



# GLEN FLORA INDUSTRIAL BUILDING

W4146 2nd Street  
Glen Flora, WI 54526



# INVESTMENT SUMMARY

This 162,900 SF manufacturing facility presents a rare opportunity in Glen Flora, WI. Historically & currently home to Artisan's Inc., a well-established screen printing and embroidery clothing manufacturer with a strong local workforce of approximately 75 employees. The facility includes 26,000 SF of office space & 136,900 SF of manufacturing and warehouse space. Building features include 10-14' eave heights, 22-24' center heights, a fire suppression system throughout, 1 overhead door, & 8 dock doors, providing exceptional flexibility for production & distribution operations. Utilities include municipal water & sewer & a 2,000-amp 3-phase electric service, supporting a wide range of industrial or manufacturing uses.

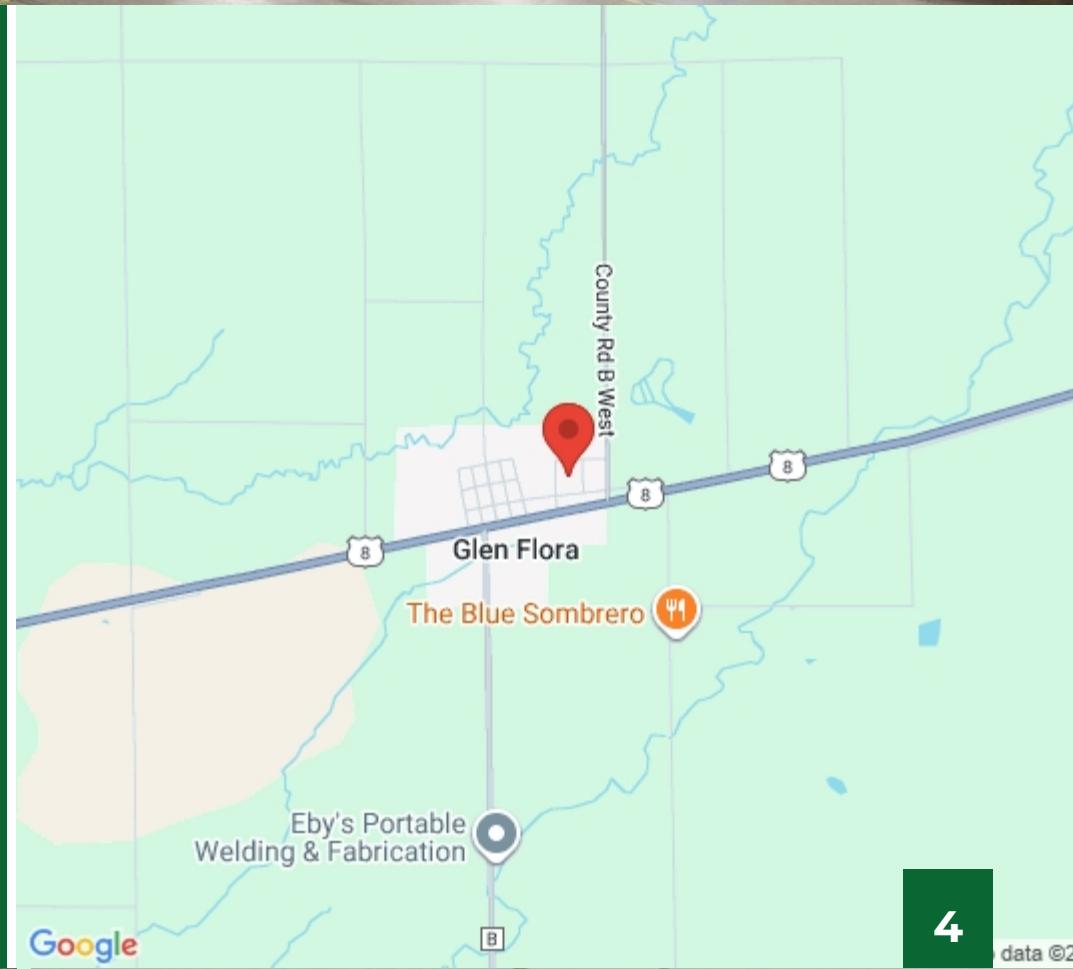
Offering Price	\$4,400,000.00
Building SqFt	162,900 SqFt
Year Built	1991, 1994, 2001
Lot Size (SF)	372,002.00 SqFt
Parcel ID	131-00174-0001
Zoning Type	INDUSTRIAL
County	Rusk
Coordinates	45.498759,-90.887474
Construction	Steel Frame





## INVESTMENT HIGHLIGHTS

- 162,900 Sq Ft Building
- 22'-24' Center Height (10'-14' Eave Height)
- Fully Sprinklered
- 8 Loading Docks, 1 Overhead Door
- 2000 Amp 3 Phase Electric





# LOCATION HIGHLIGHTS

- Building sits on an 8.54 Acre lot with easy access to US Highway 8.
- Demand for manufacturing related jobs in Rusk County.
- Artisans Inc currently employs 75 people





## CITY OF GLEN FLORA

COUNTY

RUSK

### AREA

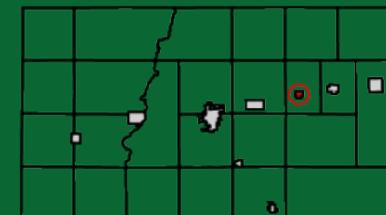
CITY	0.6 SQ MI
LAND	900 SQ MI
ELEVATION	1273 FT

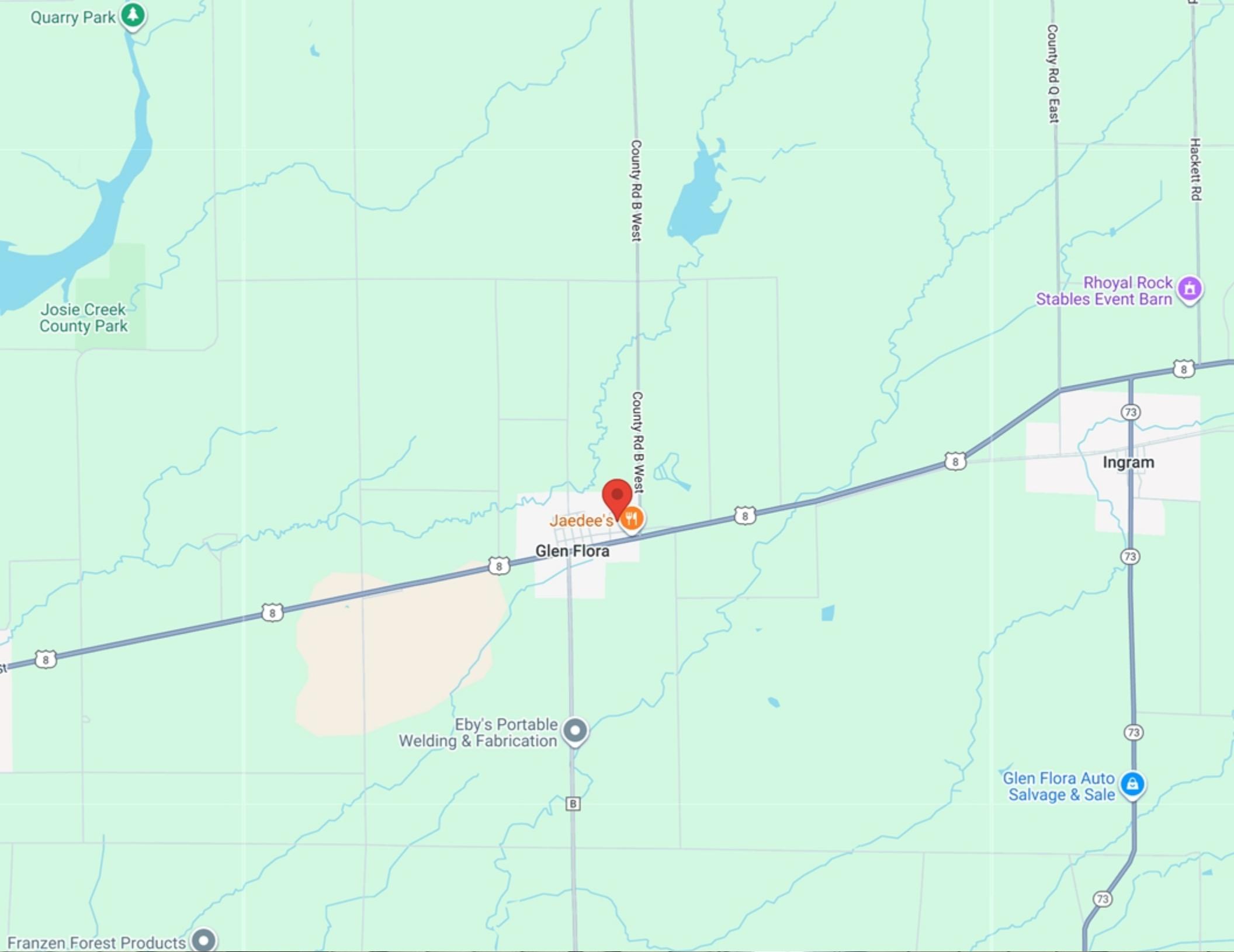
### POPULATION



## ABOUT GLEN FLORA

Nestled in northwestern Wisconsin, Rusk County is a place where history, adventure, and small-town charm come together. Originally founded as Gates County in 1901, we were renamed in 1905 to honor Jeremiah M. Rusk, Wisconsin's former governor and the nation's first U.S. Secretary of Agriculture. Formed from the northern portion of Chippewa County, Rusk County spans 931 square miles and is home to a welcoming community of over 14,000 residents. ([ruskcounty.org](http://ruskcounty.org))









# EXCLUSIVELY PRESENTED BY:



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