

1810 Cofrin Drive Green Bay, WI



Vander Zanden
REAL ESTATE COMPANY, LLC
Commercial Real Estate



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SITE

Site Size: 2.6 acres
Parking: Ample on site blacktopped lot.

Zoning: Industrial Park

BUILDING

Construction: Metal Warehouse
Space Size: 5,000 s.f. (100 x 50)
(Approximately 1,250 s.f. is office)
(Also, mezzanine with staircase
for additional storage is 1,250 s.f.)

Age: 1981
Ceiling Height: 16' at Eve
Overhead Door: 16h x 12w
Loading Dock: Yes

Insulated: Yes

Mechanicals: Warehouse is gas radiant heat.
Office: Gas forced air and air conditioning.
Power: 3 phase 120-208 volts

LEASE INFORMATION

Rent: \$2,000/month
Utilities: Separate, tenant pays
Taxes: Tenant pays half (2011 taxes \$6,755.40 ÷ 2= \$3,377.70)
Snow removal provided by Landlord.
Real Estate property liability insurance provided by landlord.
Maintenance: Tenant provides their own maintenance excepting structural, roof, and mechanical replacement.

VANDER ZANDEN REAL ESTATE COMPANY, LLC

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