



RUBBER MILLS BUILDING FLOORS 3 AND 4

1401 St Andrew St, La Crosse, WI 54603



OFFERING SUMMARY

Available SF:	1,500 - 13,000 SF
Lease Rate:	\$5.00 - 12.00 SF/yr (MG; NNN)
Lot Size:	0.67 Acres
Year Built:	1913
Building Size:	51,000 SF
Zoning:	Industrial F1

PROPERTY OVERVIEW

Former La Crosse Footwear building in La Crosse Wisconsin has space available on the 3rd and 4th floor. Not just any space but ultra-cool industrial space. Concrete structure with maple hardwood over concrete floors, 3rd floor has pillars and ceiling height is 11 ft. with 11,000 Sf available, 4th floor is 13,000 SF with metal roof and posts at 34'ft in from one side, the floors measure 150 x 85, clear span on 4th floor is approximately 150 x 50. All floors are serviced by stairs or freight elevator.

Property is in an opportunity zone. Currently, the 3rd floor has one business that uses 2000 SF. Plenty of electrical services including 3 phases is available, 4th floor is open and currently being used as storage. Both floors have bathrooms (they will need upgrades) and are plumbed for heat and electricity.

Owners are open to leasing out space for just about any use from storage, manufacturing to business, or partnering with a developer to create useable space, event space, living space, or professional space.

Opportunities are endless the owners are open to ideas. Current tenants are "ON3 printing" and "Pearl Street Brewery". Tap room on the 1st floor is interested in a restaurant tenant to serve the tap room clientele.

Unique opportunity to be a part of La Crosse's history and be in the same building as the area's 1st craft Brewery, now in their 22nd year!

PROPERTY HIGHLIGHTS

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Cathy Fox
608 386 8115
cathy@cbrivervalley.com



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LOCATION OVERVIEW

OLD La Crosse Footwear building, in an area of residential, business, and distributing.

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