

1115 Ontario Road
Green Bay, Wisconsin



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
107 S. Madison Street
Green Bay, WI 54301
920-437-9797



SITE

The site contains 1.87 acres, nicely landscaped and has a blacktopped parking lot-loading dock area.

IMPROVEMENTS

The building was constructed in 1997 and 1998. There is a total of 11,400 s.f. (office 3,920 s.f. and warehouse 7,480 s.f.). The building is of concrete block and steel construction with a metal roof. There is one dock door and one overhead drive in door. Applied Technology is the current tenant.

COMMENTS



Zoned: Business Park

Tax Parcel: #21-108-3

2008 Real Estate Taxes: \$10,957.40

Current lease term runs May 1st, 2007 to April 30th, 2012.

Current rent is \$67,402/year, triple net.

ASKING PRICE \$675,000
RATE OF RETURN 10%

VANDER ZANDEN REAL ESTATE COMPANY, LLC
107 South Madison Street
Green Bay, Wisconsin 54301

920.437.9797

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

F
O
R
S
A
L
E