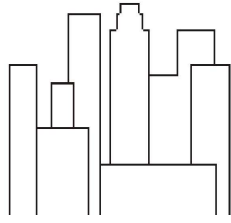


# 2612 SOUTH BROADWAY ST.



**VANDER ZANDEN**  
**REAL ESTATE COMPANY, LLC**  
Commercial Real Estate Specialists



## **SITE**

Manufacturing/Distribution building on 14.88 acres, in the Village of Ashwaubenon. Easy access to Highway 172 and Oneida Street business district.

## **IMPROVEMENTS**

The all brick building is approximately 157,000 square feet (approximately 15,000 office).

Zoning: Industrial (C-Manufacturing)

Overhead Doors: 2

Ceiling Height: 18'-20'

Truck Docks: 11

Power: 3 phase

Rail Access: Yes

2009 Real Estate Taxes: \$48,331.00

**ASKING \$3,500,000.00**

## **Comments:**

Lease rate based on size and build out.

Rate includes snow removal, lawn care and common area maintenance.

## **CONTACT**

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