



Property Type: Comm/Industrial
Status: Active
Taxes: \$0
Tax Key: 151032215048190
County: Racine
Est. Total Sq. Ft.: 3,500
Flood Plain: No
Occ. Permit Required:
Zoning: B3
Bus/Com/Ind: Commercial
Name of Business:
Industrial Park Name:
Lease Amount: \$ /
Avg Rent/SqFt: \$0

List Price: \$0
For Sale/Lease: For Lease Only
Est. Acreage: 0
Tax Year: 2020
Days On Market: 29
Est. Year Built: 1990
Year Established:
Parking: 20
Occupied: N
Sched. Gross Income: \$0
Gross Operating Inc: \$0
Net Operating Income: \$0
Total Operating Exp: \$0
Vacancy Allowance: \$

Directions: Washington Ave (Hwy 20), then north on Commerce Dr. to building. Drive to back of building to access available area for rent.

Type Commercial:	Office(s); Warehouse	Heating/Cooling:	Natural Gas; Central Air; Forced Air
Location:	Near Public Transit	Water/Waste:	Municipal Water; Municipal Sewer
# of Stories:	1	Municipality:	Village
Proximity to HWY:	0-1 Miles	Miscellaneous:	Security Equipment; Carpeting; Rest Rooms; Inside Storage; Office(s)
Road Frontage:	Town/City Road; Paved Road; Paved Lot; Near Public Transit	Occupied:	Vacant
Exterior:	Brick	Basement:	None
Roofing:	Rubber	Expenses Include:	None
Avg Ceiling Height:	8'-10'	Documents:	Listing Contract; Zoning
Truck Door Height:	9'-12'	Occupancy:	See Listing Broker

Remarks: Exceptional office space with abundant storage area is located with easy access off of Hwy 20 (Washington Ave), minutes away from I94 and a short distance from the Foxconn development area. The main area is efficiently sufficient with 5 offices, 2 copy/mail rooms (that could be converted to offices), restrooms and additional shower room plus large open area with many possibilities of use. A unique feature of this offering is the large storage space, equipped with metal shelving and served by a 12' overhead door and 13' of clear height. Perfect set up for engineering, surveying or any other use needing to combine office with functional storage. Ample parking for staff and visitors. Offered at \$15 per square foot per year, modified gross lease.

Private Remarks: Listing agent to be present at all showings. Co-listed with John Crimmings.

Showing Information: Contact listing agent.

Inclusions: Refrigerator. office furniture, shelving, computer server station.

Exclusions: Owners personal property

Sub Agent Comm: 1,600 \$	Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: No
Buyer Agent Comm: 1,600 \$	Var. Comm.: Y		Listing Date: 04/15/2021
Limited/Unserviced: No	Named Prospects: N		

Listing Office: First Weber Inc- Racine: fwg18	Listing Agent: Colette Broadway GREEN: 27251	LA Address: 10351 Washington Ave.
Ph: 262-637-9801	Ph: 262-939-2198 Cell: 262-939-2198	Sturtevant, WI 53177
Fax: 262-637-9690	Fax:	LO License #: 833993-91
URL: http://www.firstweber.com	Email: cbroadway@firstweber.com	LA License #: 83266-94

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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Prepared by John Crimmings on Thursday, May 13, 2021 10:21 AM.