

Bon Ton
Sales Distribution Facility
1300 N. Quincy Street
Green Bay, Wisconsin

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



SITE

11.09 acres, fully paved and fenced in.

IMPROVEMENTS



182,875 square feet built in 1962 thru the 1980's. Concrete block structure with built-up flat roof. The subject is sprinklered, contains heavy 3-phase electric, is fully heated and has central air in the offices. There are approximately 86 truck dock doors and three rail doors which are not being used. There is currently an active rail line on the Quincy Street frontage. There is approximately 3,800 to 4,000 square feet of conventional newer office and some older office.



The warehouse-distribution areas are as follows:

1. High bay area 121' x 280' = 33,800 square feet. This area contains a mezzanine area which can be removed to 26 feet clear.
2. High bay area 162' x 120' = 19,440 square feet. 18' to 20' clear.
3. Low bay shipping-receiving area. 80' x 118' = 10,000 square feet. 12' to 13' clear.
4. Balance of warehouse area is approximately 115,000 square feet with ceiling height of 15' to 18' clear.

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.

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ADDITIONAL COMMENTS



2008 Real Estate Taxes: \$78,250

Zoning: Industrial

Probably located in the flood plain. However, the building elevation of the foundations may be higher than the flood plain elevation. This should be verified with the City of Green Bay Inspectors Department.

Asking Rent: \$2.75/square foot, Triple Net.

Lease with option to purchase is possible.

ASKING PRICE \$5,000,000

CONTACT

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