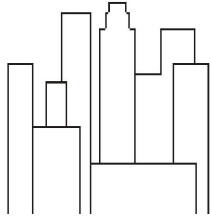


1111 NORTH BROADWAY STREET, GREEN BAY



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
Commercial Real Estate Specialists



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SITE

The site contains 3.3 acres of land with 636 feet fronting Broadway and an average depth of 248 feet. There is approximately 20,000 square feet of paved parking and driveway.

IMPROVEMENTS

Concrete block warehouse with steel reinforced beams. Most areas are clear span with 24' ceiling height. There is heavy 3-phase wiring and loading docks with levelers. There is 41,136 square feet and 10,000 square feet available plus potential use of common area shipping and receiving area if necessary and common area bathrooms and office area.

Also, the space is currently equipped with cooler-freezers that are ready to operate and are USDA approved. There is a restriction for tenants who are in the business as "public warehouses of cold storage products for others." There is a possibility of rail usage.

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LEASE RATES

The following are the rental rates with tenants only paying utilities.
\$2.80 per square foot dry storage or light manufacturing.
\$7.90 per square foot cooler storage.
\$11.40 square foot freezer storage.

CONTACT

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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.

