

1115 Ontario Road  
Green Bay, Wisconsin



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



**SITE**

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The site contains 1.87 acres, nicely landscaped and has a blacktopped parking lot-loading dock area.

**IMPROVEMENTS**

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The building was constructed in 1997 and 1998. There is a total of 11,400 s.f. (office 3,920 s.f. and warehouse 7,480 s.f.). The building is of concrete block and steel construction with a metal roof. There is one dock door and one overhead drive in door. Applied Technology is the current tenant.

**COMMENTS**

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Zoned: Business Park

Tax Parcel: #21-108-3

2010 Real Estate Taxes: \$11,131.40

Current lease term runs May 1<sup>st</sup>, 2007 to March 31<sup>st</sup>, 2012.

Current rent is \$67,402/year, triple net.

**ASKING PRICE \$675,000**  
**RATE OF RETURN 10%**

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[www.vanderzanden.net](http://www.vanderzanden.net)

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