

For Sale: Industrial Building

930 Malden Ave, Eau Claire, WI 54701

19,578 SF industrial building on a 3.2-acre site, occupied by a National Tenant on a NNN lease.





Building Exterior

- Built up roof (warehouse roof replaced 2016)
- Concrete Block Exterior
- 4 Drive-Thru Doors
- 1 Dock Door



Property Highlights

19,578 SF Industrial Building

Industrial building on a 3.2-acre site.

NNN Leased Investment

Lease with FedEx in place at \$6.63/SF on a NNN lease through November 30, 2027.

Heavy Power

3-Phase 600V/400A electrical service

CC Zoning

Zoned Corridor Commercial by the City of Eau Claire.



Warehouse & Loading

The warehouse features excellent truck access, making it highly functional for a wide range of industrial/warehouse and business uses.

1 Loading Dock

Dock door with interior hydraulic lift system.

4 Drive-Thru Doors

Four 12×12 drive-thru doors for versatile access

Clear Height

14' clear to joist, 18' to roof deck



Mechanical Systems

The building is equipped with a combination of rooftop units, boilers, and overhead radiant heat.

Rooftop Package Units

Two rooftop units provide air conditioning to office space and supplemental heat.

Copper Fin II Boilers

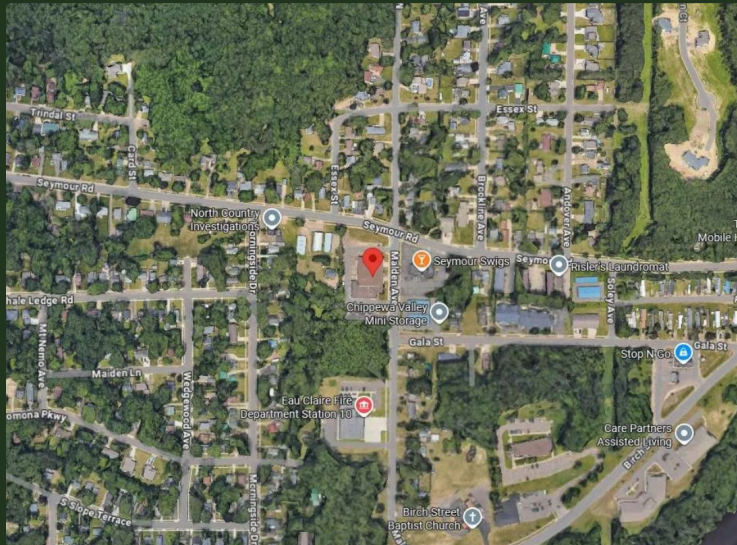
Two modern Copper Fin II boilers feed a hydronic system.

Air Conditioning

Office area utilizes rooftop AC units.

Site & Zoning

Located at 930 Malden Ave in Eau Claire, this 3.2-acre site offers ample space and a favorable commercial zoning designation that supports a wide range of uses.



3.2-Acre Site

Generous lot size with room for parking & outdoor storage.

CC Zoning

Zoned Corridor Commercial by the City of Eau Claire

Eau Claire Location

Well-positioned within the Eau Claire commercial corridor with easy access to Hwy 53 & Business Hwy 53.

Investment Overview

This property presents a compelling investment opportunity with in-place income from FedEx through November 30, 2027.

National Tenant

Creditworthy national occupant-FedEx.

NNN Lease

Tenant responsible for taxes, insurance, and maintenance.
LL-Roof, Structure, Mechanicals.

\$6.63/SF Rent

Current in-place rent at \$6.63 per square foot annually.

Lease Through 2027

Lease expiration November 30, 2027 — allowing an investor to plan for re-tenanting the building, or an owner user to generate income prior to occupancy.

Property Summary

Industrial investment property for sale at 930 Malden Ave, Eau Claire, WI. 19,578 SF building on 3.2 acres, currently leased to a FedEx on a NNN basis. Features heavy power, modern mechanical systems, four drive-thru doors, and a loading dock. Contact us today for additional details.

Property Type	Industrial / Investment
Address	930 Malden Ave, Eau Claire, WI 54701
Asking Price	\$1,200,000
Building Size	19,578 SF (3,836 office/15,742 warehouse/shop)
Site Size	3.2 Acres
Zoning	CC – Corridor Commercial
Lease Type	NNN
Current Rent	\$6.63/SF
Lease Expiration	November 30, 2027
Electrical	3-Phase 600V/400A
Clear Height	14' to joist / 18' to roof deck

Why This Investment

930 Malden Ave offers a convenient location set on a large lot with functional industrial improvements:



NNN Lease

National Tenant on a NNN lease through November 30, 2027.



Heavy Industrial Power

3-Phase 600V/400A electrical service.



Mechanicals

Copper Fin II boilers, overhead heaters & rooftop HVAC units.

Contact Us Today

For sale details on this industrial property at 930 Malden Ave, Eau Claire, WI 54701, contact:



David Donnellan, CCIM

Broker

Phone: 715.577.9027 (Cell)

715.836.8080 (Office)

Email: david@ecdre.com

