

INDUSTRIAL SPACE FOR LEASE

RIVER FALLS INDUSTRIAL CENTER II

265 MOUND VIEW ROAD
RIVER FALLS, WI 54022



CONTACT

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NIKKI RITTER

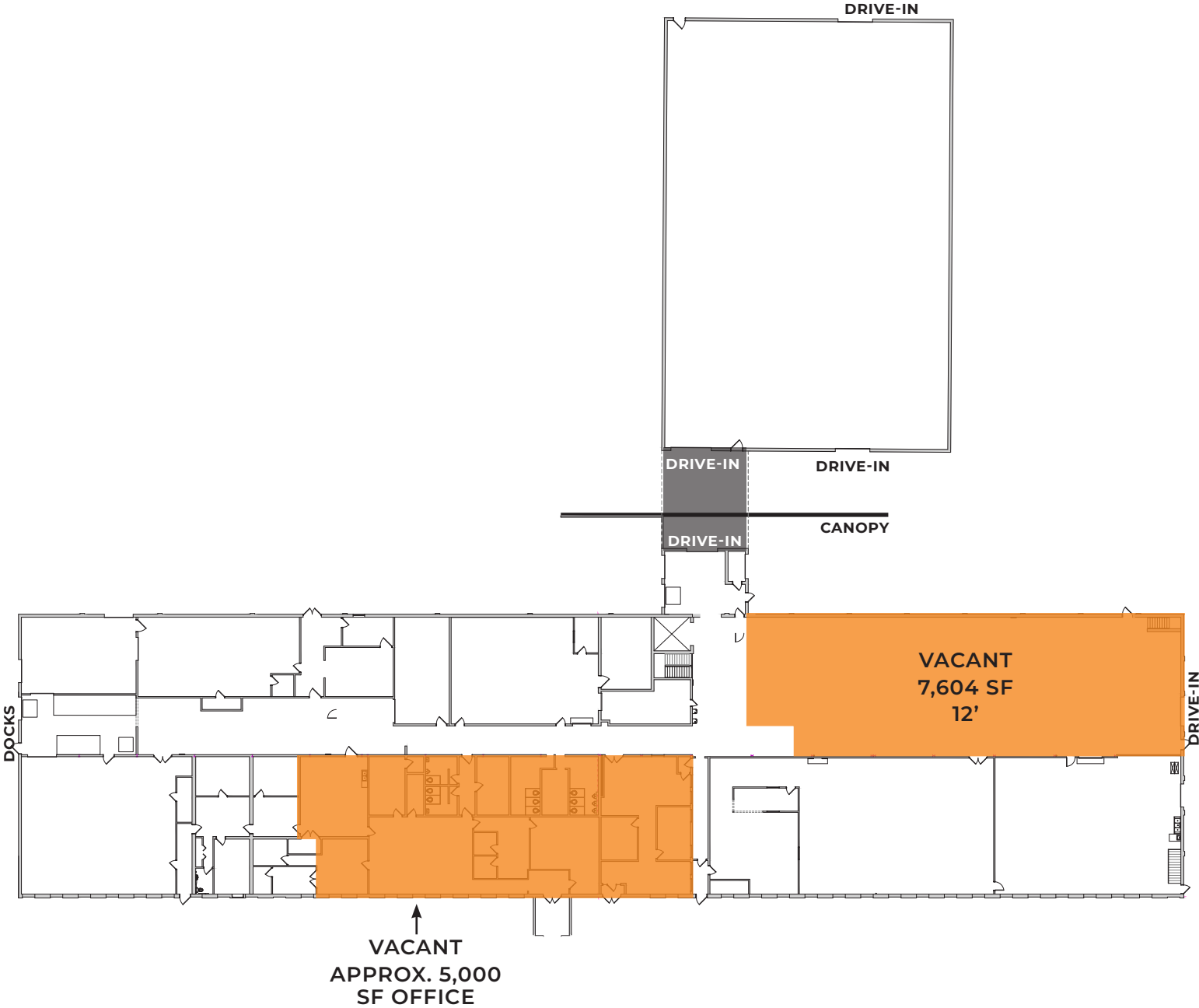
Associate - RE/MAX
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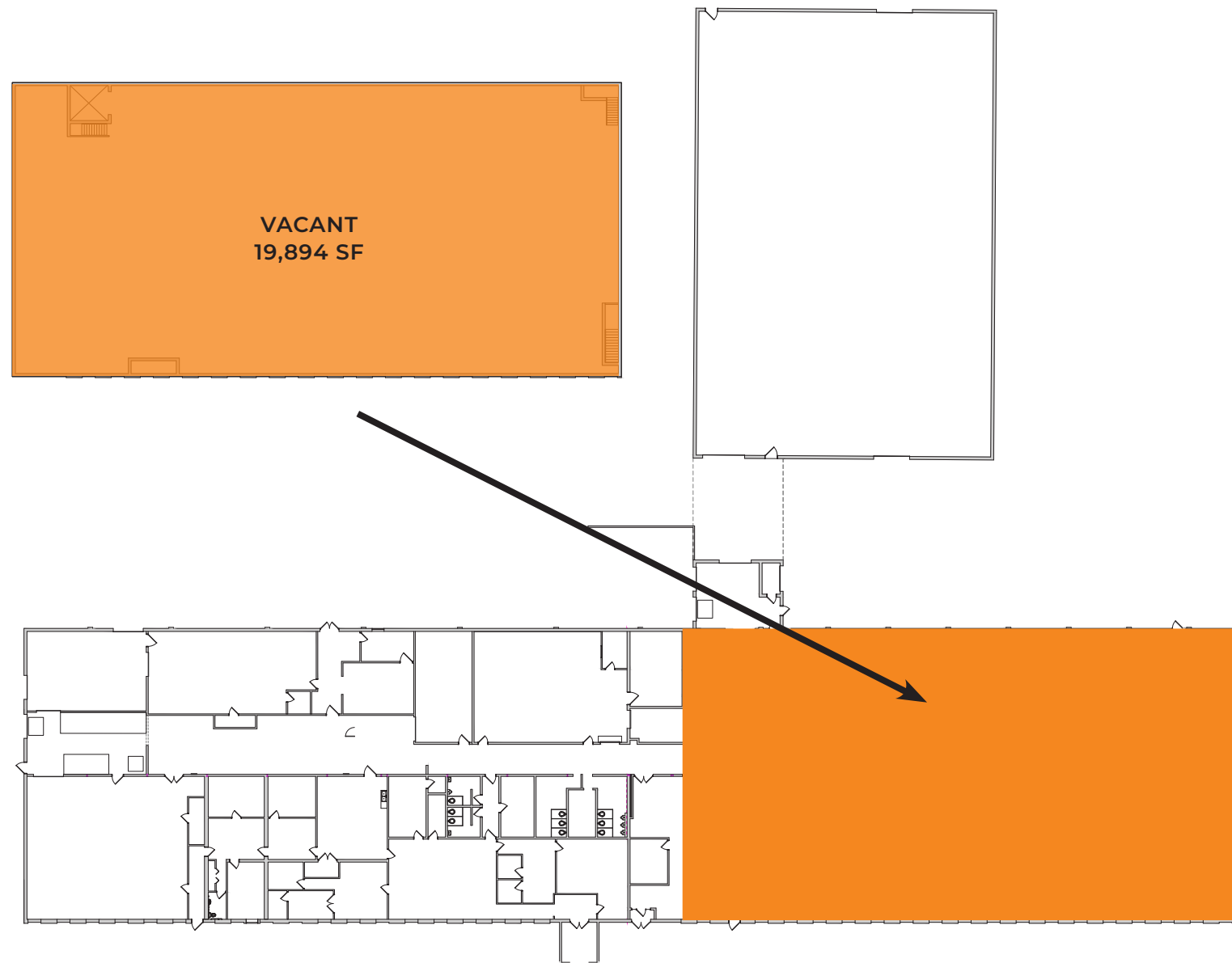
PROPERTY INFORMATION

265 MOUND VIEW ROAD	
Building Size	72,530 SF
	7,604 SF
Available Warehouse SF	1 Drive-In Door 12' Clear Height
	19,894 SF
Basement Warehouse Space Freight Elevator/8,000 Lb Capacity	
Available Office SF	5,000 SF BTS
Yard Space	30,000 SF - Ability to Expand
Loading	All Spaces have Access to Loading Docks
Year Built	1980
Land Area	6.40 Acres
Zoning	I1 - Light Industrial
Taxes (2025)	\$3.41
Lease Rates	\$9.00 PSF Office
	\$5.00 PSF Warehouse
	\$5.00 PSF Gross Basement

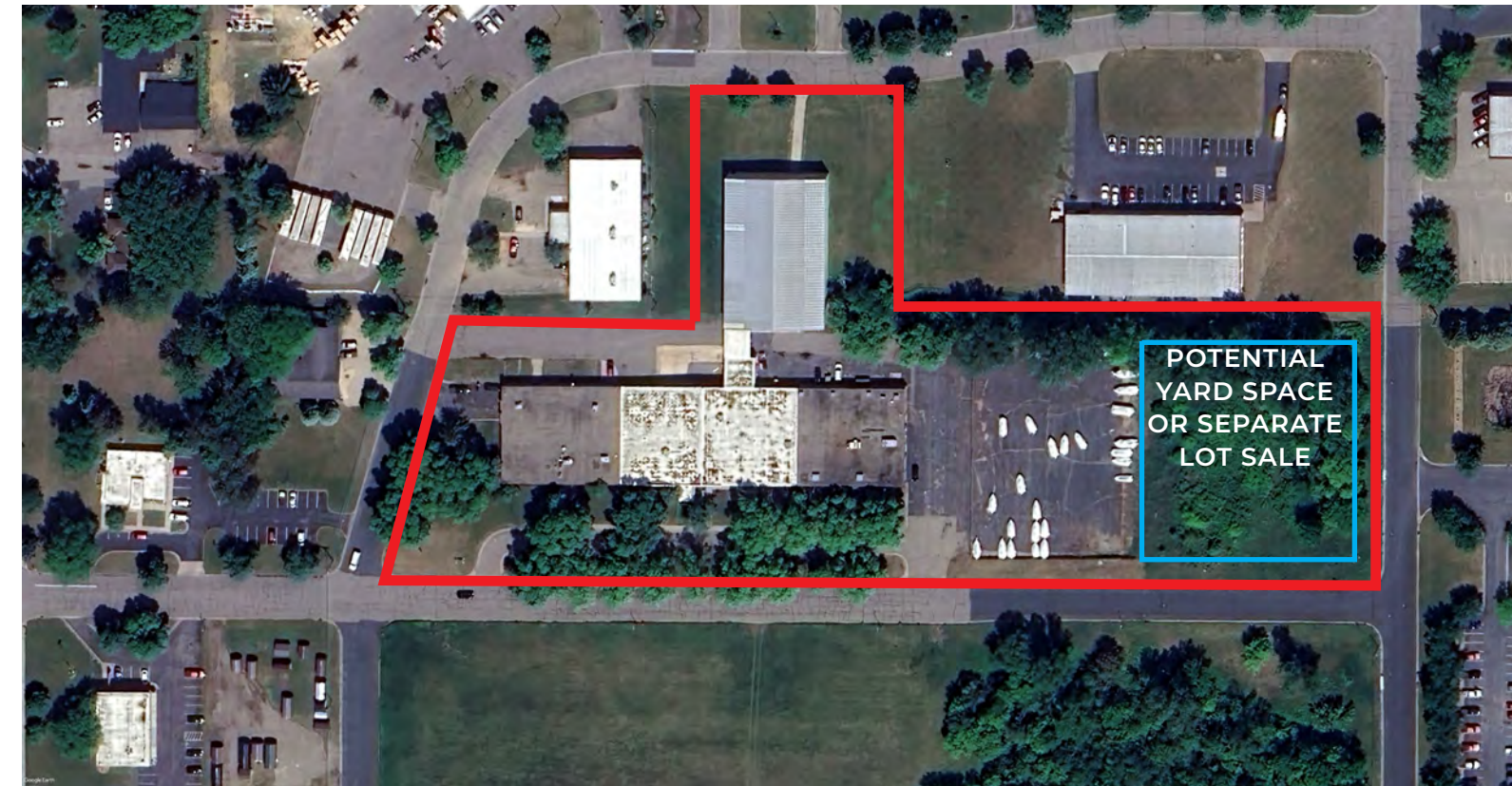
FLOOR PLANS - MAIN FLOOR



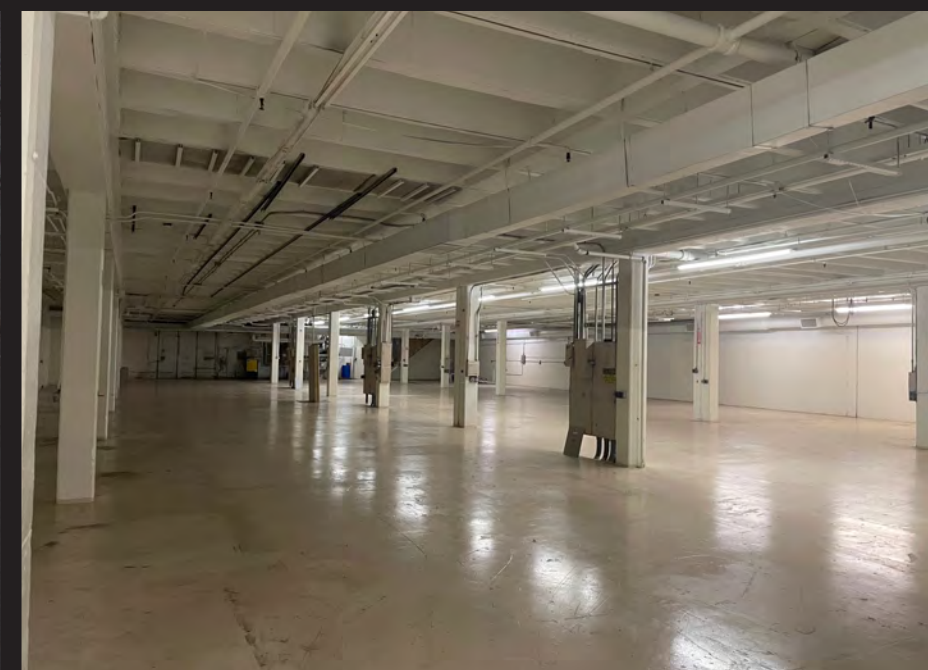
FLOOR PLANS - BASEMENT



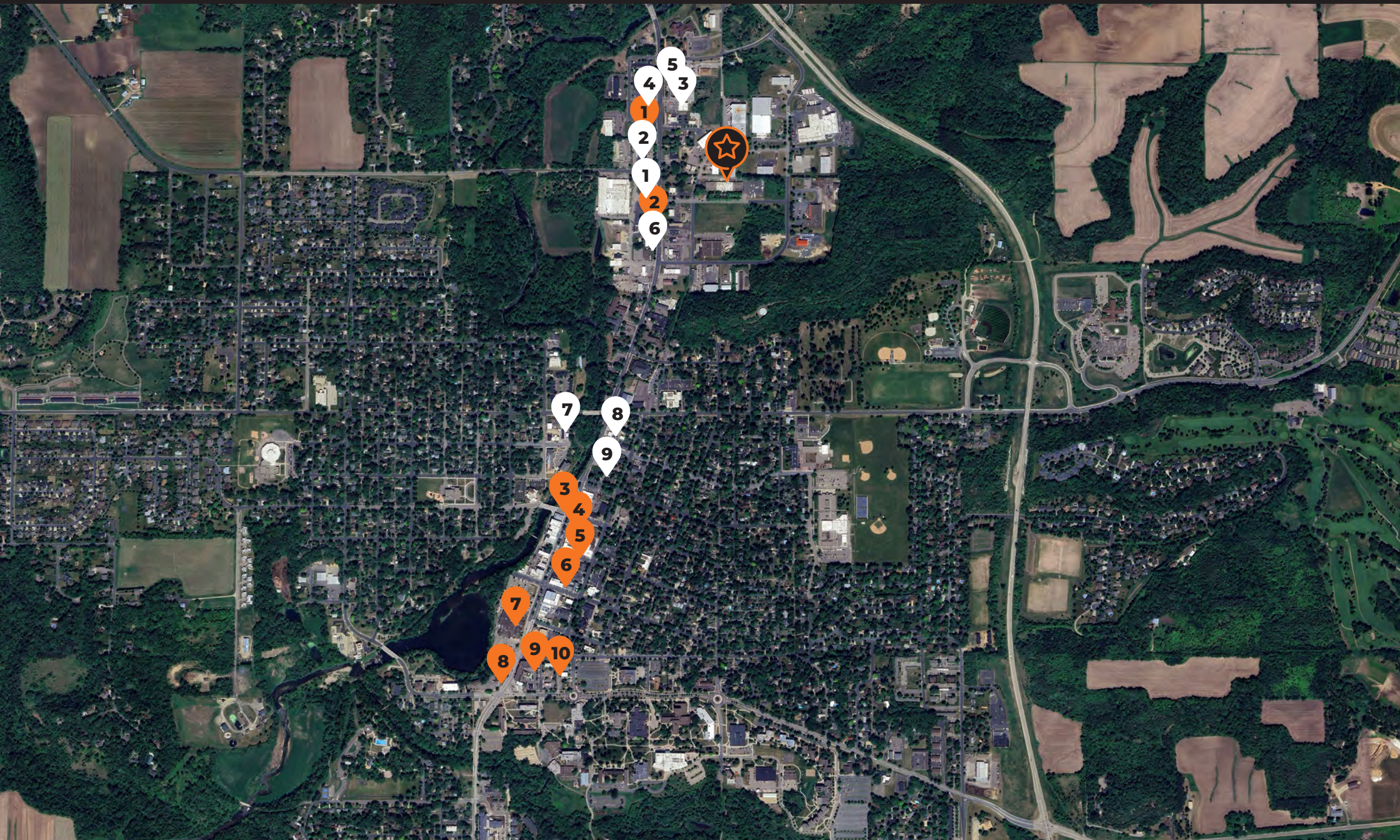
PROPERTY AERIAL



| PROPERTY **PHOTOS**



AREA **BUSINESSES**



 **265 Mound View Road,**
River Falls, WI 54022

RESTAURANTS

- | | |
|---|---|
|  Culvers |  Swinging Bridge |
|  West Wind Supper Club |  Caribou |
|  Subway |  Dairy Queen |
|  Tarnation Tavern |  Junior's |
|  Mei Mei's |  Mariachi Loco |

RETAIL

- | | |
|--|---|
|  Carquest |  Verizon |
|  Walgreens |  The Garage |
|  Dollar Tree |  River Falls Tire & Repair |
|  Ace Hardware |  Dollar General |
|  Kwik Trip |  Family Fresh Market |

THINKING BEYOND THE OBVIOUS



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