

**INDUSTRIAL PROPERTY // FOR LEASE**

# **UP TO 63,674 SF OF HIGH-CEILING WAREHOUSE - TRUCKING, RAIL & AIR-FREIGHT HUB**

2253 AIR PARK RD

RHINELANDER, WI 54501



- Up to 63,674 SF of Warehouse Space Available
- Trucking, Rail, and Air Freight Hub
- High Clear Height: 17'-32',
- Column Spacing: 24' x 60'
- 24 Docks/ 3 Drive-Ins for Distribution
- T8 LED Lighting, AC/Heat throughout
- 480 Volt, 3-Phase- 3-Panel Power
- Key Fob Access



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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2253 AIR PARK RD, RHINELANDER, WI 54501 // FOR LEASE

# EXECUTIVE SUMMARY



Lease Rate	NEGOTIABLE
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## OFFERING SUMMARY

Building Size:	179,000 SF
Available SF:	63,674 SF
Lot Size:	24.28 Acres
Year Built:	1991
Renovated:	2013
Zoning:	Industrial
Submarket:	Wisconsin North Area
Traffic Count:	11,133

## PROPERTY OVERVIEW

Introducing 2253 Air Park Rd, Rhinelander, WI, a premier commercial property offering up to 63,674 SF of warehouse space for lease. This strategically positioned facility is a hub for trucking, rail, and air freight, boasting high clear heights of 17'-32' and column spacing of 24' x 60'. With 24 docks, 3 drive-ins, T8 LED lighting, AC/heat throughout, and 480 Volt, 3-Phase- 3-Panel Power, this space is designed for efficient distribution. Additionally, the property features key fob access for security and convenience. Discover an exceptional opportunity for your business at this top-tier industrial location.

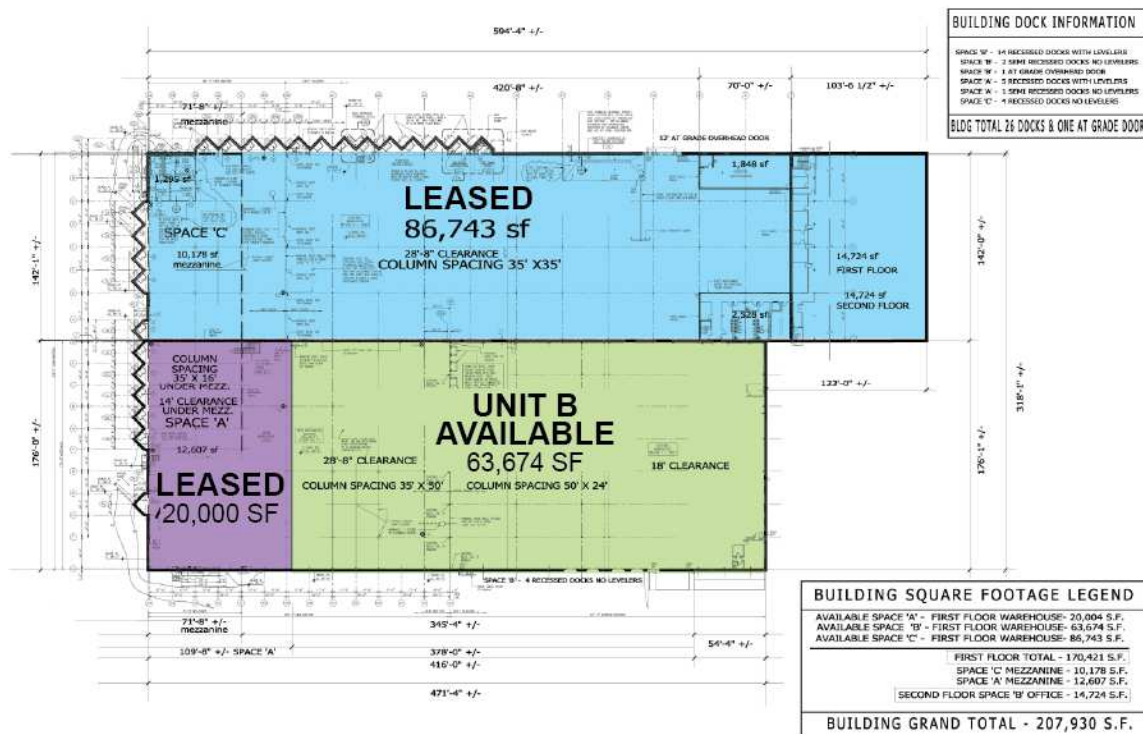
## LOCATION OVERVIEW

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.

## PROPERTY HIGHLIGHTS

- Up to 63,674 SF of Warehouse Space Available
- Trucking, Rail, and Air Freight Hub
- High Clear Height: 17'-32', Column Spacing: 24' x 60'
- 24 Docks/ 3 Drive-Ins for Distribution

**2253 AIR PARK RD, RHINELANDER, WI 54501 // FOR LEASE**  
**LEASE SPACES**



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	63,674 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2253 Air Park Rd, Suite B	Available	63,674 SF	NNN	Contact Broker	-



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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:	Not Available
Occupancy:	Immediate
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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## ADDITIONAL PHOTOS



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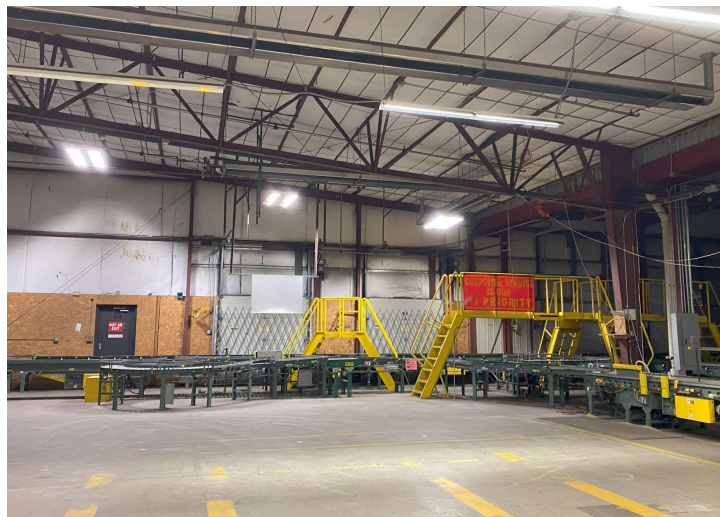
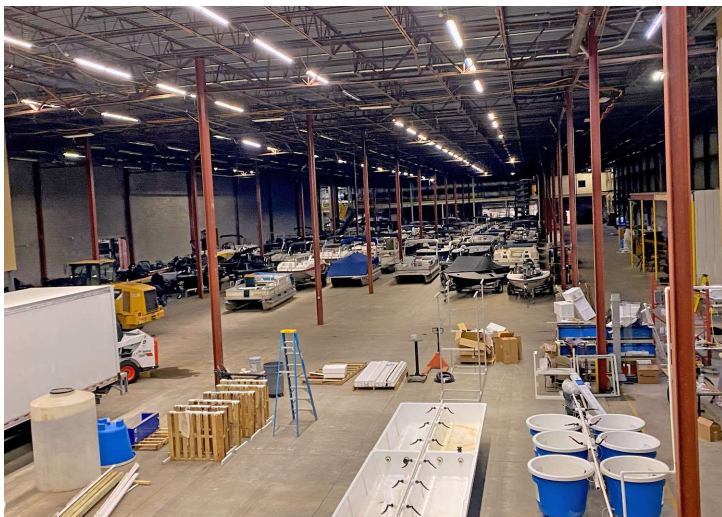
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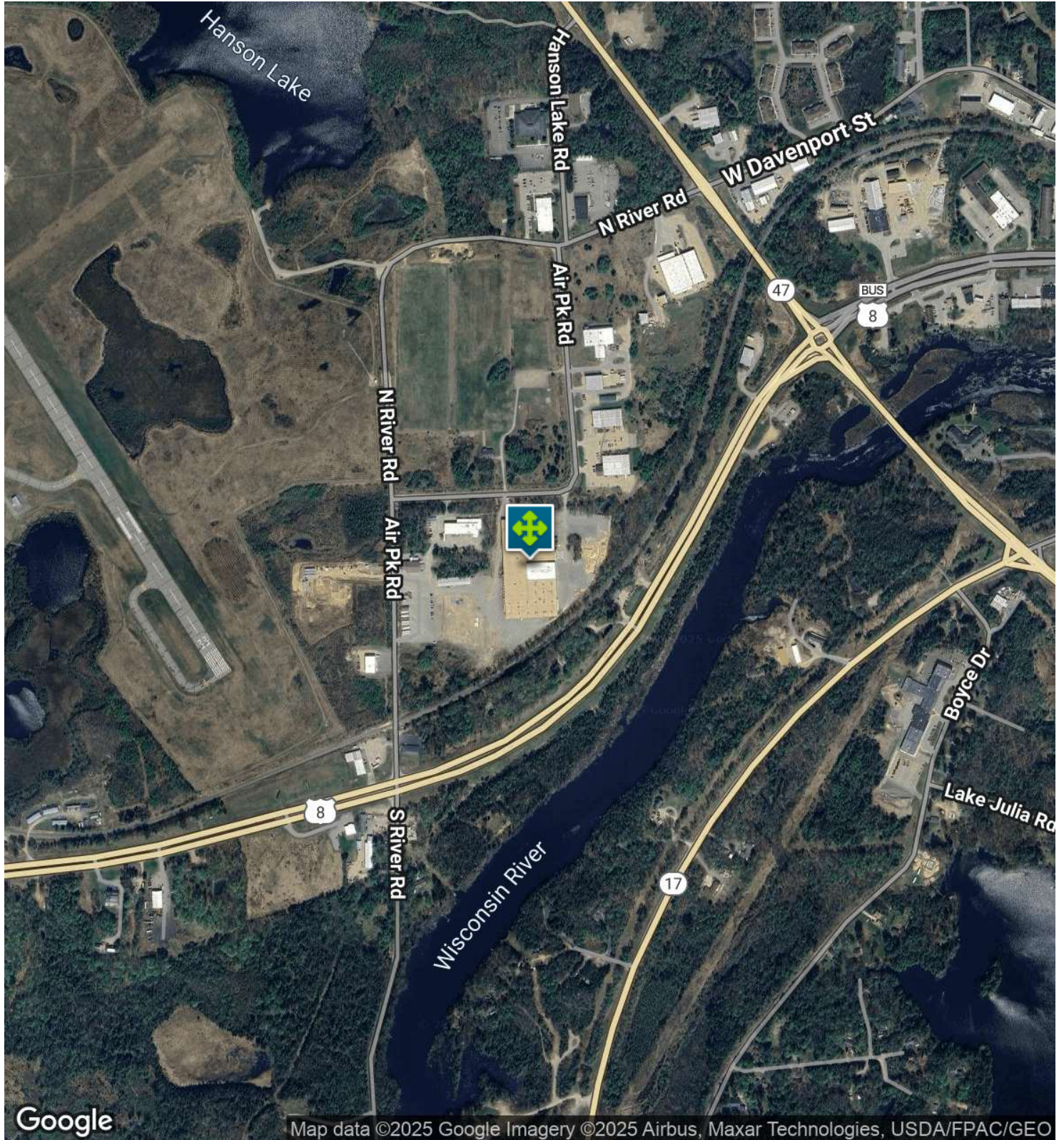


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## AERIAL MAP



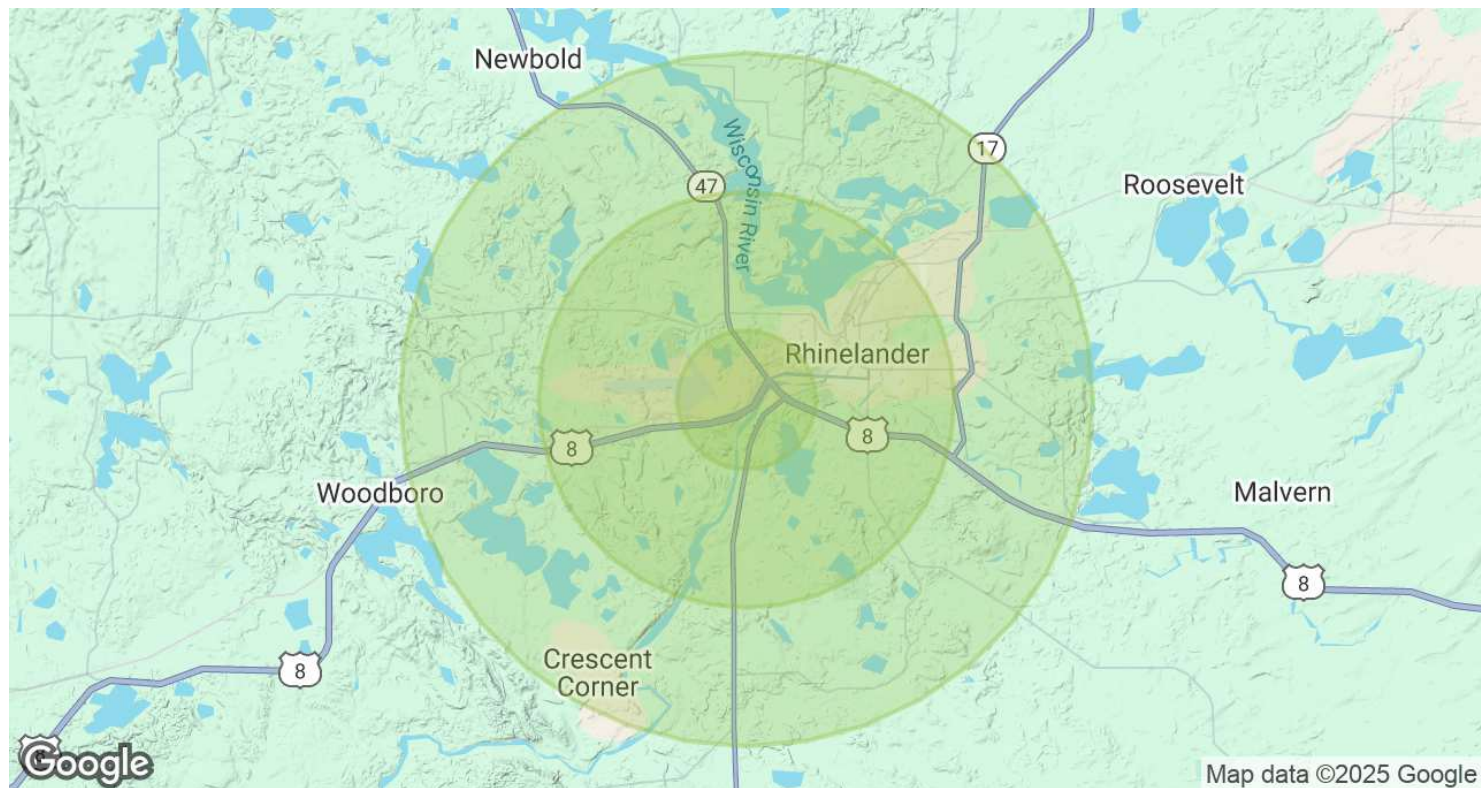
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# DEMOGRAPHICS MAP & REPORT



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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