

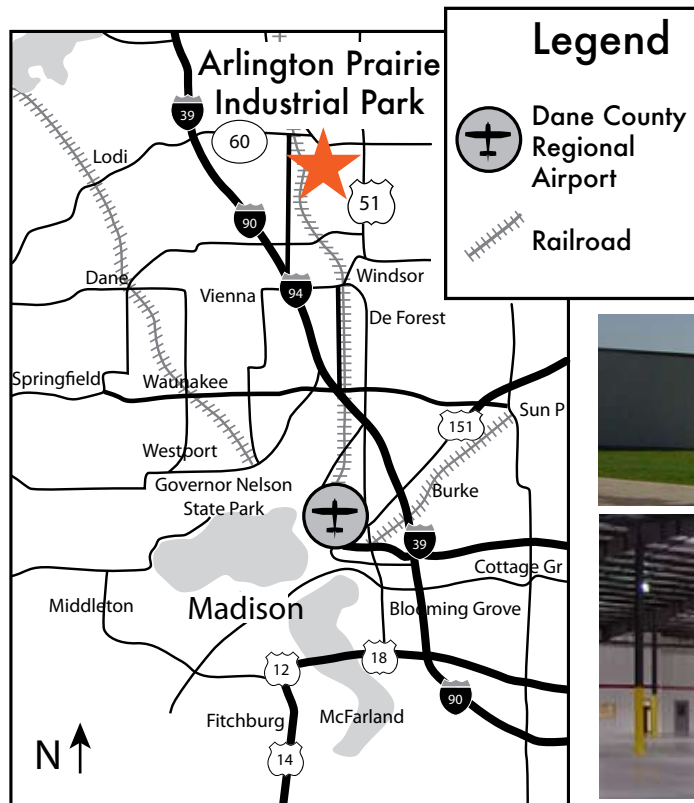


FOR SALE / LEASE 80,000 SF WAREHOUSE

109 Skyline Drive Arlington, WI 53911

Nearly 80,000 square feet of warehouse space and 1,000 SF of office provide complete flexibility for your warehousing or manufacturing needs. The building was constructed in 2000 and is in excellent condition. 40k SF of the building has AC and 2 large 20' fans. Easy access to Hwy 60, Hwy 51, and I-90/94/39. Located in Foreign Trade Zone. For Lease or For Sale.

Total Building Size:	80,000 SF	Loading:	6 Docks w/ Levelers 2 Drive in Doors	Warehouse HVAC:	Gas - Modine 2 x 15 Ton AC - in 40k SF
Office/Break Space:	1,000 SF	Year Built:	2000-2001 - Varco Pruden Metal	Overhead Fans:	3 x 20' B.A. Fans
Lot Size:	3.92 Acres	Power:	800 AMPS, 277/480 V, 3 Phase	Sprinklers:	Wet System
Ceiling Height:	20' - 25'	Office HVAC:	FHA Gas and Central Air	Sewer/Water:	Municipal
Column Spacing:	25' x 50'	RE Taxes:	\$46,000	Zoning:	I-1 Industrial
Parking:	20 +	Lease Rate:	\$2.50 / SF NNN	Sale Price:	\$2,300,000



Directions:
From Hwy 60, turn
South on Industrial Dr
West (Right) on Skyline Dr

Distance to:
Airport 20 minutes
Interstate 5 minutes



For more information on this property, or any other MR-BK property
at the Arlington Prairie Industrial Park, contact:

Brett Kirner

608-635-3925

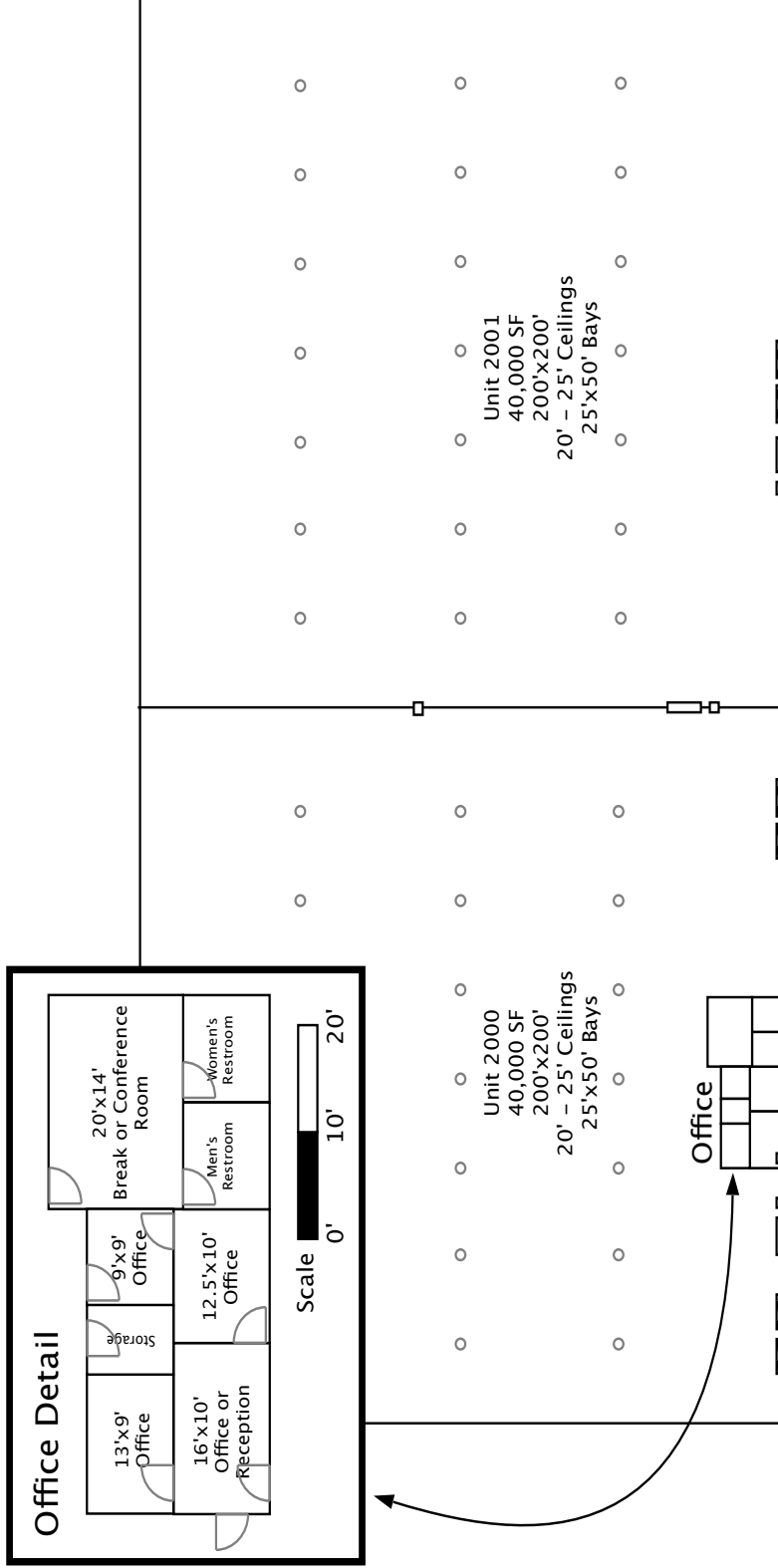
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www.mr-bk.com

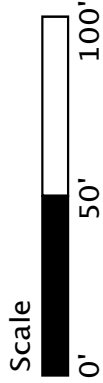
MR-BK, LLC - Owner / Broker



FOR SALE / LEASE
80,000 SF WAREHOUSE



109 Skyline Drive
Arlington, WI 53911



Front Yard / Parking
Roughly 28,000 SF
.65 acres

Legend

- Overhead Door
- Dock Door w/ Leveler
- Walk Thru Door
- Interior Support Column