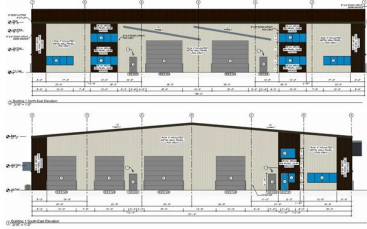


ALL FIELDS CUSTOMIZABLE



MLS # 22400434
Class Commercial/Industrial
Type Real Estate for Lease
Area Stevens Point
Asking Price \$0
Lease Price 4,250
Address 5315 OLD SO-WHITE ROAD
City Plover
State WI
Zip 54467
Municipality Plover, Town of - Po. Co.
Status Active

Sale/Rent For Sale
Present Use Warehouse
Building Sq Ft 5001-10000
Land Sq Ft 1-10000



GENERAL

Agent - Agent Name PAUL LEONARD
Agent - Phone Number Phone: 715-340-5331
Agent - License ID 81770-94
Total Sq Ft 5579
County Portage County
Tax Amount 732.69
Tax PIN # 030-23-0835-07.05A
Tax Year 2023
FC No
SS No
of Overhead Doors 2
Ceiling Height (MAX) 24
of Entry Doors 4
Listing Date 2/7/2024
Update Date 2/20/2024
Status Date 2/20/2024
HotSheet Date 2/20/2024
Price Date 2/20/2024
Input Date 2/20/2024 1:46 PM
General Date 2/7/2024
Listing Is Primary In Central

Listing Office 1 - Office Name and Phone KPR BROKERS, LLC - SHOWINGS: 800-746-9464
Listing Office 1 - Phone Number 2 OFFICE: 715-598-6367
Listing Office 1 - License ID 937722-91
EXA: Y/N N
EXC: Y/N N
VAR: Y/N N
Sq Footage Office: 1,200
Age 1
Year Built 2023
CAM Fees (Y/N) NO
Sprinklered (Y/N) NO
BA % or \$? %
BA: %/\$ 2.000000
SA: % or \$? %
SA: %/\$ 2.000000
Sq Footage Warehouse: 3,463
Sq Footage Mezzanine: 900
Limited Service No
Associated Document Count 2
VOW Include Yes
VOW Address Yes
VOW Comment Yes
VOW AVM Yes
Days On Market 13
Cumulative DOM 13
IDX Include Yes

FEATURES

CONSTRUCTION

Metal
 Concrete Block

ROOF

Metal

OCCUPANT

Vacant

PARKING

Paved
 Private

HEAT TYPE

Forced Air
 Radiant

FUEL TYPE

Electric
 Natural Gas

COOLING

Central

MISCELLANEOUS

Electric Hot Water Heater
 Utility Separate Meter
 Inside Storage
 Outside Storage
 Fire Alarm
 Security Lighting
 Security System
 Fencing
 Auto Bay
 Truck Bay
 Handicap Access
 High Visibility
 Highway Access
 Landscaped
 Garage Door Opener
 Public Rest Room
 Reception Area
 ADA Compliance

LOCATION

Business District
 Near Major Highway

SEATING CAPACITY

1-10 Persons
 11-20 Persons

WATER/WASTE

Well
 Holding Tank

LICENSES

None

POSSIBLE USE

Office
 Business
 Warehouse
 Industrial
 Manufacturing
 Automotive
 Mixed Use
 Other

LEASE TYPE

Annual
 Multiple Years

TENANT PAYS

Heat
 Air Conditioning
 Electric

ELECTRICAL/COMMUNICATIONS

3 Phase
 200 AMP
 High Speed Internet Acces

FINANCIAL

Directions Hwy 54, L on Old So White

Original Price \$0

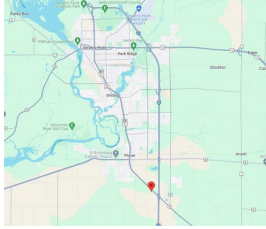
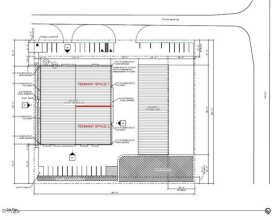
REMARKS

Remarks Warehouse Space: 3,463 Square Feet; Mezzanine Ready for more storage space. Office Space: 1,200 Square Feet. Additional Buildable Office Space Upstairs: 916 Square Feet. Two (16x14 and 12x14) overhead garage doors available for pull through into warehouse. Wall Height: 22-24 Foot. Lawn care, snow care, and trash included. Office space has AC and heat. Warehouse space is heated. 3 Phase electrical. Security Cameras on Site. Great location off of Highway 54 next to I-39. Newly constructed. Willing to do first floor office build out with qualified tenant. Available Spring of 2024. Contact for more info.

ADDITIONAL REMARKS

Additional Remarks Exit HWY 54 West toward Plover, left on Old So White Rd. Property is on the left.

ADDITIONAL PICTURES



DISCLAIMER

Information contained herein must be verified by user/buyer. Copyright (c) 2003-2023 Central Wisconsin Multiple Listing Service, Inc. All rights reserved.