

For Sale Lease Back

300 Commerce Parkway

Cottage Grove, WI 53527

Space Profile

Asking Price	\$2,650,000
Cap Rate	8.2%
Building Size	18,800 SF
Site Size	3.58 acres
Year Built	2016
Electrical	600 amps, 480v
Expansion	Up to 16,000 SF

Seller will lease back the building for 5 years at closing



Warehouse

- 8,500 SF drive through warehouse space
- 4,900 SF dry goods warehouse
- One truck-height dock
- Eight drive-in doors
- Modine heaters in the drive-in bay and warehouse space
- Extra storage in a mezzanine area

Kitchen

- 2,700 SF of kitchen space
- Hood & exhaust system
- Specialized electrical & HVAC
- 815 SF walk-in freezer

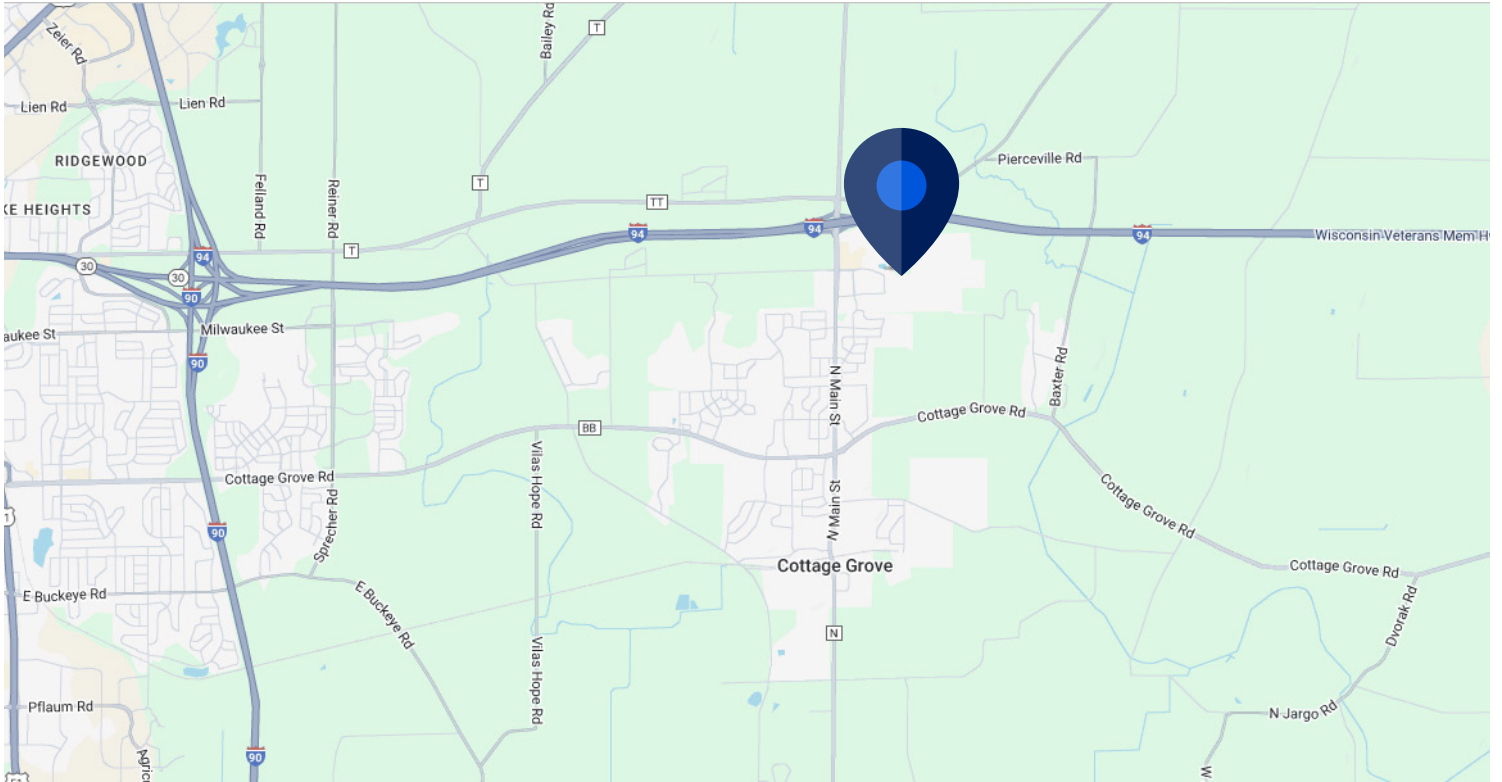
Office

- 2,700 SF of office
- 5 private offices with windows
- Open area for workstations
- Break room
- Storage room, Data room
- Served by rooftop HVAC units

For More Information

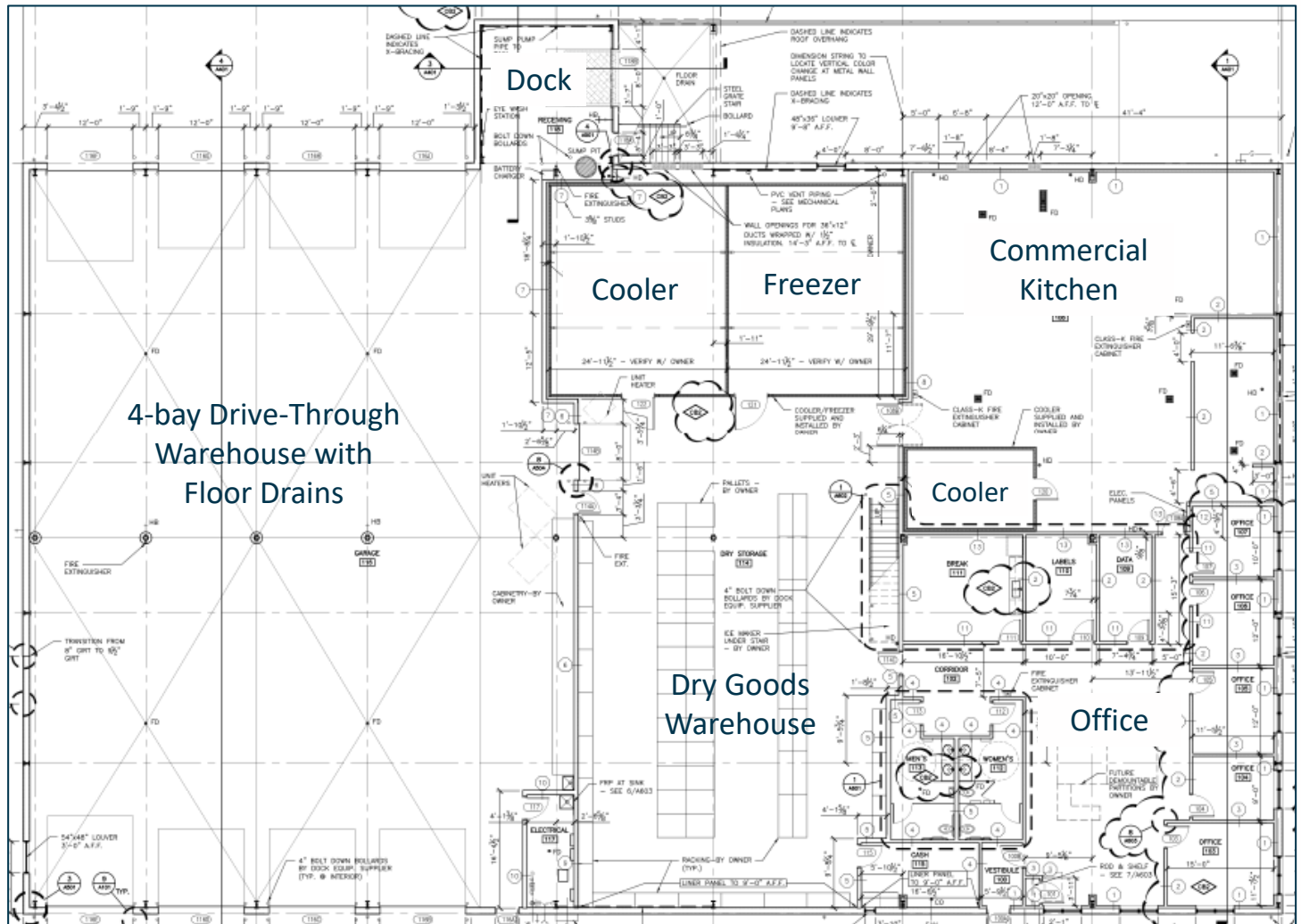


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FLOORPLAN

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For More Information

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