

## **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

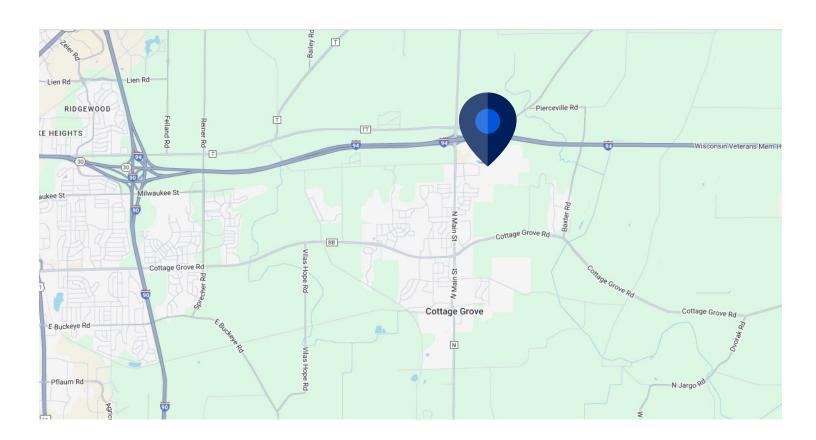
- 2.700 SF of office
- 5 private offices with windows
- Open area for workstations
- Break room
- Storage room, Data room
- Served by rooftop HVAC units

#### **For More Information**



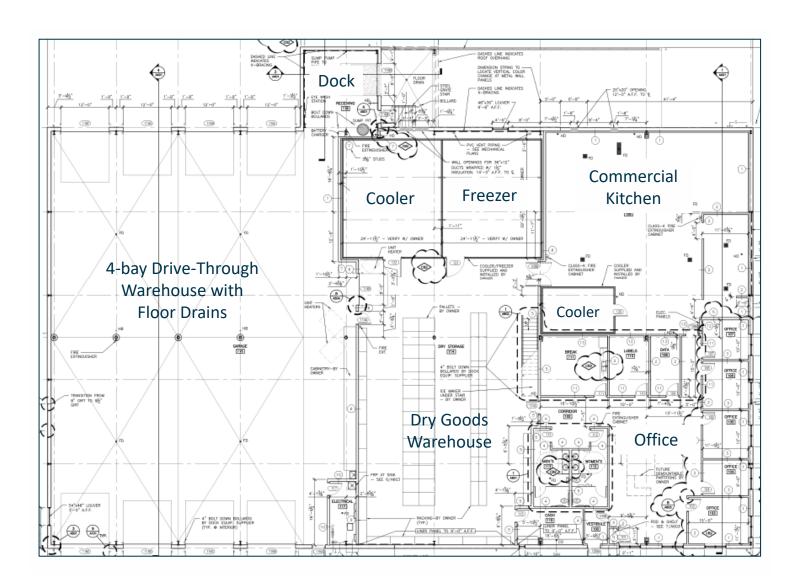
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# **For More Information**

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# **300 Commerce Parkway**

**Cottage Grove, WI** 













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