

# LIGHT INDUSTRIAL BUILDING

1560 10th Avenue Baldwin, WI 54002

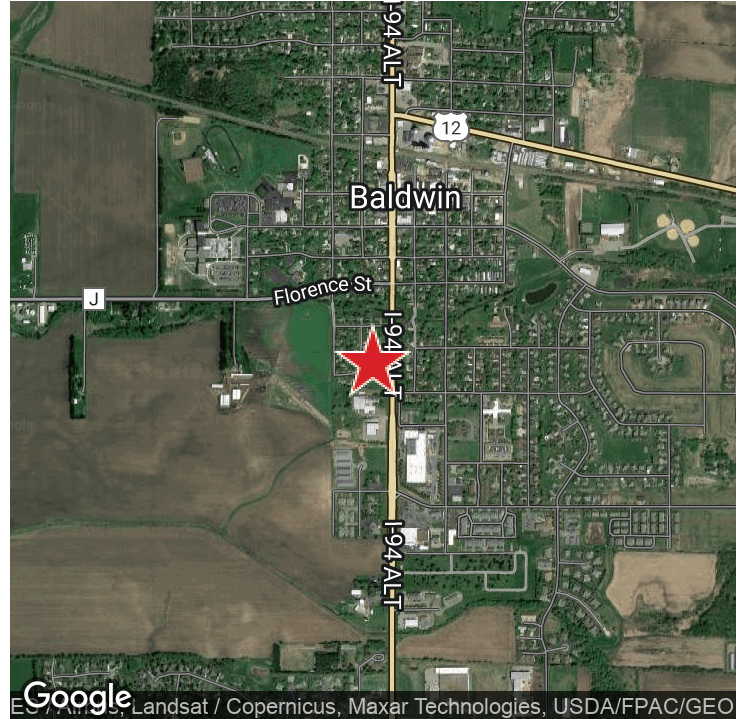


FOR MORE INFORMATION CONTACT:

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# Executive Summary



**LEASE RATE** **\$14,929.00**  
**MONTHLY**

**OFFERING SUMMARY**

Available SF:	36,250 SF
Office:	1,640 SF
Lease Rate Office:	\$9.00 SF/yr (NNN)
Warehouse:	34,610 SF
Lease Rate Production/ Warehouse:	\$4.75 SF/Yr (NNN)

**PROPERTY HIGHLIGHTS**

- Heavy Power & Make Up Air
- Central Compressed Air
- Central Chilled Water
- Heavy Natural Gas
- Dock & Drive-In Doors
- Fully Sprinklered
- 7 Acre Site
- Shop/ Breakroom
- Loading Dock
- Close Proximity to I-94 (Off Exit 19)

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# Building Information

**SITE INFORMATION:**

Property Type: Industrial

Single/ Multi: Single- Tenant

Date Available: Immediately

Lease Term: Three (3) Years Minimum

**Building Data:**

Year Built: 1969, 1979, 1985, 1994

Construction: Masonry & Steel

Parking: Very Ample

Clear Height: 14' to 20'

HVAC: Forced Air/ Natural Gas, A/C in Office

**SQUARE FEET AVAILABLE:**

Available: 36,250 SF

Office: 1,640 SF

Production/ Warehouse: 34,610 SF

**Rates/ SF:**

Office: \$9.00 PSF NNN

Production/ Warehouse: \$4.75 PSF NNN

Tenant Pays: Rent, Operating Expenses, tax & Utilities

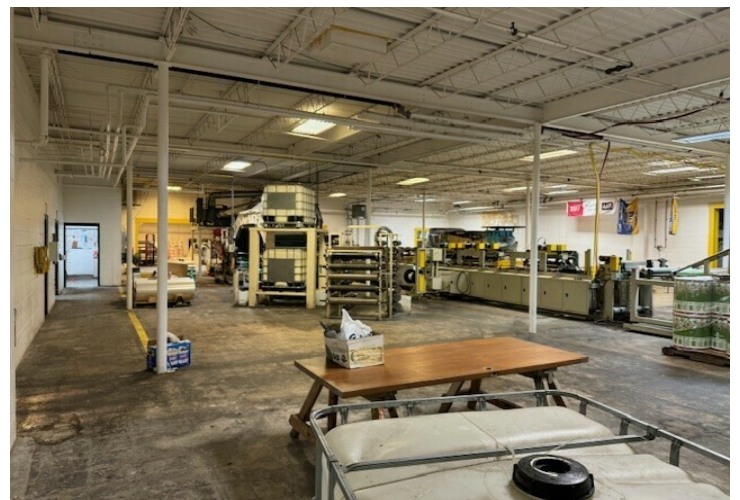
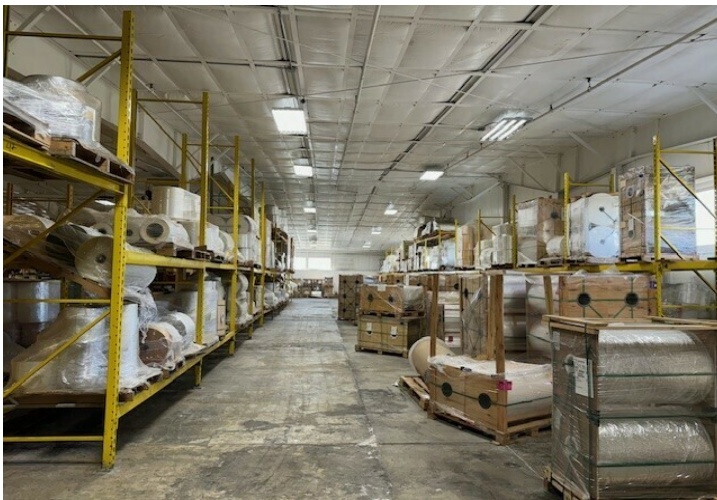
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## Additional Photos



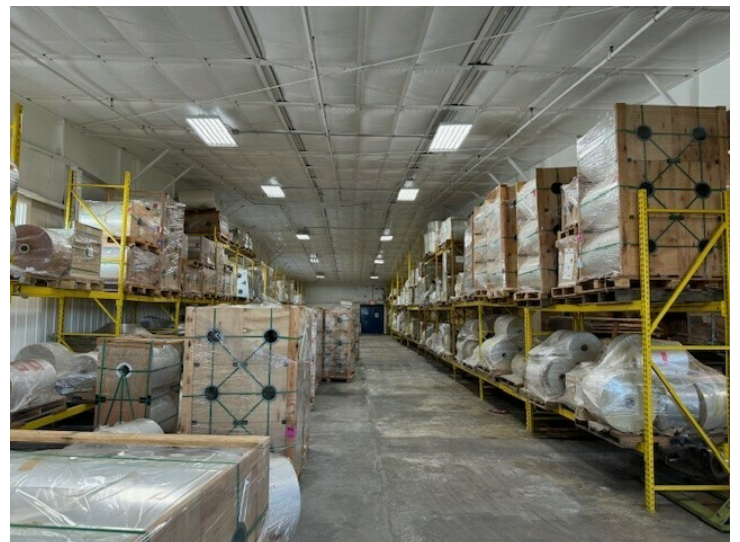
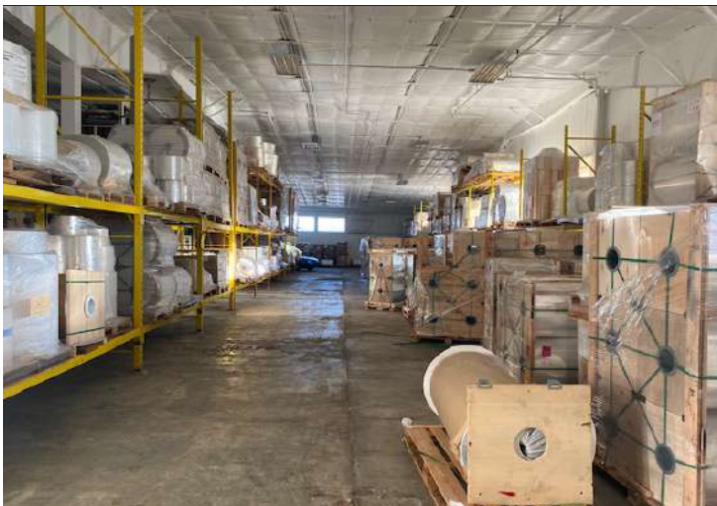
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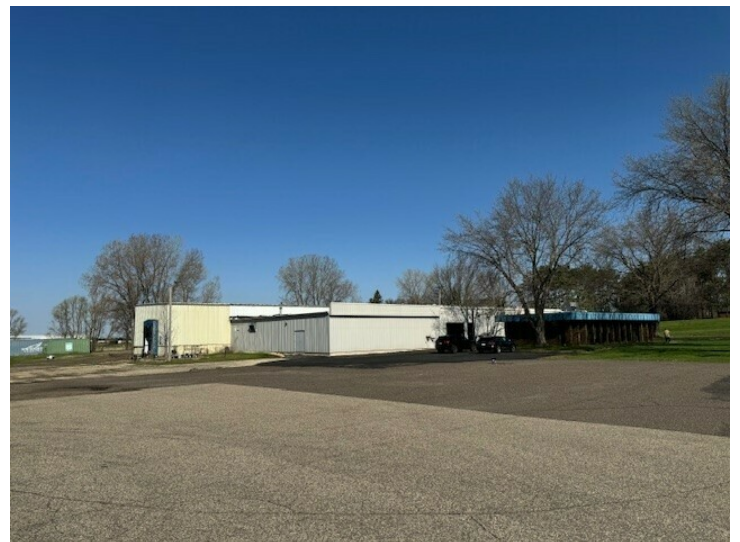


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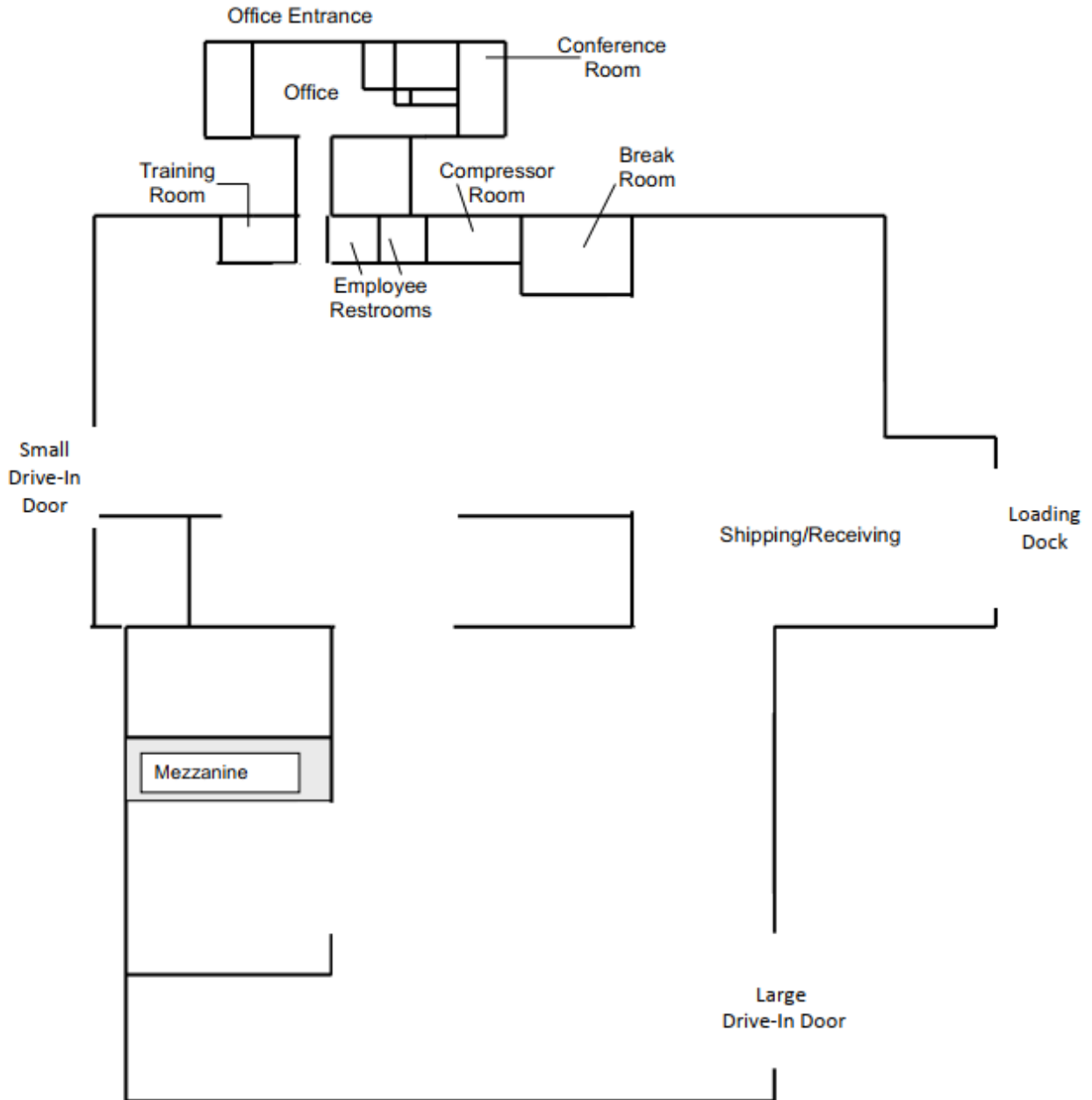


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# Floor Plan



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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	245	1,003	3,070
Average Age	39	39	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	411	1,257
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$93,780	\$91,246	\$90,810
Average House Value	\$228,548	\$223,185	\$223,809

Demographics data derived from AlphaMap

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