

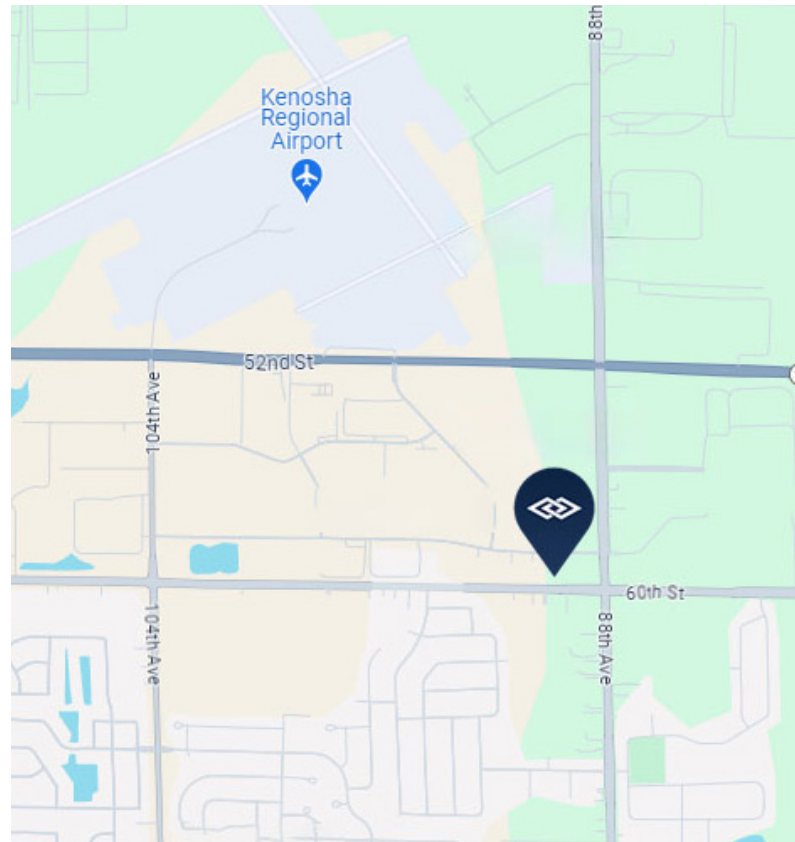
AVAILABLE FOR SALE

8915 58TH PLACE, KENOSHA, WI 53144



LOCATION DESCRIPTION

Rare free-standing building located 2.5 miles to the full interchange at 52nd Street and Route 41 and only 2 minutes from the Kenosha Regional Airport. Enjoy the benefits of low Wisconsin taxes and utilities.



OFFERING SUMMARY

AVAILABLE	17,000 SF
LAND	1.36 Acres
OFFICE	± 2,000 SF
CEILING HEIGHT	18' - 20' Clear
LOADING	1 Dock 2 Drive-in doors
POWER	400A @ 208/240V; 3-phase
ZONING	M-2
REAL ESTATE TAXES	\$16,356.15 (2023)
SALE PRICE	\$1,800,000

DAN PRENDERGAST | VICE PRESIDENT | Direct: 630-993-3878 | Wisconsin: 262-577-9000
dprendergast@darwinpw.com



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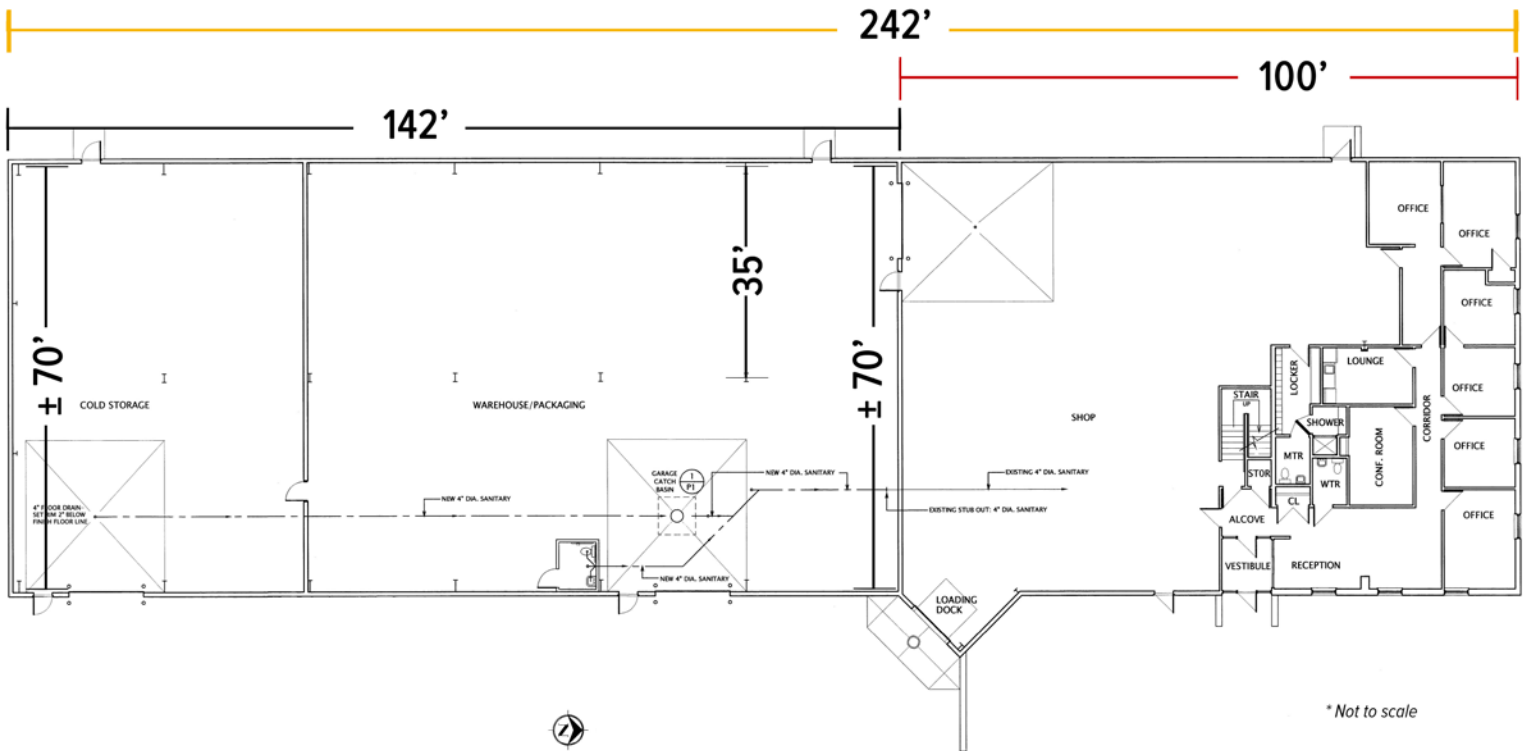
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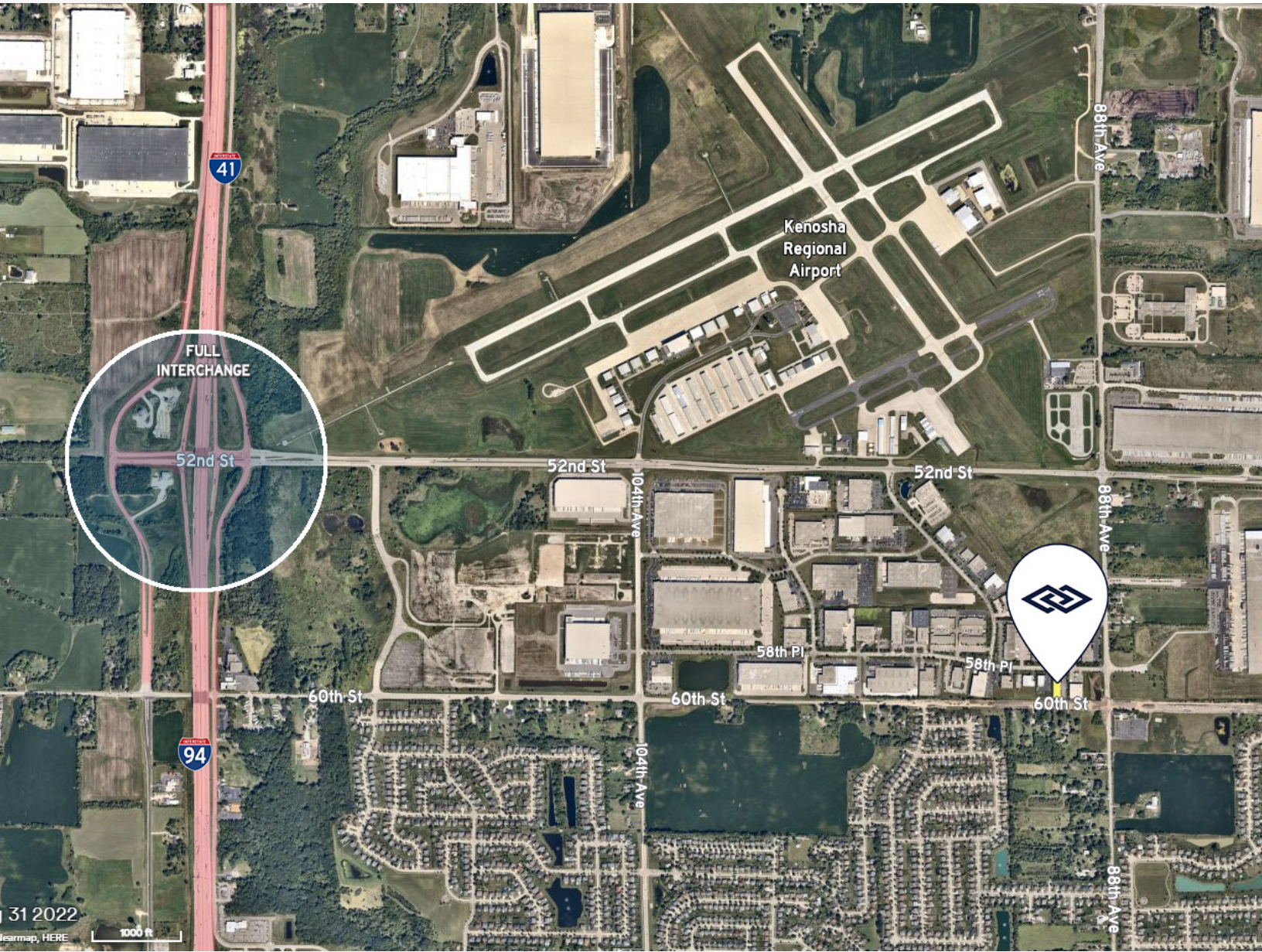
BUILDING LAYOUT



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Submitted subject to error, change in status, or withdrawal without notice.

NOTICE ABOUT SEX OFFENDER REGISTRY.

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS.

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a 66 contract or agreement made concerning the transaction.