



REDEVELOPMENT OPPORTUNITY AVAILABLE FOR SALE/LEASE

INDUSTRIAL | WAREHOUSE | OFFICE
605-705 N COMMERCE ST | SHEBOYGAN, WI | 53081



605-705 N Commerce St. | Sheboygan, Wisconsin | 111,363± SF



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

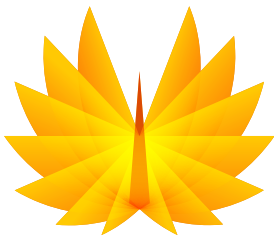
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SPACE FEATURES

- Located in Sheboygan County Opportunity Zone
- Available May 2019
- 779 Feet of frontage on the Sheboygan River directly across from Riverside Park
- Redevelopment opportunity
- Ample parking
- Heavy power
- TIF potential

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PROPERTY DETAILS

Building Size:	111,363 SF
Floors:	4
Available Space:	111,363 SF
Warehouse Space:	92,641 SF
Office Space:	18,722 SF
Construction:	Roof: Various materials Walls: Masonry/insulated panels Floors: 6" Reinforced concrete
Year Built:	1900-1983
Sprinklers:	100% Wet sprinklered
Parking:	Surface spaces
Land Area:	3.637 Acres 779' Frontage on Sheboygan River
Zoning:	UI: Urban Industrial
Parcel ID:	592-8150-1540 592-8150-1560 592-8150-1630
Clear Height:	9-16'
Elevators:	1 Freight
Drive-In Doors:	7
Dock Doors:	2 Exterior
Lighting:	Fluorescent
Power:	Heavy power throughout
OpEx Estimate 2018:	\$0.61

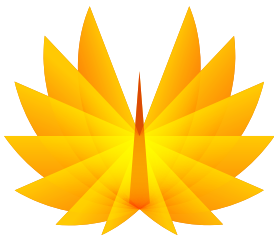


FOR COMPLETE INFORMATION CONTACT:

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ADDITIONAL INFORMATION

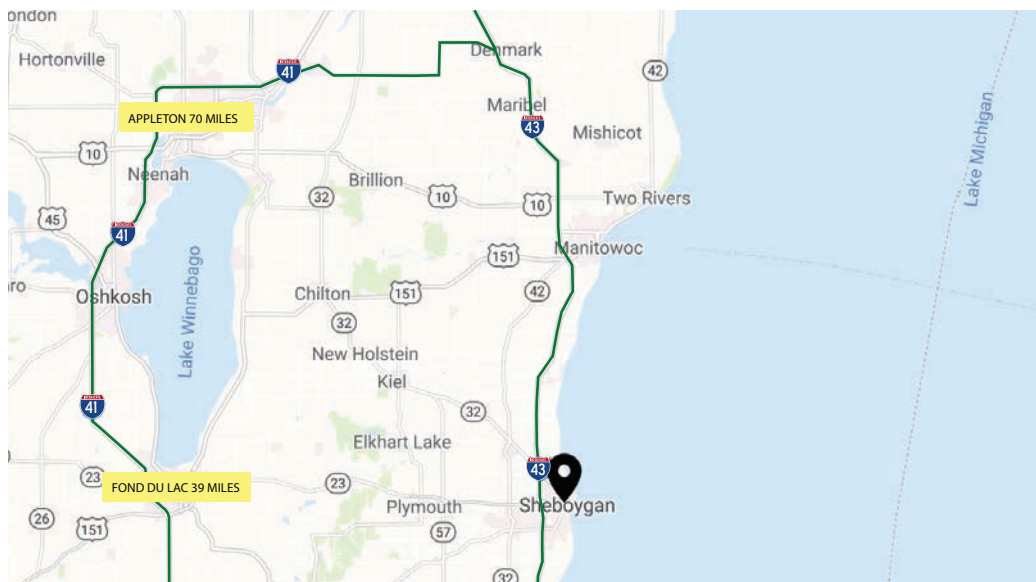
Transportation: I-43: 1.5 miles
Sheboygan County Memorial Airport: 8 miles
General Mitchell International Airport: 65 miles

Vehicles Per Day: 8,800 (Pennsylvania Ave & Water Street 2017)

Location: Green Bay: 60 miles
Milwaukee: 60 miles
Chicago: 135 miles

Major Employers: Kohler Company
Bemis Manufacturing
Nemak
Sargento Foods
ACUITY
Johnsonville Sausage
Rockline
Fresh Brands Distributing
The Volrath Company

LOCATION MAP



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