

**4646 WINDSOR ROAD****Property Data**

Location	4646 Windsor Road DeForest, WI
Building	Metal building with heat
Gross Size	7,200 Sq. Ft.
Space Available	7,200 Sq. Ft.
Amenities	Two private offices, Break Room, Shower, Six Overhead doors, Two shop areas, Mezzanine Storage, Heated



This property is a nice metal building with heat that would be idea for someone's workshop. It is currently being used as an equipment maintenance facility by ABS Global.

The building includes 5 12'W x 14'H overhead doors on the south side of the building and 1 12'W x 14'H overhead door on the north side. The three west bays can drive out the north overhead door. The 2 east bays need to back out of the bays.

The building included two offices, a bathroom, shower and breakroom. There is a work shop area under a mezzanine. The mezzanine is approximately 1,000 SF with 200 lbs/SF load capacity. Great for additional storage.

- *Contact* -

MIKE RING
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*This property is being marketed by
Park Towne Realty, LLC.*

LEASE RATE & TERMS

\$6.00 per square foot or \$3,600.00 per month
Gross plus utilities and stormwater charges.

Lease rates are based on a minimum three-year lease term. Tenant improvement allowance or other lease terms subject to negotiation with owner.