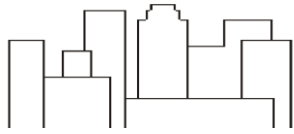


2789 Allied Street



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



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SITE

The site measures 195 feet fronting Highway 41 and 195 feet on Allied Street with a depth of 201 feet for a total of .88 acre. The site presents excellent visibility from Highway 41 and the building is located close to the highway which will provide for good highway advertising.

IMPROVEMENTS

The building contains a total of 16,822 square feet and is split into two sections. 7,072 square feet on Allied Street and 9,750 square feet on Highway 41 side. The building is of steel construction and was built in 1977. The building is: fully heated and air conditioned, contains 3 phase electric service, loading docks in each section and a 14' x 14' overhead door in both sections. Currently the building is split with separate heat and power and bathrooms, but could be opened up into one facility.

The highway space of 9,750 s.f. is very open and has bathrooms and one office. The 7,072 s.f. space on Allied has four private offices, conference room and bathrooms. Also, there is a large open area used for storage or light manufacturing which could be converted to offices.

ADDITIONAL COMMENTS

Zoning: Industrial Park

2008 Real Estate Tax: \$10,181

Tax Parcel: VA-228-14-K-114

The asking lease rate is \$4.50/s.f. triple net for the entire building. If, divided, the Owner will negotiate the rate dependant on the space being leased.

ASKING PRICE \$650,000

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.