

2821 Muth Ct

# **BUILD TO SUIT** **2821 MUTH COURT**

# **184,029 SF** **SHEBOYGAN, WI**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

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# PROPERTY DETAILS

2821 MUTH COURT | SHEBOYGAN, WI

<b>BUILDING SIZE</b>	184,029 SF
<b>MINIMUM DIVISIBLE</b>	20,000 SF
<b>WAREHOUSE SPACE</b>	184,029 SF
<b>OFFICE SPACE</b>	BTS as Needed
<b>MAXIMUM CONTIGUOUS</b>	184,029 SF in Expansion 458,191 SF in Original Building & Expansion
<b>DOCK DOORS</b>	35 Exterior
<b>CLEAR HEIGHT</b>	32' - 34'
<b>COLUMN WIDTH/DEPTH</b>	27' x 56'
<b>ROOF</b>	Insulated EPDM
<b>WALLS</b>	Metal & Masonry
<b>FLOORS</b>	6+'' Reinforced Concrete
<b>FIRE SUPPRESSION</b>	ESFR (Proposed)
<b>LIGHTING</b>	High-Efficiency T8
<b>POWER</b>	Heavy Power Throughout
<b>PARKING</b>	123+ Surface Spaces & Ample Trailer Parking
<b>LAND AREA</b>	16.17 Acres
<b>ZONING</b>	UI: Urban Industrial & UC: Urban Commercial
<b>PARCEL ID</b>	592-8162-6170

# PROPERTY HIGHLIGHTS



**LOCATED IN  
SHEBOYGAN COUNTY  
OPPORTUNITY ZONE**



**BUILD-TO-SUIT EXPANSION  
TO MEET TENANT NEEDS**



**PLAN ALLOWS FOR  
ABUNDANT DOCKS &  
TRAILER PARKING**



**ONLY 3 MILES  
FROM I-43**

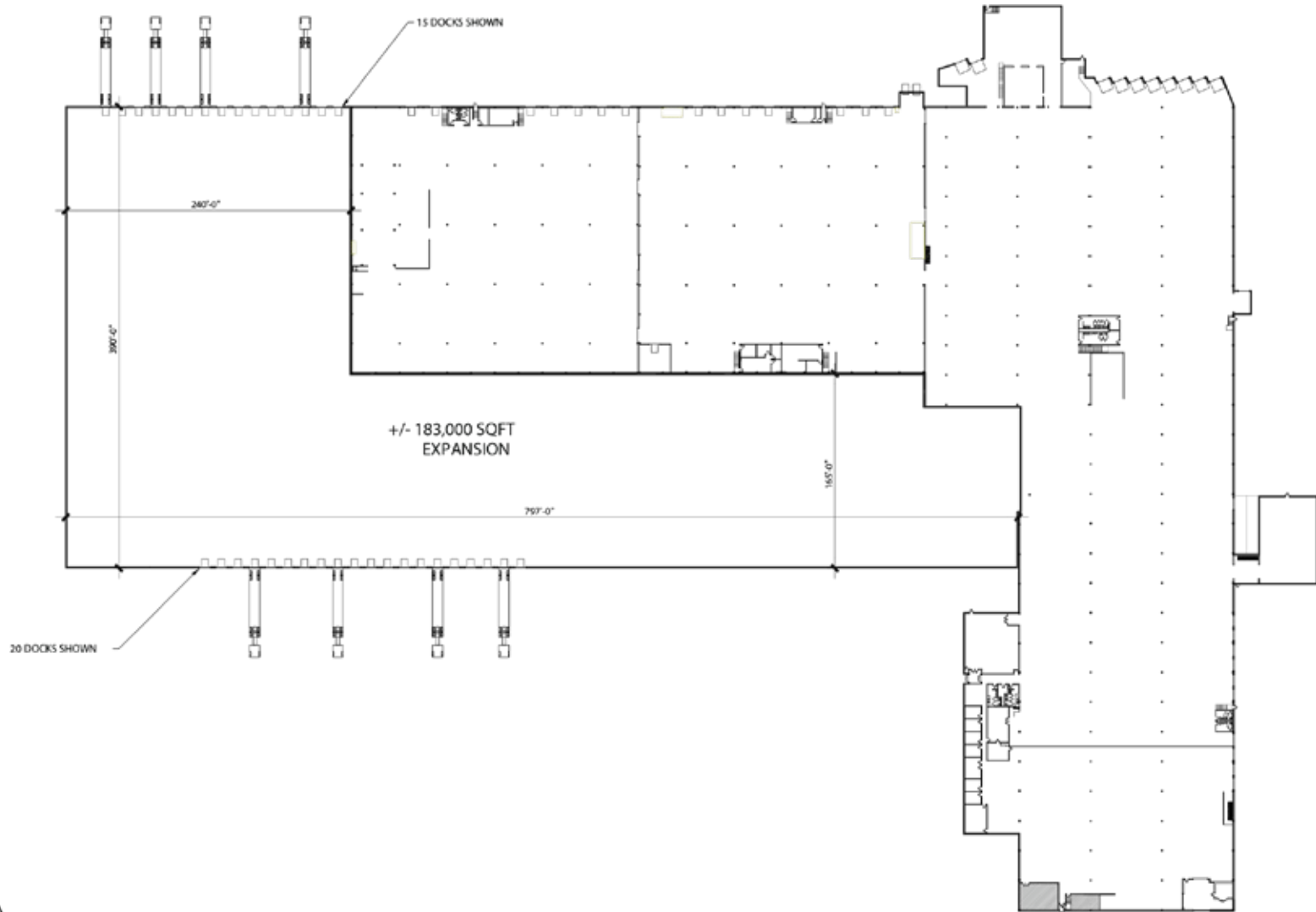


**CONVENIENTLY  
LOCATED HALFWAY  
BETWEEN  
MILWAUKEE &  
GREEN BAY**



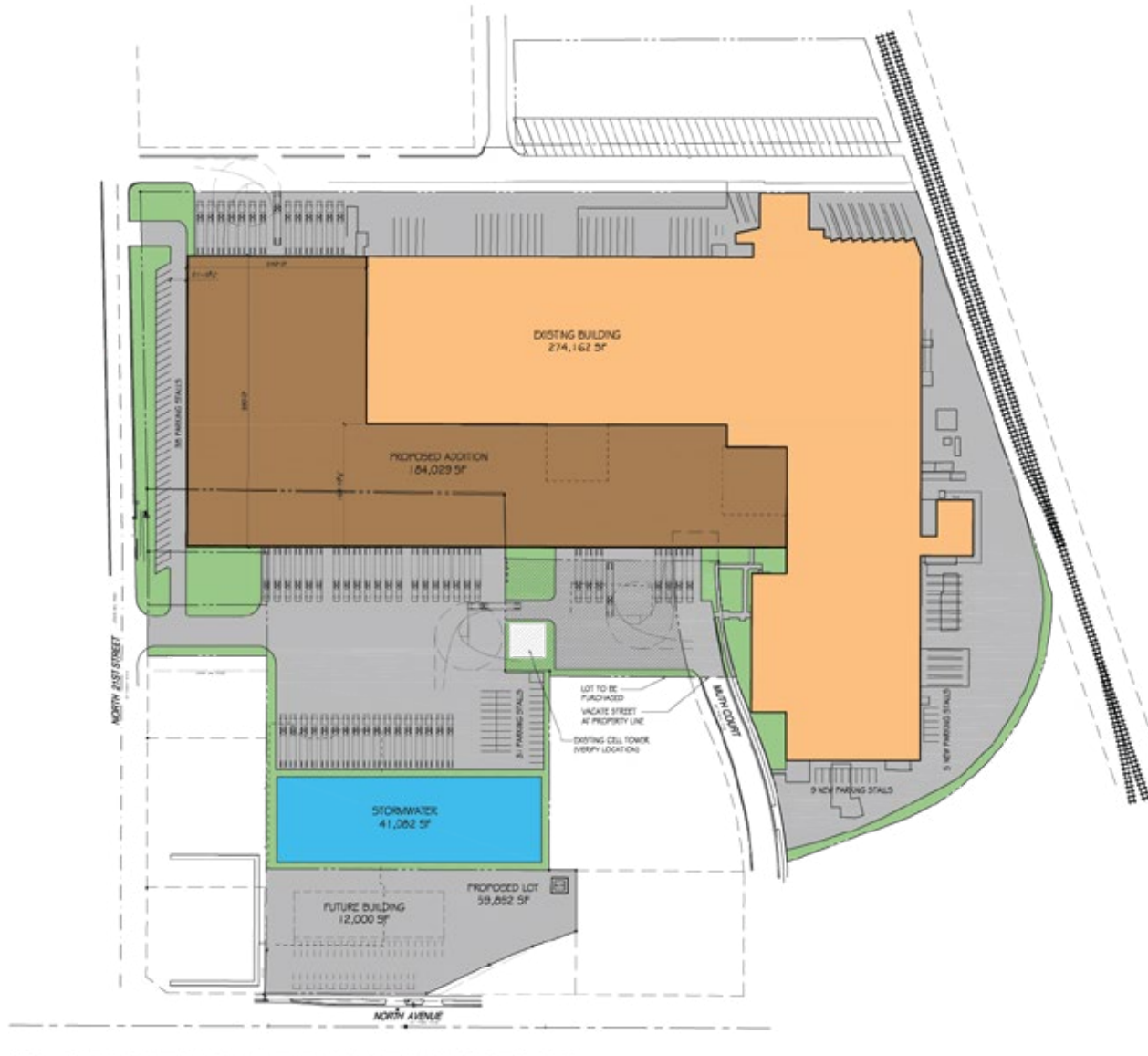
# SITE PLAN

2821 MUTH COURT | SHEBOYGAN, WI



# SITE PLAN

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# LOCATION MAP

2821 MUTH COURT | SHEBOYGAN, WI

MILWAUKEE, WI	50 MILES
MADISON, WI	60 MILES
CHICAGO, IL	143 MILES

