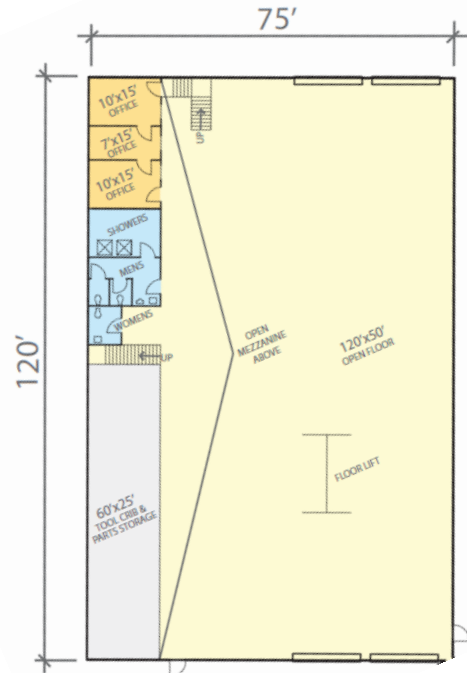


# CENTRAL WISCONSIN APPLIED RESEARCH & BUSINESS PARK

GROWING INNOVATIVE NEW BUSINESSES FROM DEEP WISCONSIN ROOTS

100 Wisconsin River Drive  
Port Edwards, WI 54469

## TRUCK REPAIR BUILDING



**Building Size:** 9,000 sf

**Parcel Size:** 171,000 sq. ft. (approx. 3.93 acres)

**Lease Type:** Triple Net + CAM

**Lease Rate:** Negotiable

**Occupancy Date:** Immediate

**General Description:** Highly flexible building with 7,200 sq. ft. of repair/production space and 1,800 sq. ft. mezzanine. Also features 405 sq. ft. of finished office space, 900 sq. ft. of secured storage, and men's locker room with showers.

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## **BUILDING FEATURES**

Type/Area: n/a

### **Area and Height**

**1<sup>st</sup> Floor Area:** 9,000 sq. ft.

**Mezzanine:** 1,800 sq. ft.

**2<sup>nd</sup> Floor Area:** n/a

**Basement Area:** n/a

### **Year Built/Type of Construction**

**Original:** ca. 1975/Steel

**Additions:** n/a

**Renovations:** n/a

### **Office/Finished Space**

**Total Area:** 750 sq. ft.

**No. of Private Offices:** 3

**No. of Rest Rooms:** 3

**Conference Rooms:** n/a

### **Production/Warehouse Space**

**Total Area:** 7,200 sq. ft.

**Ceiling Height:** 25'

**Heating System:**

**A/C System:** n/a

**Fire Suppression System:** Sprinklers

### **Other Spaces**

**Type:** Secure tool crib & parts storage

**Area:** 900 sq. ft.

**Features:** Shelving units & cages

### **Loading Facilities**

**No. of Dock Doors:** n/a

**No. of At-grade Overhead Doors:** 4

**No. of Rail Doors:** n/a

**Overhead Lift:** Yes

**Elevator Capacity:** n/a

### **Unique Features**

**Type:** Men's locker room with showers

**Type:** Floor lift for truck repair

### **Accessory Structures**

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#### **Truck Repair Building**

08/07/14

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All information contained on this sheet is deemed reliable but not guaranteed. DMI Acquisitions, LLC, does not guarantee accuracy of information. All material information must be independently verified by buyer.

# CENTRAL WISCONSIN APPLIED RESEARCH & BUSINESS PARK

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## SITE FEATURES

### Site Area

**Total Area:** 171,000 sq. ft. (3.93 acres)

**Building Coverage:** 9,000 sq. ft. (5%)

**Paved Area:** 37,000 sq. ft.

**Unpaved Area:** 125,000 sq. ft.

**Rail Spur:** n/a

**Other Area:** n/a

### Rail Service

**No. of Spurs:** n/a (can be added)

**Spur Lengths:** n/a

### Parking/Trailer Storage

**Paved for Autos:**

**Unpaved Area:**

**Trailer Storage Area:**

## UTILITIES

### Electric

**Service Size:** 3-phase, 480 V, 180 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