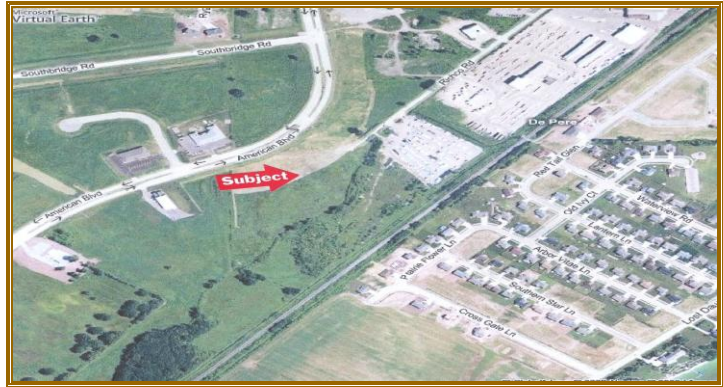


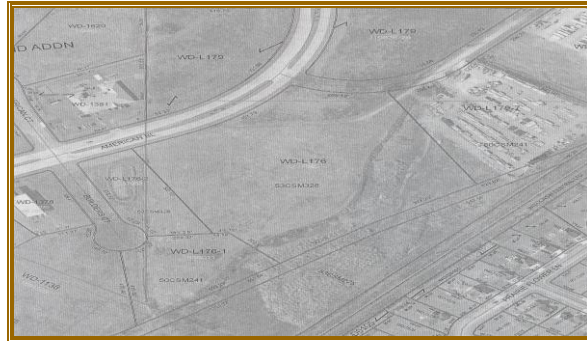
# 2191 American Blvd.

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



## SITE

West De Pere Business Park



## IMPROVEMENTS

Size: 200,000 S.F.

Year Built: 2007

Ceiling Height: Clear 30'

Docks: 26 docks

Power: 3 phase

Sprinkler: Yes

Rail: Yes

## ADDITIONAL COMMENTS

Tenant: Chep Pallet

Rent: \$828,000

Term: 10 year lease, however, Tenant has termination rights after 5 years.

Taxes: (2010) \$295,176.59

Assessed Value: \$5,955,100.00

Fair Market Value: \$6,133,000.00

**ASKING PRICE \$10,000,000.00**

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.

FOR  
SALE