

2970 Walker Drive

I-43 Park – Green Bay

SALE



SALE

VANDER ZANDEN REAL ESTATE CO., LLC
COMMERCIAL REAL ESTATE

920-437-9797

SITE

There are two parcels of land. The building and improvements sit on 4.44 acres and the vacant lot is 4.36 acres for a total of 8.80 acres.

IMPROVEMENTS



Masonry and steel structure containing 63,000 s.f.

Approximately 4,000 s.f. of office with balance being manufacturing and warehouse.

- Built in 2003 and 2004
- Fully air conditioned except approximately 12,000 s.f.
- Power – 1600 amp., 3 phase.
- Fully sprinklered
- Ceiling height is 20' to 26'
- GFA – central air

Current rental rate is \$29,166 per month, triple net. Lease expires 12/31/12.

Real Estate Taxes 2010: \$56,800 (21-161-4) \$5,140 (21-161-4-1)

Tax Parcel: 21-161-4-1

Tax Parcel: 21-161-4

ASKING \$3,400,000

www.vanderzanden.net