

1740 Cofrin Drive



Vander Zanden
REAL ESTATE COMPANY, LLC
Commercial Real Estate



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SITE

Construction:	Masonry - Concrete Block	Age:	1985 and 1989
Condition:	Excellent	Zoning:	Industrial Park
Site Size:	4 Acres	Stories:	One
Space:	20,000 s.f. (Will divide. Office available, call for details)		

DESCRIPTION

Parking/off Street:	Yes	Railroad Siding:	No
Truck Docks:	Yes	Floor Type:	Concrete
Overhead Doors:	Yes	Ceiling Height:	28' clear

UTILITIES

Office Heat:	Gas Forced Air Units	Warehouse Heat:	Gas Modine
Central A/C:	Office only	Electric:	Tenant
Water:	Landlord	Snow Removal:	Tenant

LEASE INFORMATION

\$9,900.00 per month, Tenant pays utilities.

ADDITIONAL COMMENTS

The building is fenced in and sprinklered. There is a video monitor system, backup power generator and three-phase electric. This is Class "A" warehouse.

VANDER ZANDEN REAL ESTATE COMPANY, LLC

107 South Madison Street
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