



VACANT LAND & INDUSTRIAL BUILDING with Outside Storage

380 MIDDLE RD | VILLAGE OF BELGIUM, WI 53004

FOR SALE



380 Middle Rd.  
Village of Belgium, WI 53004

## PARCEL A PROPERTY FEATURES

PARCEL A BUILDING SIZE	13,863 SF
PARCEL A LAND SIZE	10.6 Acres
TAX PARCEL A	18-015-07-006-00
PARCEL A 2020 ASSESSMENT	\$452,455

PARCEL A - Leased through 8/15/26

## PARCEL A FINANCIAL SUMMARY

PARCEL A OFFERING PRICE	\$750,000
PARCEL A PRICE PSF	\$54.10 SF



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## PARCEL B PROPERTY FEATURES

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PARCEL B LAND SIZE	<b>21.16 Acres   Min. Divisible: 9 acres</b>
TAX PARCEL B	<b>18-015-06-016-00</b>
PARCEL B 2020 ASSESSMENT	<b>\$140,645</b>

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## PARCEL B FINANCIAL SUMMARY

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PARCEL B OFFERING PRICE	<b>\$529,000</b>
PARCEL B PRICE PER ACRE	<b>\$25,000/acre</b>

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## PARCEL A & B FEATURES

TOTAL ACRES	31.76 Acres
BUILDING SIZE	13,863 SF
YEARS BUILT	1970 & 2003, 2019 (renovated)
CEILING HEIGHT	18' - 34'
LOADING	12'x14', 16'x16', 12'x12' overhead doors   (2) two 18'x10' erected overhead doors   10'x10' & 14'x10' overhead doors
CONSTRUCTION	Engineered steel construction with insulated metal walls
ZONING	M-2 General Manufacturing
FIRE DOORS	(5) Five
CRANES	(1) One Jib crane - 1/4 ton (2) Two Overhead Cranes - 10 ton capacity
UTILITIES	City water, city sewer
NOTES	Air compressor - airlines throughout Includes 12'x30' - 4' deep pit with ramp and 2 elevated doors



## MECHANICAL

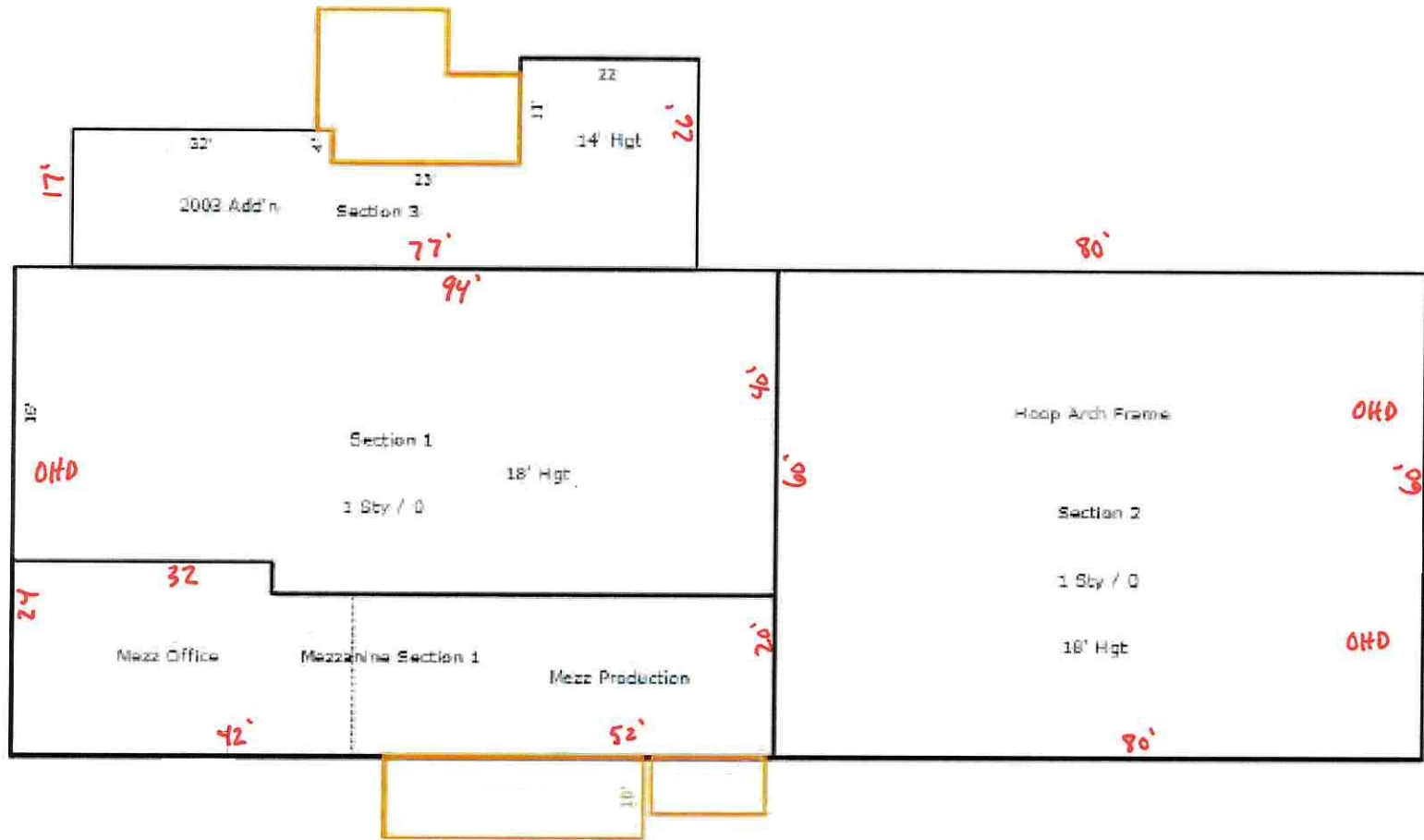
HVAC	Suspended space-heaters, natural gas, infra-red heaters, Hydroponic floor heat
FIRE SPRINKLERS	None
LIGHTING	T-12 fluorescent, metal halide
POWER	1,200-amp 3-phase 480-volt service (TBV)
BATHROOMS	(2) Two
NOTES	Office and usable mezzanine space, a range of outside storage options, 500 gallon diesel tank on site

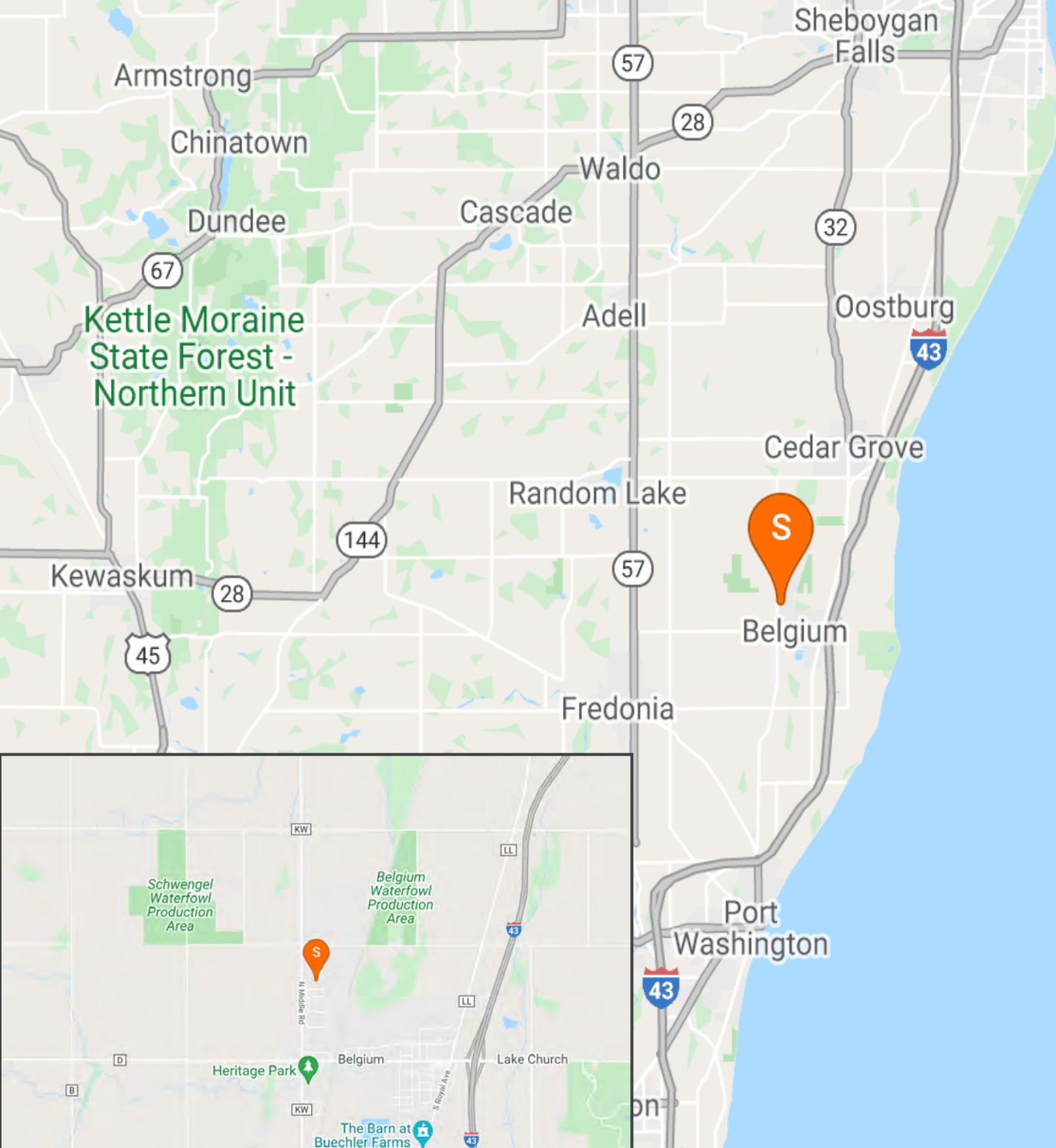
## BUILDING LAYOUT DETAILS

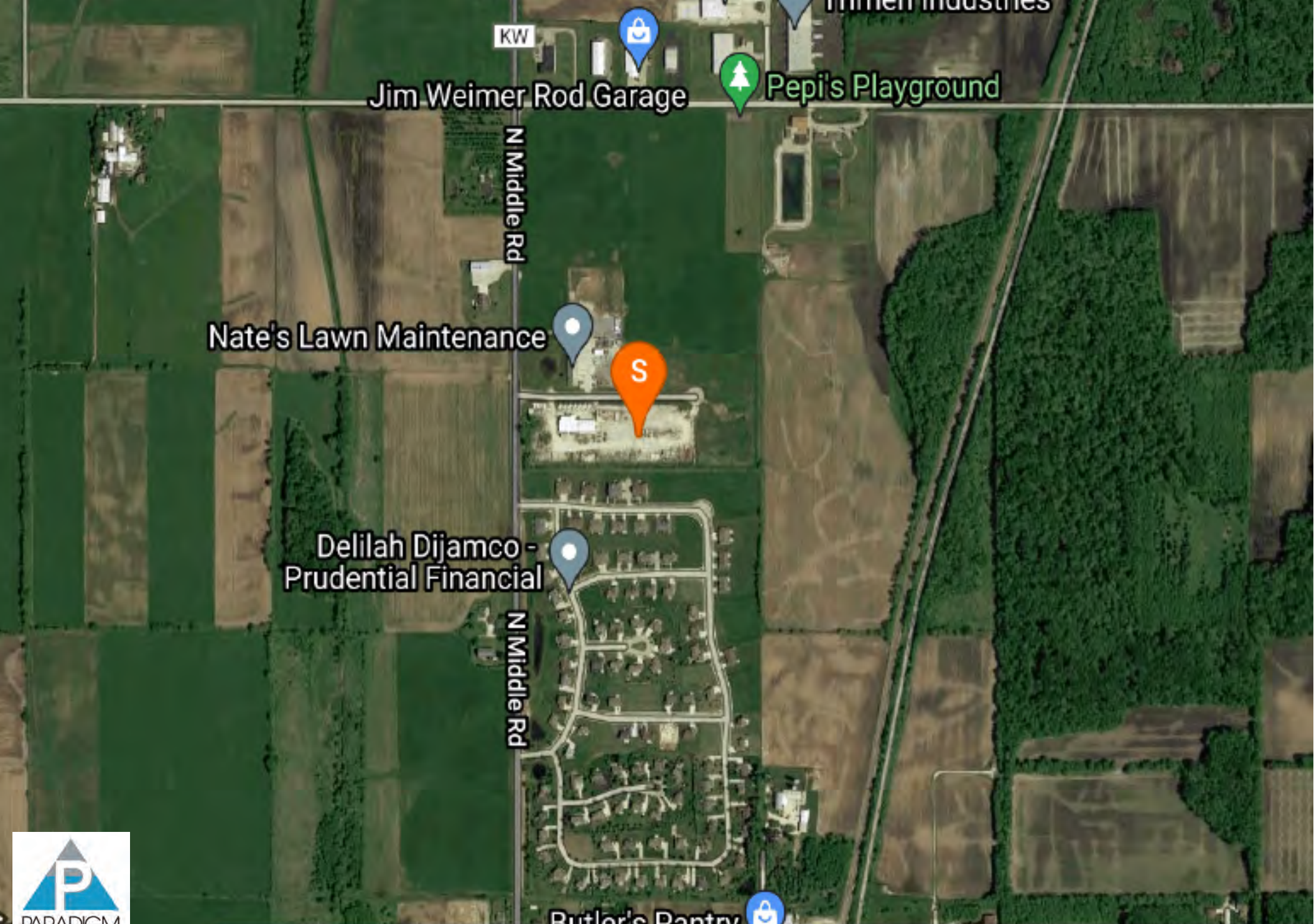
MAIN MANUFACTURING SPACE	5,640 SF
MEZZANINE (OFFICE/PRODUCTION)	2,008 SF
OFFICE	7,000 SF
ADDITION	1,415 SF
HOOP ARCH MANUFACTURING SPACE WITH CRANE	4,800 SF
TOTAL SIZE	<b>13,863 SF</b>
ROOFS	Mixed
CONSTRUCTION	Wood frame and metal

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	1,104	3,151	7,517

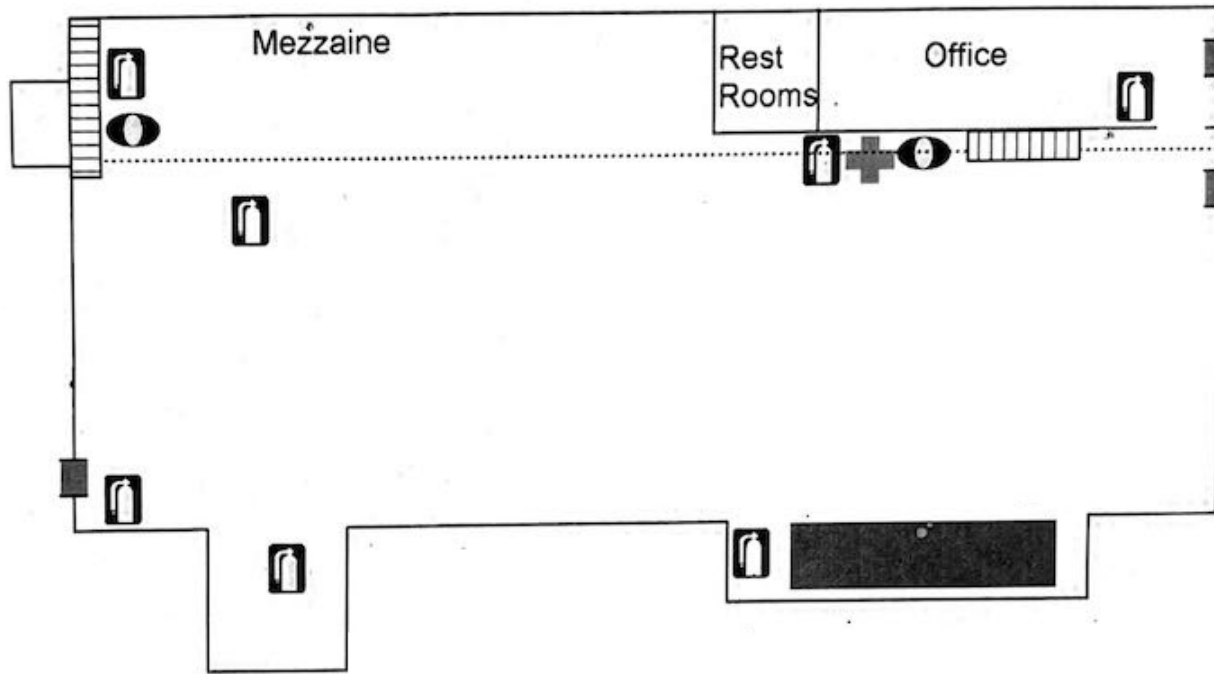






Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

# FLOOR PLAN

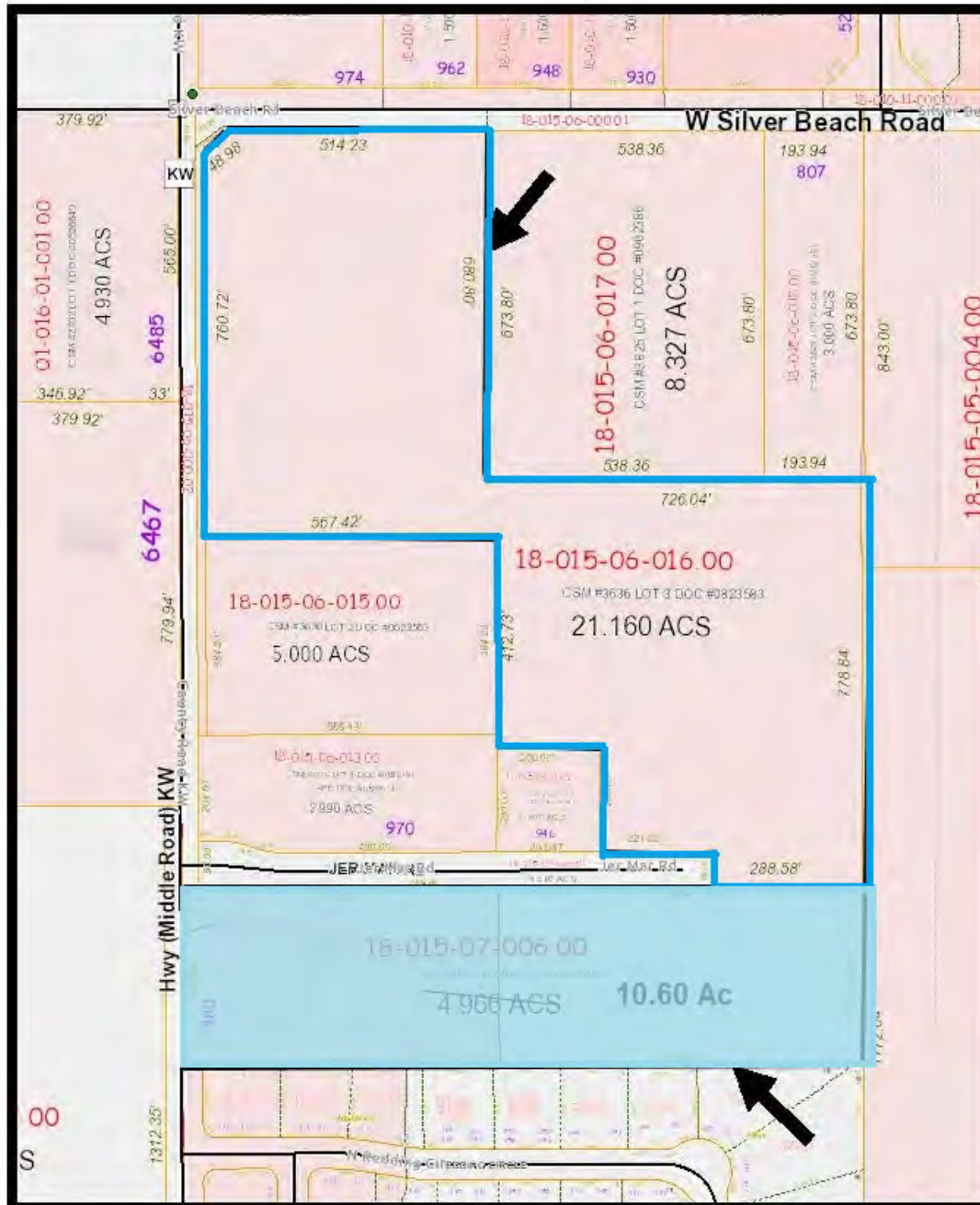


CTY KW



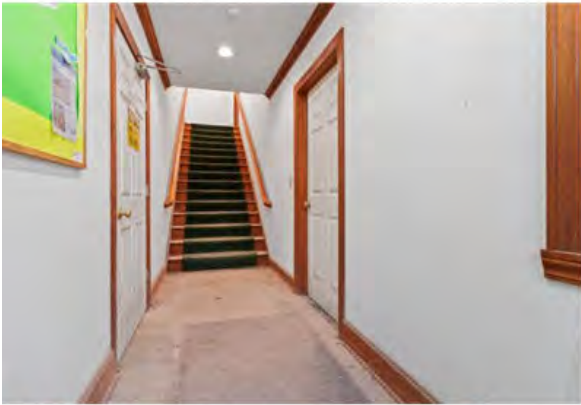


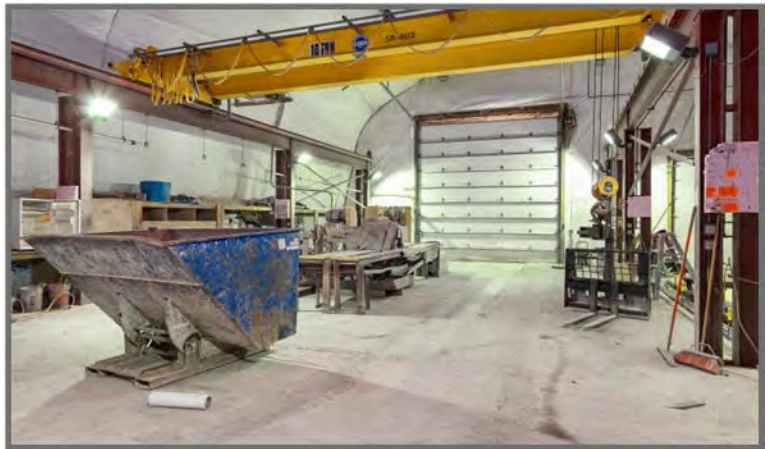
# Site Plan

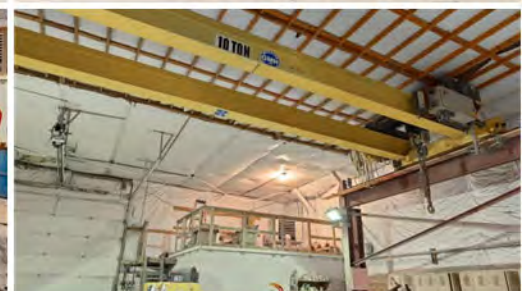


Building with Land   
 Land





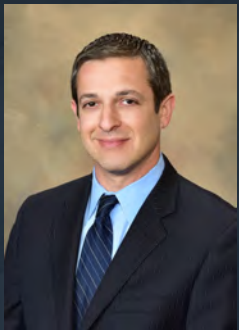




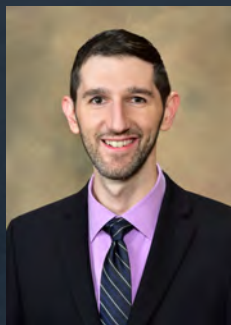


# Vacant Land & Industrial Building with Outside Storage

## FOR SALE



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