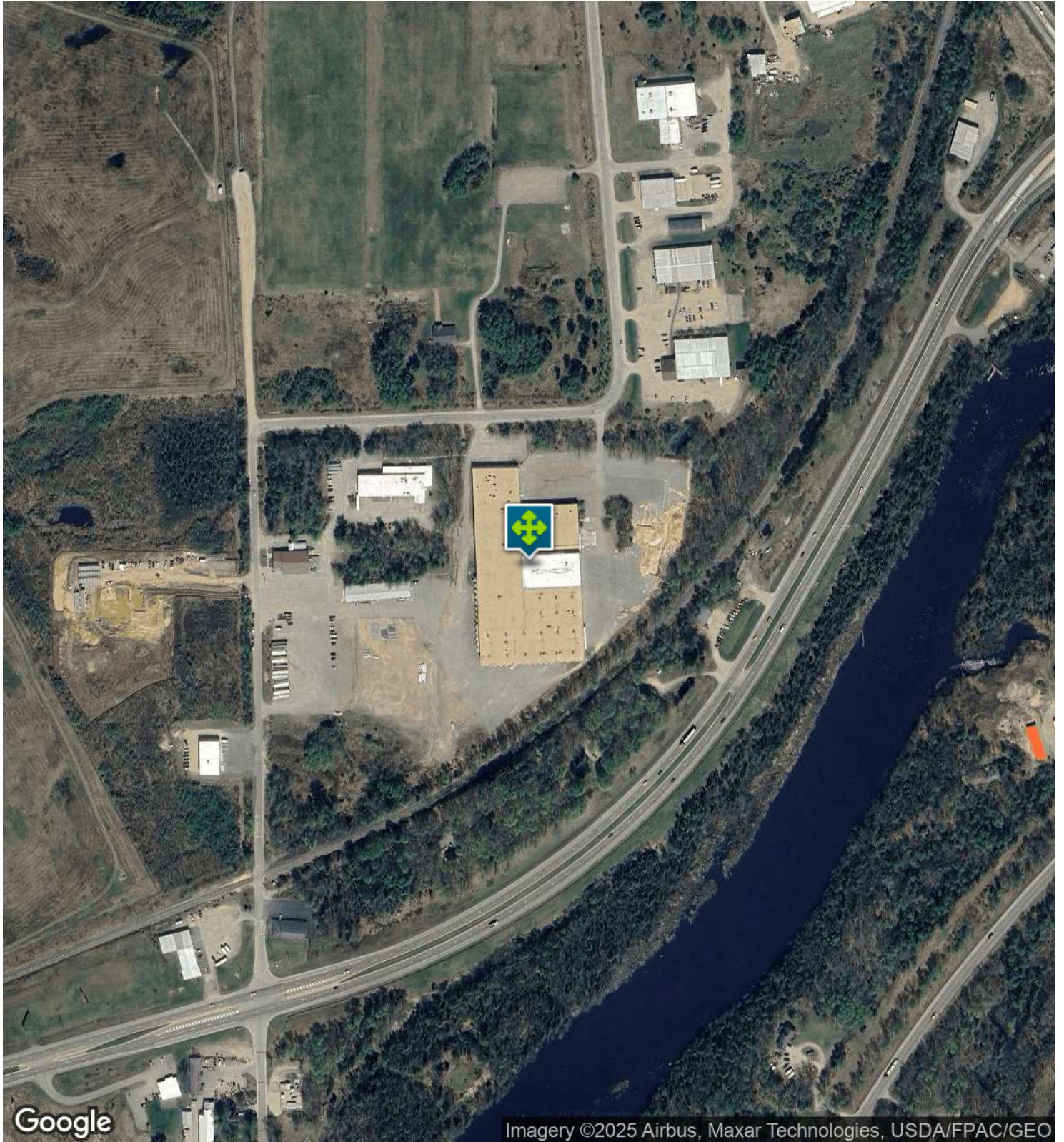
# SITE PLANS





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## AERIAL MAP



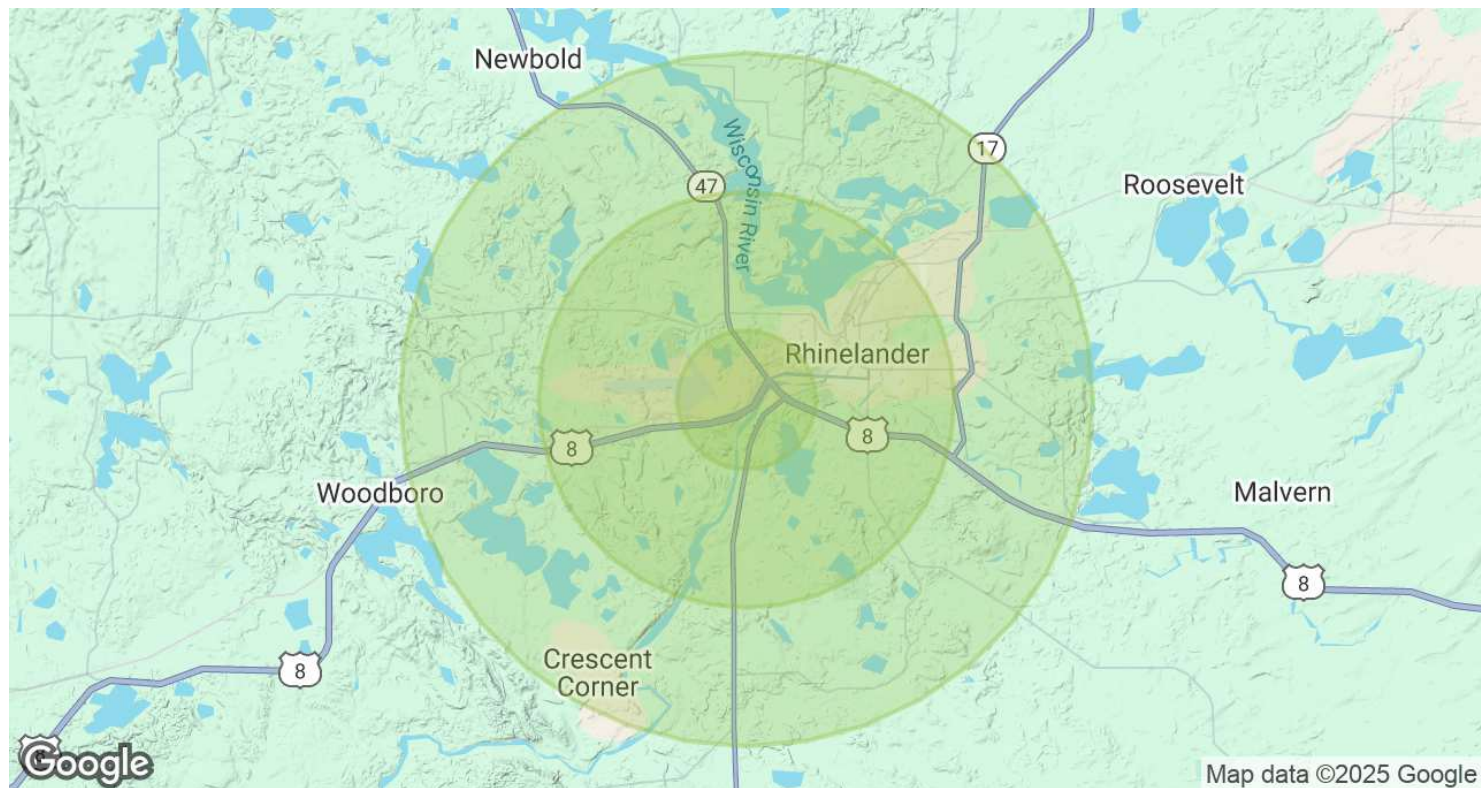
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	806	9,885	14,826
Average Age	45	43	45
Average Age (Male)	43	42	43
Average Age (Female)	47	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	380	4,538	6,711
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$78,896	\$79,880	\$87,440
Average House Value	\$209,648	\$198,351	\$220,893

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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