

# 2233 American Boulevard



Vander Zanden  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate



F  
O  
R  
  
S  
A  
L  
E  
  
O  
R  
  
L  
E  
A  
S  
E

## LOCATION

---

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

## SITE

---

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

---

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

---

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

---

Tax Parcel: WD-1374  
Net 2009 Taxes: Estimated at \$9,698.43  
2009 Assessment per City of De Pere: \$429,600-

**Asking Lease Price: \$4,000.00**  
**Asking Sale Price: \$400,000.00**

## CONTACT

---

VANDER ZANDEN REAL ESTATE COMPANY, LLC  
107 SOUTH MADISON STREET  
GREEN BAY, WISCONSIN 54301

**920.437.9797 Phone**  
920.437.3011 Fax

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.