

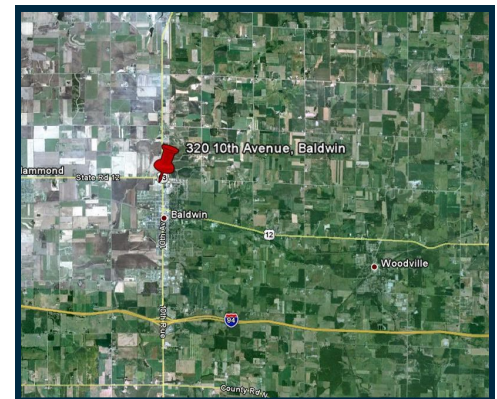
For Lease

Office/Warehouse/
Manufacturing

- Office/Warehouse/
Manufacturing Facility
- 84,642 SF Available
- Light Industrial
- Located on US Highways 12
& 63
- Only 2.7 Miles from I-94



320 10th Avenue
Baldwin, WI



For more information contact:

Kevin J. LaCasse

651.430.2024 office

651.216.4858 mobile

651.430.2480 fax

klacasse@greystone-commercial.com

**320 10th Avenue
Baldwin, WI**

Site Information:

Property Type: Office/Warehouse/Manufacturing
Single/Multi: Single-Tenant
Availability: Immediate
Lease Term: Negotiable

Square Feet Available:

Floor SF: 78,701
Mezz A SF: 5,941
Total SF: 84,642

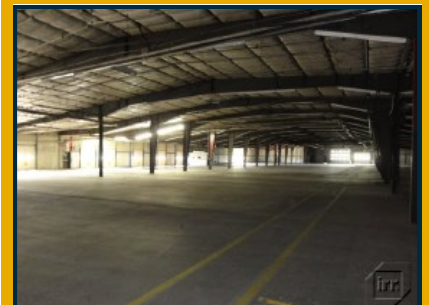
Rates/SF:

Warehouse: \$2.95 PSF NNN
Office: \$7.95 PSF NNN
CAM & RE Tax: \$0.68
Tenant Pays: Rent, CAM, Tax, Insurance & Utilities

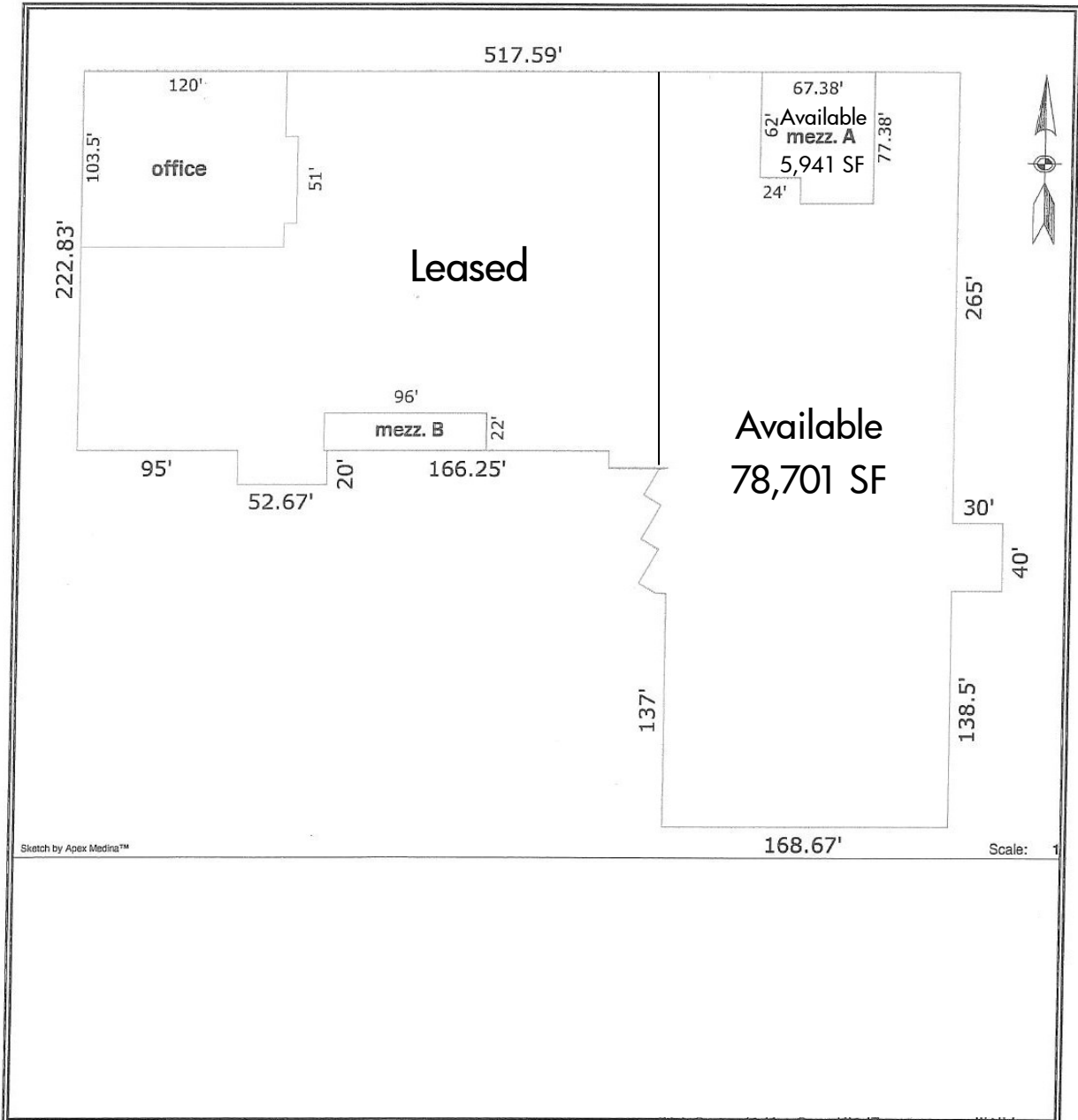
Building Data:

Year Built: 1980/2001
Total SF: 164,274
Main Floor SF: 155,702
Construction: Insulated Steel Sandwich Panels
Docks/Drive-Ins: Twenty-Seven (27) Dock High Doors
Four (4) Drive-Ins

All square footages are assumed to be approximate



320 10th Avenue
Baldwin, WI



dimensions taken from drawing provided by tenant

Building Layout

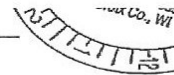
Appraiser Building Sketch

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



320 10th Avenue
Baldwin, WI

CERTIFIED SURVEY MAP NO. 2901
VOLUME 10, PAGE 2901



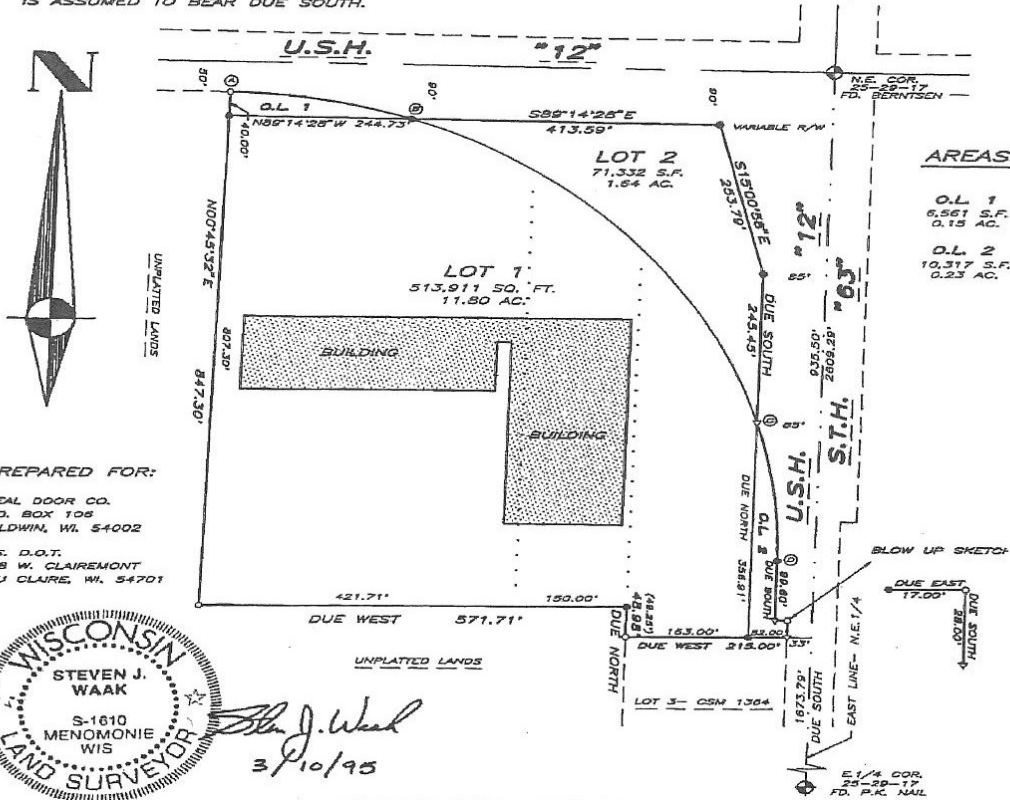
BEING LOT 4 AND 5 OF CERTIFIED SURVEY MAP NO. 1665,
AND BEING LOT 2 OF CERTIFIED SURVEY MAP NO. 1364, AND
BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST
1/4, ALL IN SECTION 25, T.29 N., R.17 W., VILLAGE OF
BALDWIN, ST. CROIX COUNTY, WISCONSIN.



LEGEND

- ⊕ GOVERNMENT CORNER (AS NOTED)
- FOUND 3/4" REBAR
- SET 3/4" x 24" REBAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- () RECORDED AS
- ▽ SET P.K. NAIL

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4, WHICH IS ASSUMED TO BEAR DUE SOUTH.



AREAS:

- O.L. 1
0.561 S.F.
0.15 AC.
- O.L. 2
10.317 S.F.
0.23 AC.

PREPARED FOR:
IDEAL DOOR CO.
P.O. BOX 108
BALDWIN, WI 54002
WS. D.O.T.
718 W. CLAREMONT
EAU CLAIRE, WI 54701



Steven J. Waak
3/10/95

CURVE DATA TABLE

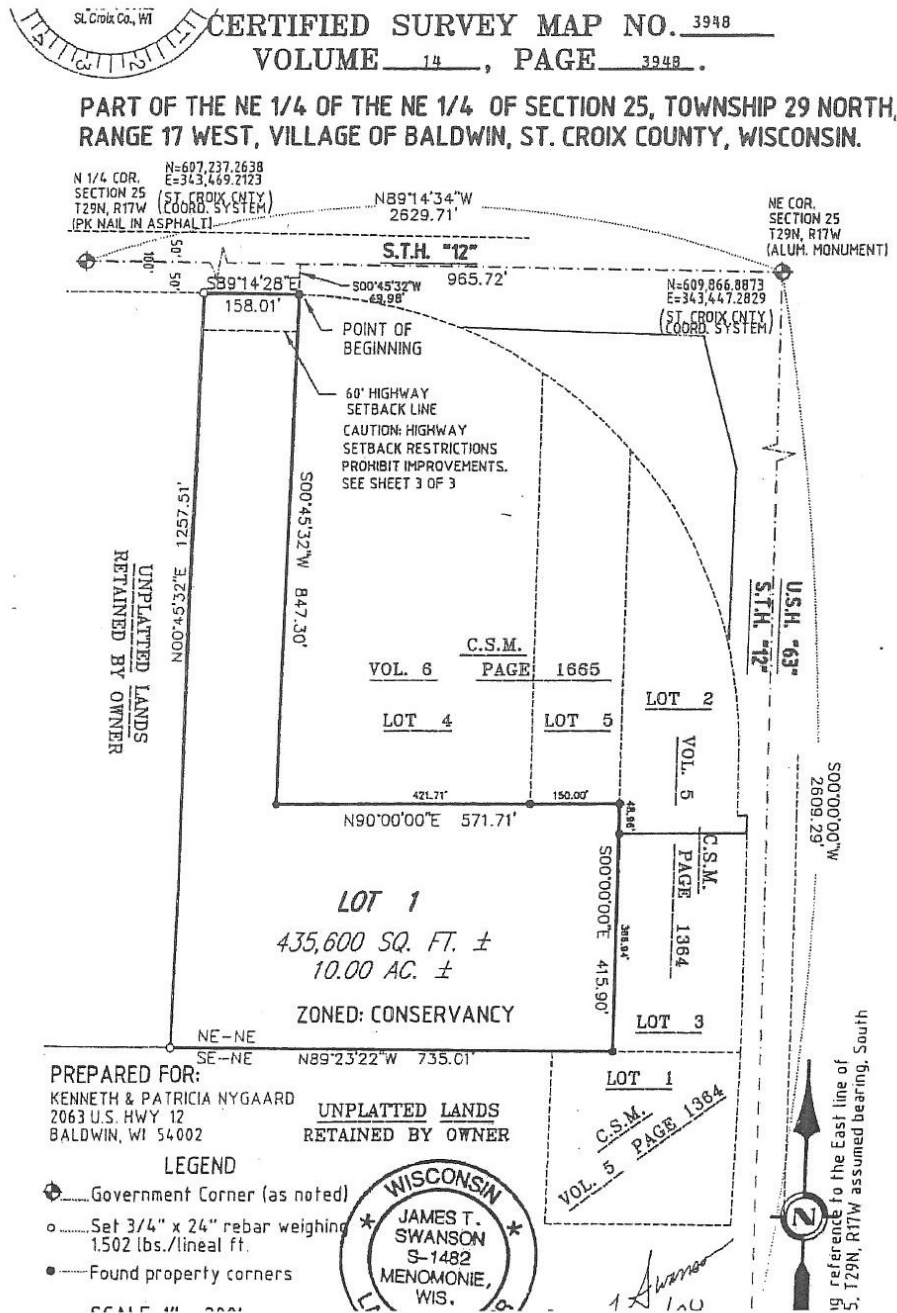
CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING	ARC	B.T. BEARING	F.T. BEARING
A-B	768.67'	18°33'54"	247.98'	S79°57'31"E	249.06'	S59°14'28"E	S70°40'34"E
B-C	768.67'	53°13'10"	689.79'	S44°00'59"E	715.32'	S70°40'34"E	S17°21'24"E
C-D	768.67'	17°21'24"	231.95'	S08°40'42"E	232.85'	S17°21'24"E	DUE SOUTH

CSM of Utilized Land

Survey

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

320 10th Avenue
Baldwin, WI



Excess Acreage Survey

CSM of Excess Land

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

320 10th Avenue
Baldwin, WI

DESCRIPTION OF THE IMPROVEMENTS

Gross Building Area

Main Floor:	155,702 SF
Mezzanine A:	5,941 SF
Mezzanine B:	<u>2,631 SF</u>
	164,274 SF

Year Built:	1980, with additions in 1987, 1989, 1990, 1995 and 2001
Foundation:	Presumed poured concrete footings
Exterior Walls:	Primarily insulated steel sandwich panels
Finished Office Area:	12,785 SF (8% of GBA)
Approximate Story Height:	21' on north end; slopes to 18' on south end
Truck Loading:	Four drive-in doors and 27 dock-high doors
Floor Structure:	Concrete slab on grade
Roof Structure/Covering:	Steel panels with heavy steel frame and column supports
Heating & Cooling:	The warehouse has ceiling-mounted, gas-fired, infra-red heaters. The front office has a package heating and cooling system.
Electrical:	Two 2,500-amp, 440-volt main service panels. Shop lighting is a mix of high-output, 8-foot fluorescent tubes and metal halide lights.
Plumbing:	Assumed adequate. There are several restrooms throughout the building providing adequate toilet facilities for employees. There are three break rooms with kitchenettes.

320 10th Avenue
Baldwin, WI

DESCRIPTION OF THE IMPROVEMENTS (continued)

Fire Protection: 100% fire sprinkler coverage. It is assumed the building conforms to local fire and building codes as to fire extinguishers and alarms.

Site Improvements: There is an asphalt paved parking lot at the north side of the building with 232 parking spaces and 16 spaces at the east border of the property for a parking ratio of 1.52 per 1,000 square feet of GBA. There is ample truck loading and maneuvering area at the south side of the building, with parking for at least 56 semi trailers.

The building is in good condition with no material items of deferred maintenance noted. Built in stages, the improvements have two main sections in an L-shape and could be divided for occupancy by two or more tenants.

For more information contact:

Kevin J. LaCasse
651.430.2024 office
651.216.4858 mobile
651.430.2480 fax
klacasse@greystone-commercial.com