

Economic Development

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CLOSER TO PROFITS



Where Others See Barriers – We See Bridges

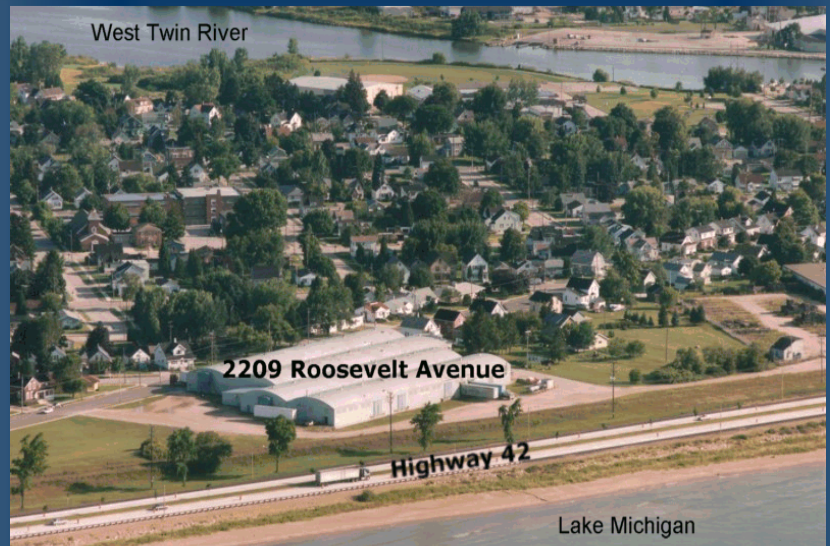
2209 Roosevelt Avenue

Located Just Off Highway 42

Overlooks Lake Michigan

Highly Visible Location

Immediate Occupancy



Property Information

Property size: 3.8 acres

Building Size: 73,600 square feet

Year Constructed: 1950

Zoning: Light Industrial

Construction: Quonset design, dome halves

Clear Heights: 13 feet, clear span

Floor Type: 5" reinforced concrete

Wet sprinkler system

Utilities: 1200 amp service, 480 volts, 3-phase electrical service. Two 5-million BTU air make up units for heating. Also 12 gas-fired unit heaters rate at about 150,000 BTUs.

Truck Docks: 2 truck doors

Lease/Rent/Purchase Information

Purchase Price: \$499,400

Other Information Available on Page 2

*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*

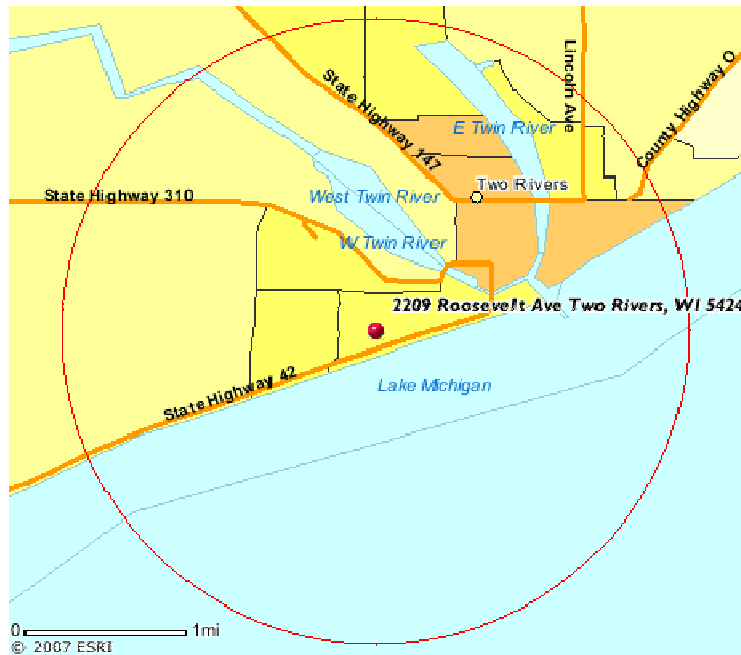
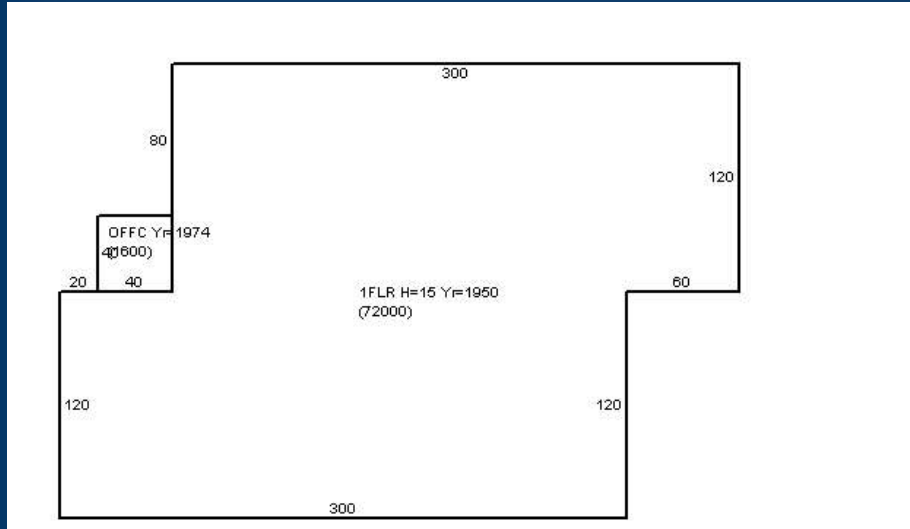
CLOSER TO PROFITS

Revolving Loan Fund

Technology Zone

Development Zone

Other Incentives



Contact:
Bill Illgen
920-682-0307

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.

