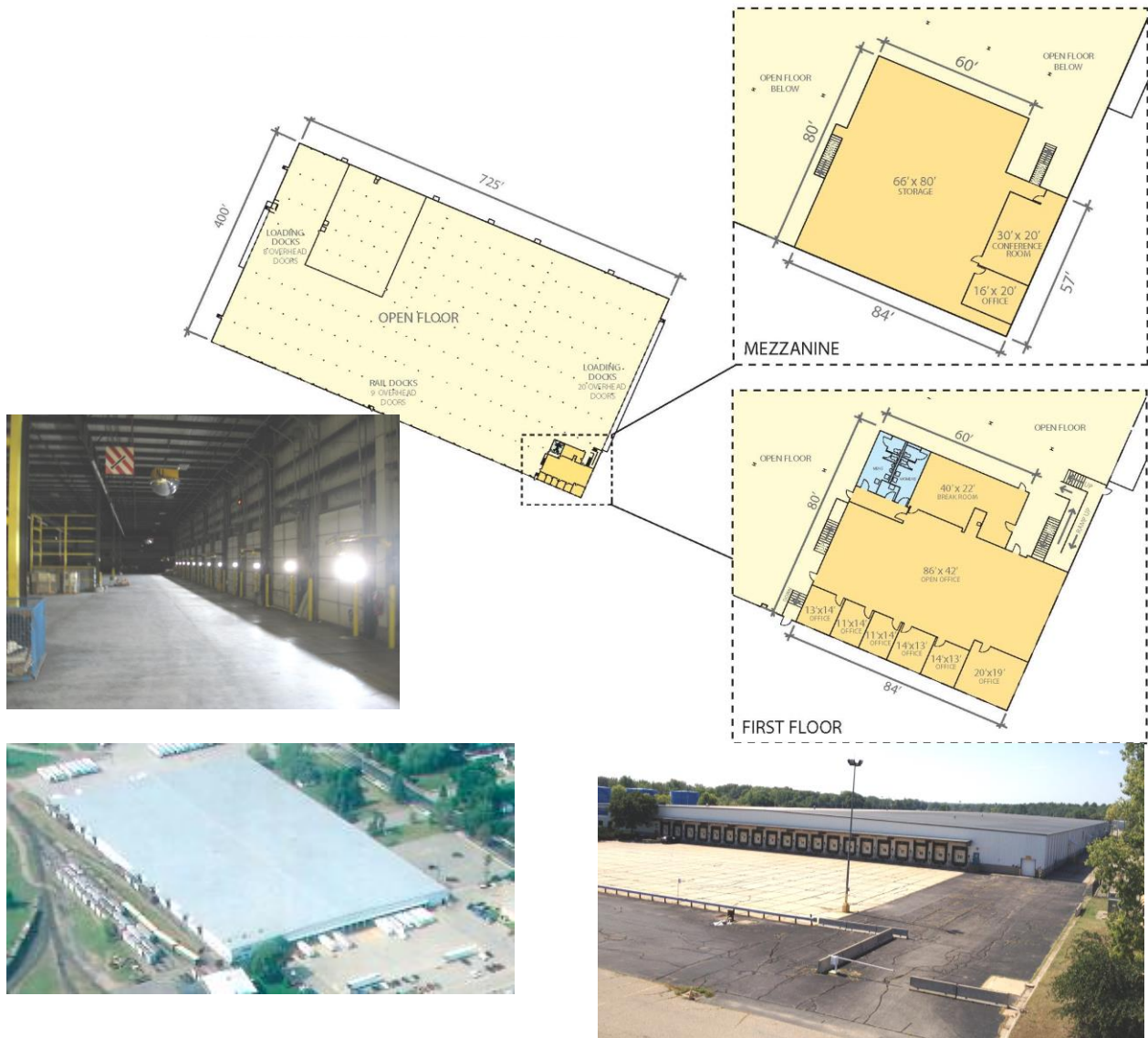


# CENTRAL WISCONSIN APPLIED RESEARCH & BUSINESS PARK

GROWING INNOVATIVE NEW BUSINESSES FROM DEEP WISCONSIN ROOTS

100 Wisconsin River Drive  
Port Edwards, WI 54469

## PAPER DISTRIBUTION CENTER (WAREHOUSE)



**Building Size:** 290,000 sq. ft.

**Parcel Size:** 610,500 sq. ft. (approx. 14.0 acres)

**Lease Type:** Triple Net + CAM

**Lease Rate:** Negotiable

**Occupancy Date:** Within 30 days of lease execution

Contact: Joe Moore, COO  
DMI Acquisitions, LLC  
Off: 614-252-1811  
Cell: 614-625-2815

# CENTRAL WISCONSIN APPLIED RESEARCH & BUSINESS PARK

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**General Description:** Highly flexible warehousing/manufacturing building with 283,000 sq. ft. of climate-controlled open space, 28 truck bays and 10 rail bays. Also has 6,200 sq. ft. of finished office space and break room and a 6,200 sq. ft. mezzanine with additional office, meeting room and storage area.

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## BUILDING FEATURES

### Area and Height

**1<sup>st</sup> Floor Area:** 290,000 sq. ft.  
**Mezzanine:** 6,200 sq. ft.  
**2<sup>nd</sup> Floor Area:** n/a  
**Basement Area:** n/a

### Year Built/Type of Construction

**Original:** 1994/Steel  
**Additions:** n/a  
**Renovations:** n/a

### Office/Finished Space

**Total Area:** 6,200 sq. ft.  
**No. of Private Offices:** 7  
**No. of Rest Rooms:** 2  
**Conference Rooms:** 1  
**Open Office Area:** 3,600 sq. ft.

### Production/Warehouse Space

**Total Area:** 280,000 sq. ft.  
**Ceiling Height:** 25'  
**Heating System:**  
**A/C System:**  
**Fire Suppression System:**

### Other Spaces

**Type:** Mezzanine  
**Area:** 6,200 sq. ft.  
**Features:** Storage, conference room & office

### Loading Facilities

**No. of Dock Doors:** 28  
**No. of At-grade Overhead Doors:** n/a  
**No. of Rail Doors:** 10  
**Overhead Lift:** n/a  
**Elevator Capacity:** n/a

### Unique Features

**Type:** n/a

### Accessory Structures

**Type/Area:** n/a

## SITE FEATURES

### Site Area

**Total Area:** ~610,500 sq. ft. (~14.0 ac)  
**General Dimensions:** ~1,110' x 550'  
**Building Coverage:** ~290,000 sq. ft. (48%)  
**Paved Area:** ~245,500 (40%)  
**Unpaved Area:** ~62,500 (10%)  
**Rail Spur:** ~12,500 (2%)  
**Other Area:**

### Rail Service

**No. of Spurs:** 2 dedicated spurs with  
indoor/outdoor loading  
capabilities

**Spur Lengths:**

### Parking/Trailer Storage

**Paved for Autos:**  
**Unpaved Area:**  
**Trailer Storage Area:**

## UTILITIES

### Electric

**Service Size:** 3-phase, 480 V, 1200 amps  
**Provider:** Alliant Energy

### Natural Gas

**Provider:** WE Energies

### Water

**Service Size:** 8" feeds, with some 12";  
42-50 psi  
**Provider:** Village of Port Edwards

### Sewer

**Provider:** Village of Port Edwards

### Telecom

**Type:** Fiber optic cable  
**Provider:** Solarus