



Mark D. Olejniczak Realty, Inc.



A. Parent/J. Jadin	821 Lime Kiln Road	Southeast Green Bay			\$875,000
Lister	Address	Area	Brown County		Price
Square Feet	34,892 Sq Ft	Sewer	Yes	Waterfront	No
*Lot Size/Acres	0.80 Acre	Water	Yes	Water Access	No
Building Size	10,320 Sq Ft	Waste System	No	Sprinkler	No
Taxes	'24- \$11,636.24	Well	No	Railroad Spur	No
School-Public	Green Bay Area	Natural Gas	Yes	Railroad Nearby	No
Municipality	City of Green Bay	Lease		Airport Nearby	No
Zoning	Commercial	Easements	No	Highway Nearby	Yes
Year Built	1997	Land Survey in file	No	Rent	N/A
Lot Description		Sidewalks	Yes		
Lock Box <input checked="" type="checkbox"/>		Road Type	Paved Street		
MLS Number	50314597				

Parcel No: 21-1350

Legal Desc: 0.801 Ac M/L Astors Subd Of Pc 3-7 Esfr Part Of Lot 24 & 25 As Desc J27734-05 & J27747-14 Ex 1716841

Directions: 143 exit Mason St, W on Mason, L or S on Lime Kiln to 821 on left side

REMARKS: Commercial/Industrial building now available! Retail storefront if needed. Warehousing works too for this 10,320 SF building. Commercial and retail businesses nearby. Great access to Hwy on Green Bay's east side. Building has been well maintained by owner and corporate tenant. Suitable for garage/auto business with heated dock area and 4 large overhead doors. Great investment in high traffic area for leasing or for your own business venture!



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Store Front & large supply room (52x78ft +/-)

- 3 doors (2 in front & 1 in back)
- All new LED lights
- Ceiling vents
- Old camera (VHS tape)
- 1 Motion/ heat sensor
- Tile Floors
- Large windows (front)
- Connects to the offices

Office 1 (10x9ft +/-)

- Carpet
- Led lights
- Ceiling vents
- Electric base board
- (1) Outside window

Office 2 (10x12ft +/-)

- Carpet
- LED lights
- Ceiling vents
- Electric base board
- (2) one-way window
- (1) outside window
- Motion sensor

Office 3 or file room (10x9ft +/-)

- Carpet
- LED lights
- Ceiling vents
- Electric base board
- (1) one way window
- (1) Outside window

2nd Supply Area (24x61ft +/-)

- Concrete floors
- New LED lighting
- Exit door
- Large windows
- 2 sets of double doors
- 1 exit door

Paint Room (20x17ft +/-)

- Concrete floor
- vent
- LED lights

Vent Room (8x8ft +/-)

- LED lights
- Exhaust vent

3rd supply room or docking area (45x71ft +/-)

- Concrete floors
- 4 over head doors (two middle doors do not work)
10Wx12H
- Utility sink, slop sink w/designated HW heater
- Water Lines
- 2 Modine heaters
- 2 motion/ heater sensors

3rd supply room or docking area continued

- Utility board
- 200 + 200 amp
- Security system/ internet router/ phone lines

Bathroom (5x8ft +/-)

- Concrete floor
- 1 toilet
- 1 sink

Breakroom (13x16ft +/-)

- Tile floor
- LED lights
- Vent
- Cabinets
- Sink

Tool Shop (13x9ft +/-)

- Concrete
- (1) window looking into dock area

Receiving room

- Package delivery/key drop box

Other:

- 2 AC/ HVAC (5-6 years old)
- Blacktop sealed last year