

2051 Enterprise Drive



Vander Zanden
REAL ESTATE COMPANY, LLC
Commercial Real Estate



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LOCATION

East De Pere Industrial / Business Park

SITE



Site: 2.93 acres

Total Building Size:
35,000 square feet (100 x 350)

BUILDING

Occupied by: Vacant

Age: 1995

Zoning: Industrial – 3 (allows most industrial uses.)

Heat: Gas Modine (warehouse)

Gas Forced Air/Central Air (office)

Construction: Metal Frame

Condition: Excellent

Loading Docks: Yes

Overhead Drive in Doors: Yes

Ceiling Height: 18 Feet Clear

SPACE AVAILABLE

Space available can be combined or split.

Space available: 5000 s.f. (1200 is currently office) + 2,500 office

LEASE TERMS

Rent: \$2.50 - \$3.00 per square foot annually, triple net

Tax Parcel: ED-344-104-2

Net Taxes: \$21,141.39

Purchase Possible: Yes

CONTACT

VANDER ZANDEN REAL ESTATE COMPANY, LLC

107 SOUTH MADISON STREET

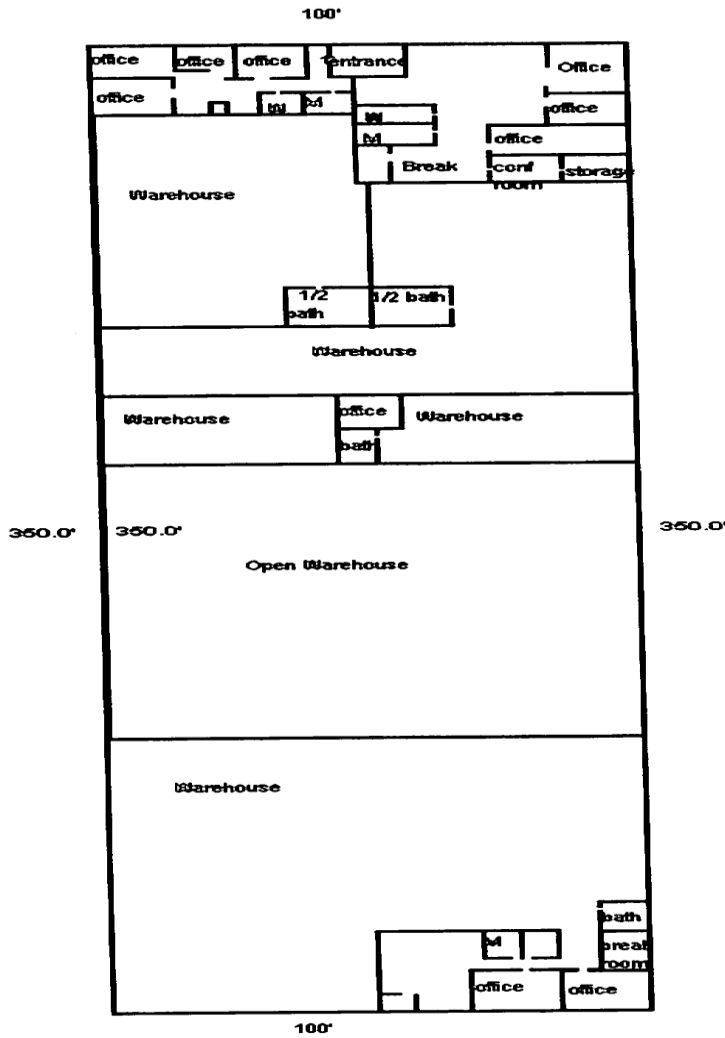
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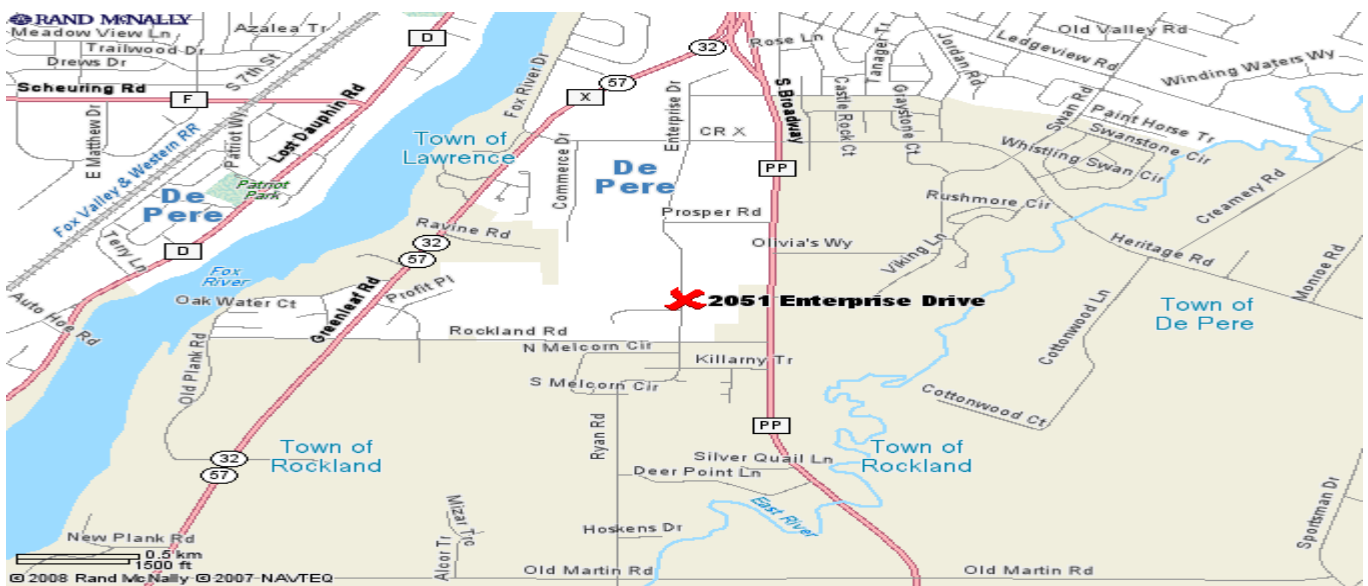
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Sketch of Subject Property



COMMENTS:

Excellent quality warehouse in East De Pere's Industrial/Business Park. The building is 35,000 s.f. and the current spaces of 5,000, 7,500 and 10,000 can be combined or remain as is currently divided. The building has loading docks and overhead doors thru out and is zoned Industrial -3 which will allow most industrial, manufacturing and warehouse uses.



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