



FOR LEASE | **136,605 SF**
1 REYNOLDS DRIVE | **BELOIT, WI**

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PROPERTY HIGHLIGHTS



**WISCONSIN TAX
CREDITS AVAILABLE**



**EXCELLENT
INTERSTATE ACCESS/
VISIBILITY**



**HALF MILE
TO I-43**



**HALF MILE
TO I-39/90**



**PARKING LOT
FULLY RESURFACED
IN 2023**



PROPERTY DETAILS

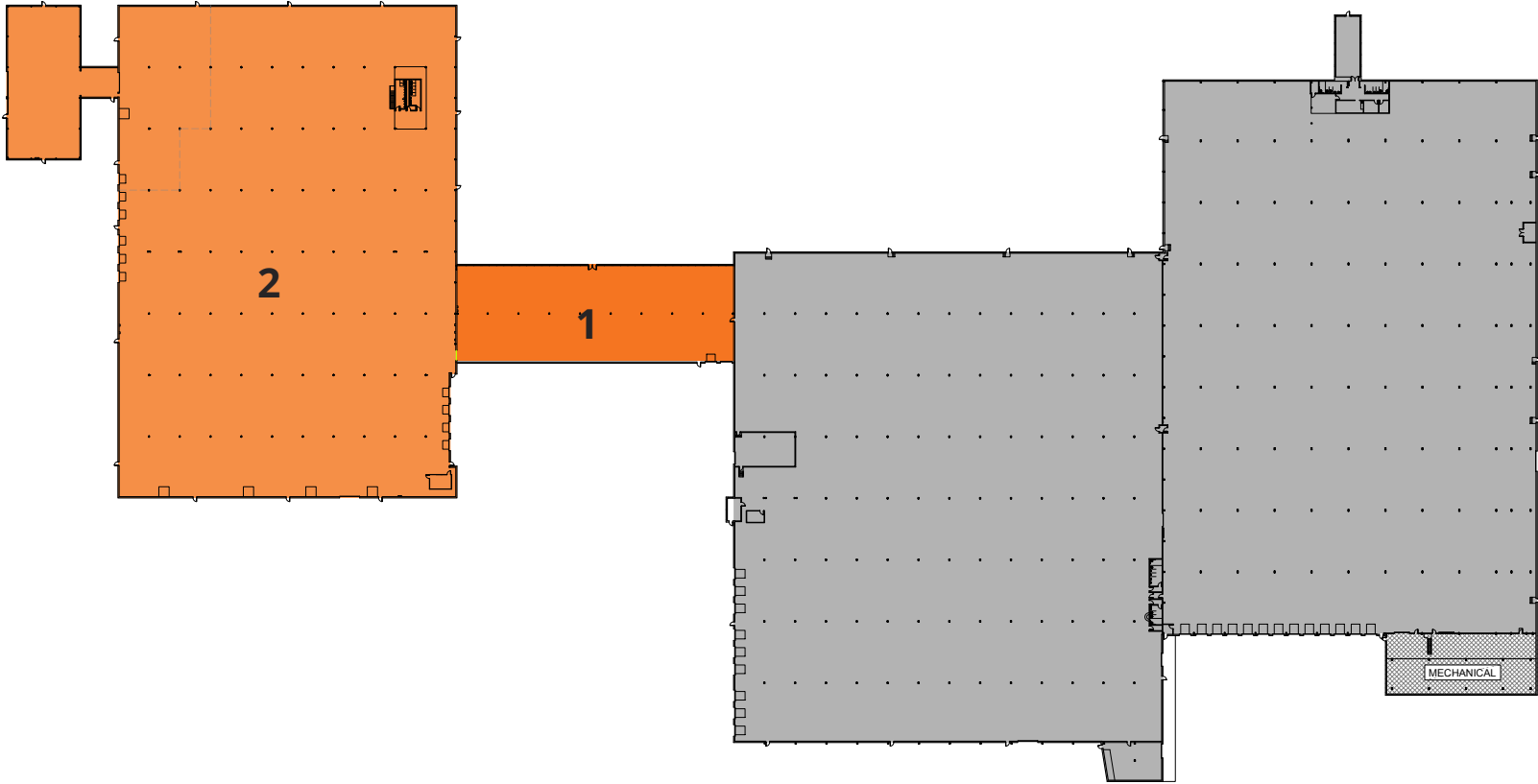
1 REYNOLDS DRIVE | БЕЛОIT, WI

AVAILABLE SPACE	136,605 SF
MINIMUM DIVISIBLE	18,153 SF
DOCK DOORS	12
DRIVE-IN DOORS	3 (10' x 12')
CLEAR HEIGHT	12' - 25'
COLUMN WIDTH/DEPTH	25' x 50'
ROOF	60 Mil TPO Overlay (New 2018)
WALLS	Masonry and Steel
FLOORS	6" Reinforced Concrete
YEAR BUILT	1974
FIRE SUPPRESSION	100% Wet
LIGHTING	T8
POWER	2000 Amp 480v 3 Phase
PARKING	575 Spaces
ZONING	M2: General Manufacturing
PARCEL ID	206-22970100
OPEX ESTIMATE	\$1.15/SF



FLOOR PLAN

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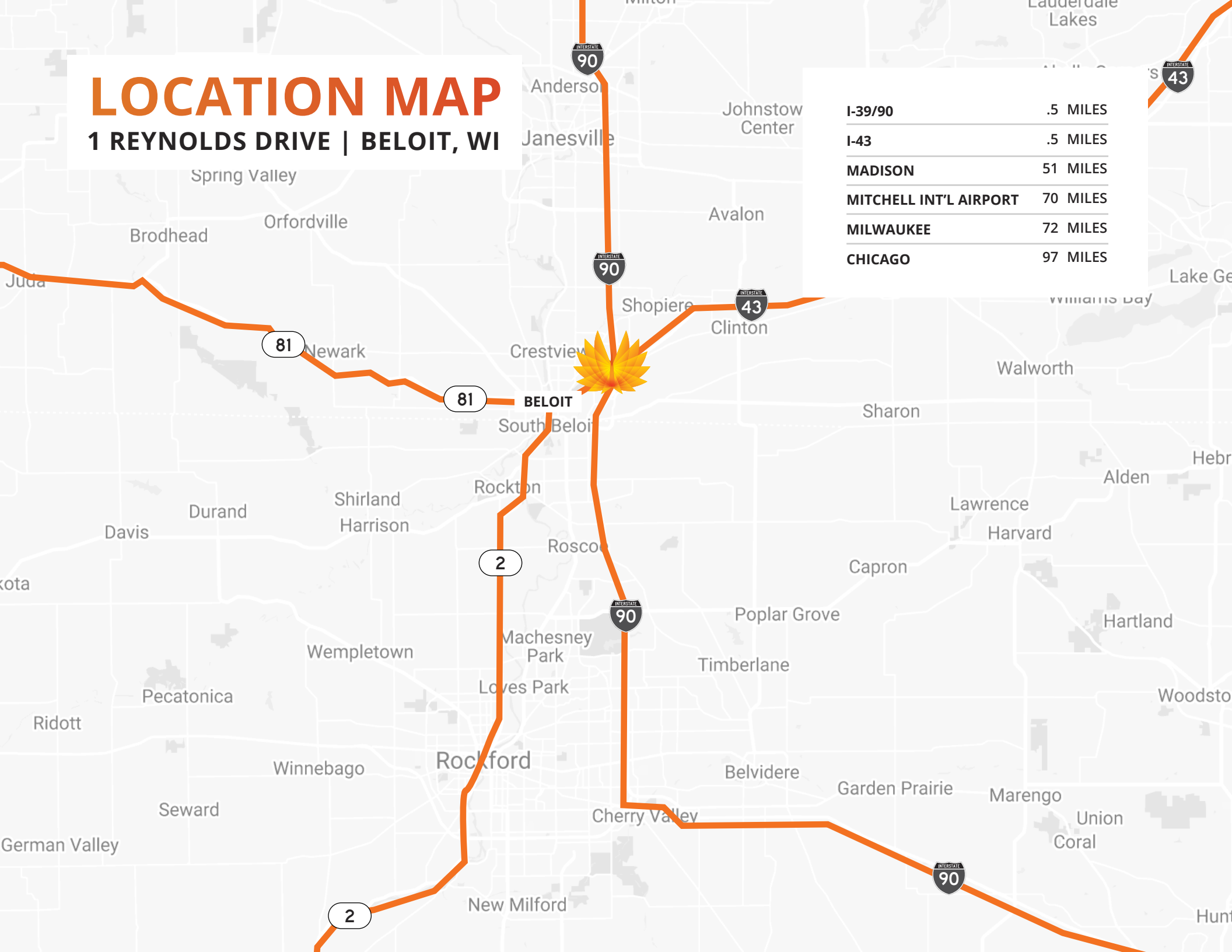
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	AVAILABLE	12'	2	18,153 SF
2	AVAILABLE	25'	10	118,452 SF
TOTAL				136,605 SF



LOCATION MAP

1 REYNOLDS DRIVE | BELOIT, WI

I-39/90	.5 MILES
I-43	.5 MILES
MADISON	51 MILES
MITCHELL INT'L AIRPORT	70 MILES
MILWAUKEE	72 MILES
CHICAGO	97 MILES





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