



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

911 Pine Street, Saint Croix Falls, Wisconsin

62,016 SF Warehouse/Office
Available for Sale

6,482 SF Office for Lease
23,600 SF Warehouse for Sublet



CONTACT

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Property Description

62,016 SF building with 6,482 SF of full office buildout formerly utilized by St. Croix Medical and available warehouse sublet of approximately 23,600 SF. The office space also includes a 300 plus square foot storage room with an external man door. Value priced office and warehouse space available in the Taylors Falls/St. Croix Falls market.



PROPERTY HIGHLIGHTS

- 6,482 SF Space for Sale/ Lease
- Full Office Build-out
- Mostly open floor plan
- Ten (10) Private offices
- Office Storage space available
- Approx. 23,600 Warehouse available for sublet

LOCATION DESCRIPTION

- Located near three of the main arterial routes within the Town of St. Croix Falls
 - U.S. Route 8
 - Wisconsin Hwy 35
 - Wisconsin Hwy 7

PRICING SUMMARY

Building Price

Negotiable

Office Rental Rate

\$12.00/PSF Modified Gross

Price: Negotiable

Warehouse Sublet Rate

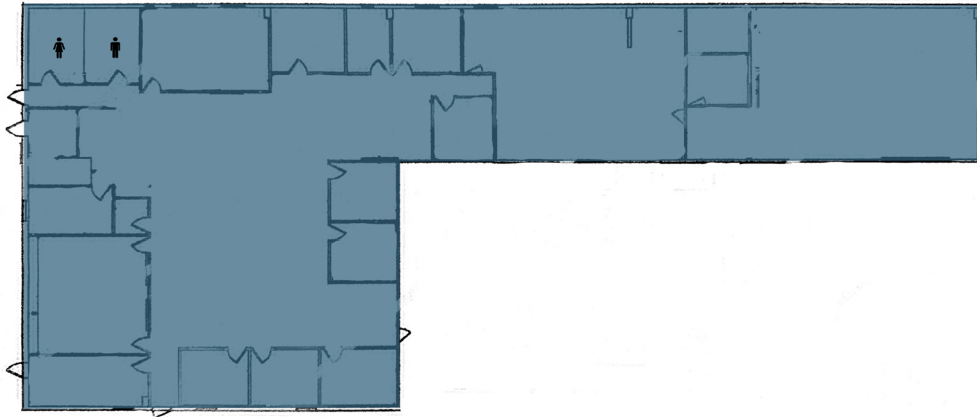
\$5.50/PSF NNN



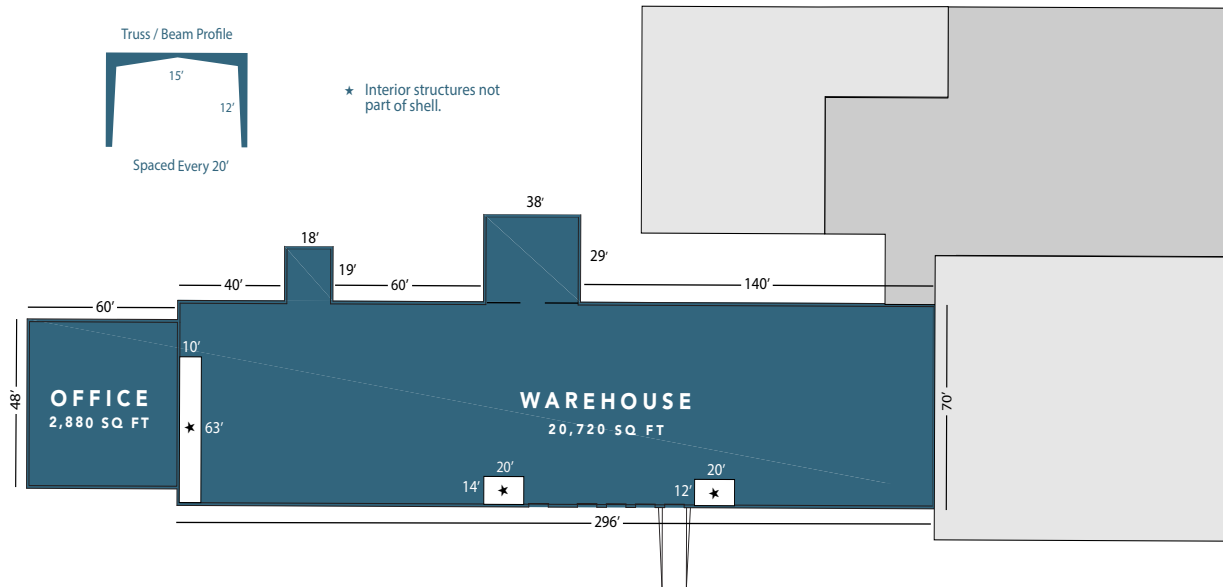


Floor Plans

Office - 6,482 SF Available



Warehouse - 23,600 SF Available



For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

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