

# 975 Parkview Road

**SALE**



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VANDER ZANDEN REAL ESTATE CO., LLC  
COMMERCIAL REAL ESTATE

**920-437-9797**

## SITE

Approximately 7.28 acres with 638 feet fronting Parkview Road. Large blacktop parking lot. Also rear driveway to service loading docks and overhead doors. Nicely landscaped lot. Site could accommodate an additional 40,000 to 50,000 square feet of buildings. Site is located 2 blocks from highway 41, Oneida Street exit, behind Menards.

## IMPROVEMENTS



Decorative concrete block building built in 3 phases, 1996 thru 2000. Building contains a total of 40,000 square feet with 16 bays of 2,500 s.f. There are currently 5 tenants occupying 35,000 s.f. and 5,000 s.f. is vacant but has built out interior.

## AMMENTIES

- ® 4 dock doors with levelers
- ® 6 overhead doors.
- ® 8-10 roof top units H.V.A.C. with separate meters for gas and electricity.  
Some units have 3 phase electrical.

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## COMMENTS

Zoning: Business to light industrial  
 Parcel # VA-228-14-K-56

2010 Real Estate Taxes: \$25,853.80  
 See attached for rent roll and Income Expense.

**ASKING \$2,200,000**

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