

4811 Green Bay Rd., Kenosha, WI

\$1,250,000



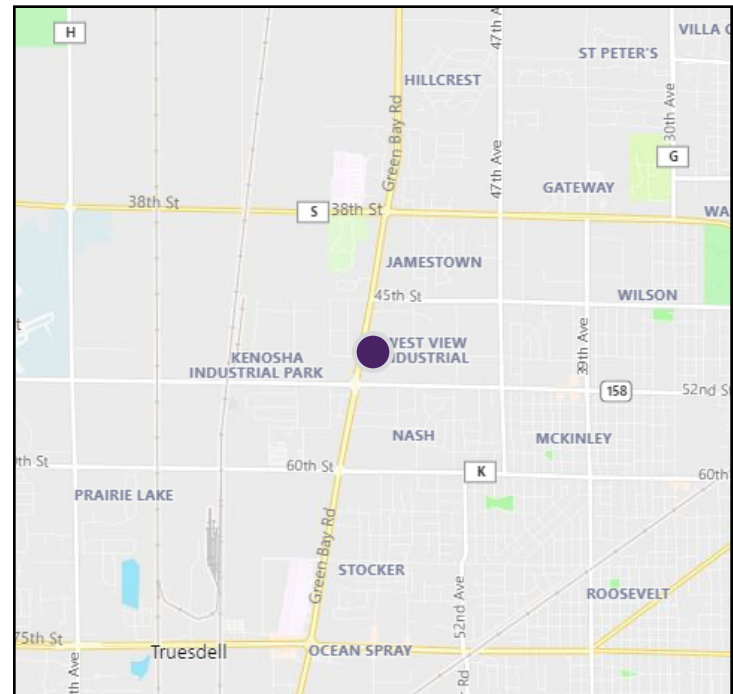
Property Highlights

- 30,805 SF flex industrial building
- Multi-tenant building
- Small office with ample warehouse
- Potential to lease or occupy space
- Long-term tenant net leases
10,988 SF thru December 2022
- Loading: 5 docks, 2 drive-in doors
- Ceilings: 14' clear
- Highly visible location
- Potential for outdoor storage or to expand building
- Land Area: 5.14 acres
- Zoning: M-2
- Taxes (2019): \$27,359

Property Overview

A 30,805 square foot flex industrial building is available for sale in Kenosha. The multi-tenant building features a small office area, a large warehouse space with 14' clear ceilings, five docks and two drive-in doors. A long-term tenant currently occupies 10,988 square feet; their net lease expires in 2022. On a 5.17 acre site, the building can potentially be expanded or have outdoor storage added. This is a great opportunity for a user or investor looking for industrial space.

Kenosha, located in southeastern Wisconsin, is part of the Chicago industrial market. This property is located on Green Bay Rd. close to Washington and the airport in a largely industrial section of the city.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,679	72,689	119,018
Growth 2018-2023	1.44%	0.59%	0.34%
Households	3,289	26,890	45,174
Median Income	\$77,097	\$54,308	\$56,165

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