

# 2233 American Boulevard



Vander Zanden  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate



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## LOCATION

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West De Pere Business Park on the Scheuring Road exit. South on American Blvd.

## SITE

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Site is 2.137 acres with a 7200 square foot building with room for expansion. The parking lot is blacktopped. Zoning is light manufacturing / Business Park.

## BUILDING

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The 7200 square foot building constructed in 2005 is currently in use as a light manufacturing facility by Quality Craftsman. The interior consists of a 1200 square foot showroom and 6000 square foot warehouse area in the rear with two overhead doors, (14 x 14, 14 x 10). Features include two bathrooms, warehouse radiant heat, and 3 phase power. The building is fully sprinklered.

## COMMENTS

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This building would be excellent for many uses including: light manufacturing, assembly and heating and cooling companies. The site has a good proximity to highway 41 and there is room for expansion. The building is aesthetically pleasing with a brick facade.

## PARCEL INFORMATION

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Tax Parcel: WD-1374  
Net 2010 Taxes: Estimated at \$9,639.40  
2010 Assessment per City of De Pere: \$429,600.00

**Asking Lease Price: \$2,950.00**  
**Asking Sale Price: \$400,000.00**

## CONTACT

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