

Economic Development

1717 East Park Street
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CLOSER TO PROFITS



Where Others See Barriers – We See Bridges

1912 Columbus Street

*Diverse Site
and
Building
Options*

*Two
Industrial
Parks*

*Skilled,
Productive
Labor Force*

*Effective &
Flexible
Financing
Tools*

*Low
Business
Costs*

*Tax
Incentives*

*Great Place
to Live*

*Low Utility
Rates*

*Revolving
Loan Fund*

*Development
Zone*

*Technology
Zone*

Price Drastically Reduced

Free year with three-year
lease

31,920 square feet
manufacturing plant

7.8 acres in industrial park

Easy access to I-43

3-ton crane



Property Information

Property size: 7.8 acres

Building Size: 31,920 square feet

Year Constructed: 1965, expansion in 2000

Zoning: Industrial

Type of Construction: Concrete block

Clear Heights: 13

Column Spacing: Clear span

Floor Type: 6" reinforced concrete

Utilities: 1,000 amp, 240 volt three-phase power less than a block from substation. 6" gas main less than a block from substation, 2" service line. 96 strands of dark fiber close to building. 12" water main with 6" service line at 61 psi. 12" sewer main with 6" service line. New gas boiler in 1982

Truck Docks: One 58-foot interior truck dock and one drive-in door (both 12').

Lease/Rent/Purchase Information

\$400,000 price is greatly reduced

Three year lease with the 1st year FREE (tenant pays heat, power, real estate taxes). The 2nd & 3rd year tenant pays \$.15 per square foot per month plus tenant pays heat, power, real estate taxes. THESE ARE VERY GOOD TERMS!

Other Information Available on Page 2

CLOSER TO PROFITS

Revolving Loan Fund Technology Zone Development Zone Other Incentives



*****Drastically Reduced Price*****

Free Standing Manufacturing or Warehouse building on large tract (7.8) acres of wooded land in Two Rivers Columbus Street industrial park. Block/brick building with 16' eave height/ 13' clear span 133' X 200' and 23' eave height for 133' X 40' year 2000 addition. Excellent access to I-43 from Hwy 310 - approximately 6 miles.

The building has a 3-ton crane.

Six-inch concrete floor with 6x6 mesh. 3,000 PSI over five inches of compacted gravel. Borings show sand which will support 6,000 PSI.

Air conditioning in the office.

Contact

Bill Illgen

Choice, Inc.

920-682-0307

<http://listing.loopnet.com/14399576>

Or contact the Two Rivers Economic Development Department for information about this and other properties in Two Rivers. We offer attractive incentive packages and can assist you in developing ideas to best suit your business.

