

FORMER ST. CROIX COUNTY HIGHWAY DEPARTMENT FACILITY

920 3rd Street Hammond, WI 54015



FOR MORE INFORMATION CONTACT:

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Executive Summary



LEASE RATE \$5.50 - 8.00 PSF

OFFERING SUMMARY

Building A: Office Space	6,000 SF @ \$8.00 PSF
Bldg B: Shop Offices/Parts Dept.	2,696 SF @ \$7.00 PSF
Building C: Heated	6,231 SF @ \$7.00 PSF
Building D: Heated	9,000 SF @ \$7.00 PSF
Building E: Heated	17,474 SF @ \$7.00 PSF
Building F: Unheated:	5,231 SF @ \$5.50 PSF
Building G: Unheated	10,074 SF @ \$5.50 PSF

PROPERTY OVERVIEW

This 67,300 square foot industrial facility, which is newly painted and move in ready and offers a mix of heated and unheated warehouse space. This facility includes a Weigh-Tronix BMC 4011 Bridgemont, 40' x 11' wide concrete deck 140,000 lb. capacity truck scale with integrated WI-130 weight indicator technology. In addition to multiple warehousing options, there is 6,000 square feet of office space available. The facility also has access to a rail spur a quarter mile from the property, is 2 miles from I-94 and is within 45 minute drive to the Mpls/St. Paul airport providing businesses multiple convenient freight options.

Heated portions of the warehouse contain one 10-ton, one 6-ton and one 3-ton crane. Production space within the area provide clear heights up to 30'. Multiple large drive in doors throughout. These areas boast an ONAN 450 DFEC generator that includes a Cummins 685HP turbocharged diesel engine rated at 450KW output.

Unheated/uninsulated portions of the warehouse offer varying ceiling heights and drive in doors. *This property offers a combined 19 acres of land for outside storage. Contact agent for pricing.

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Additional Photos



Building A (Office)



Building A (Office)



Building A (Office)



Building A (Office)



Building A (Office)

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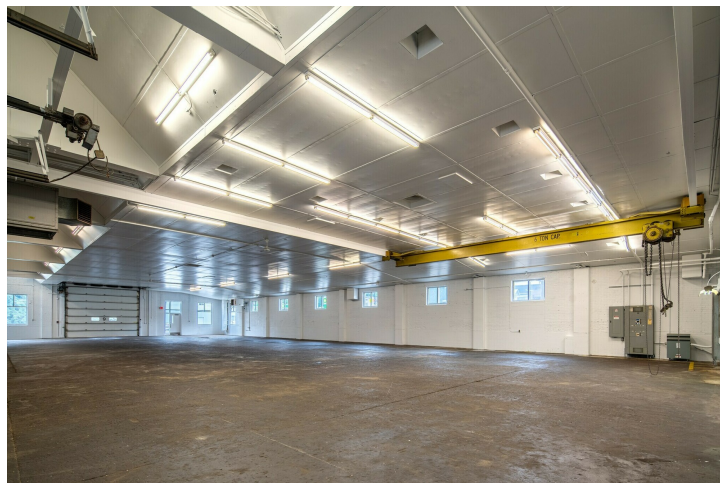


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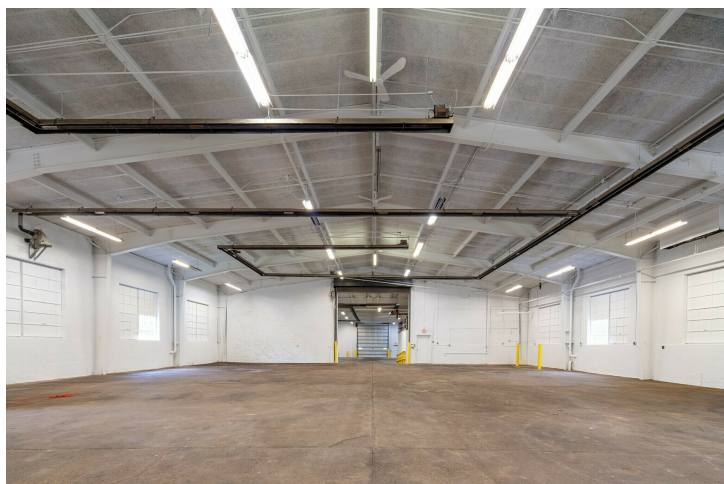
Additional Photos



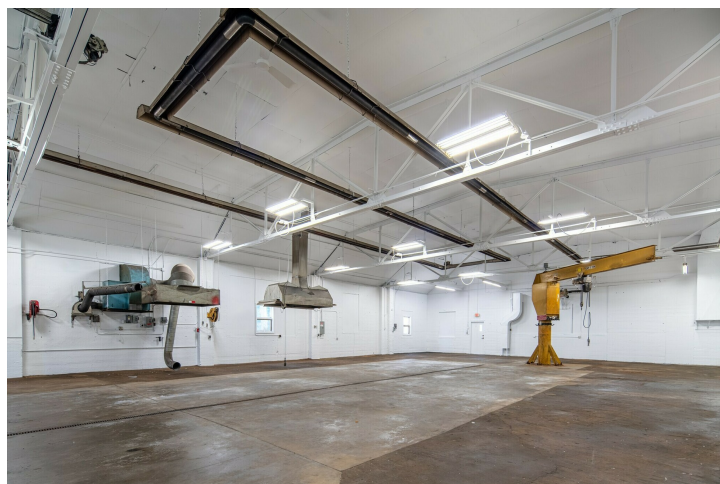
Leased



Leased



Leased



Building C

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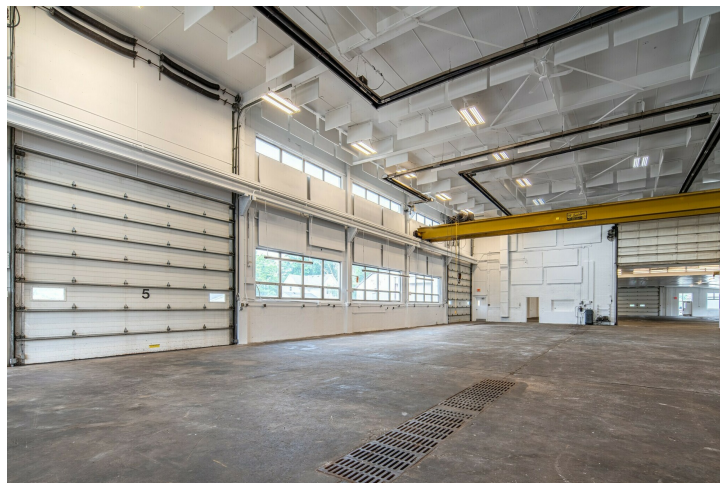
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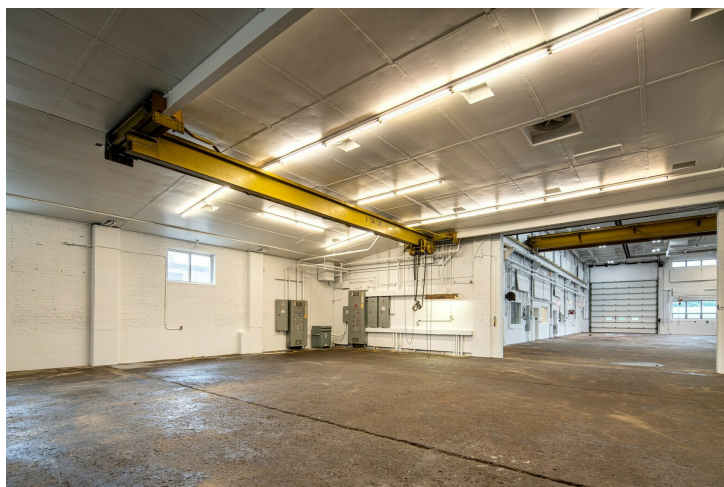
Additional Photos



Building D



Building D



Building D



Building E

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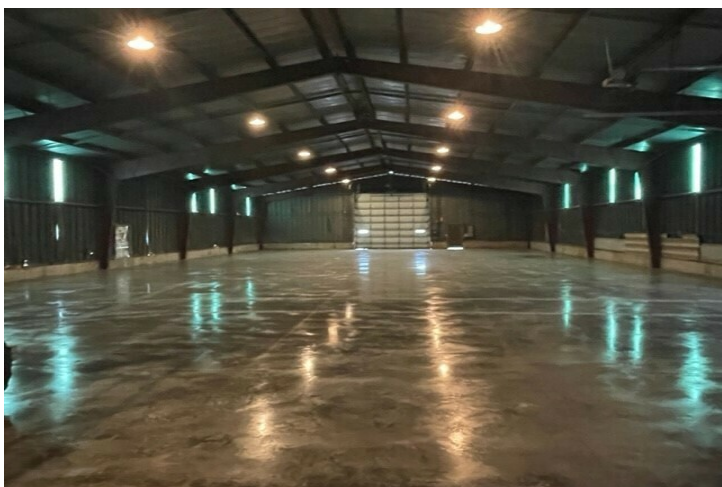
Additional Photos



Building F



Building G



Building G



Weigh Station

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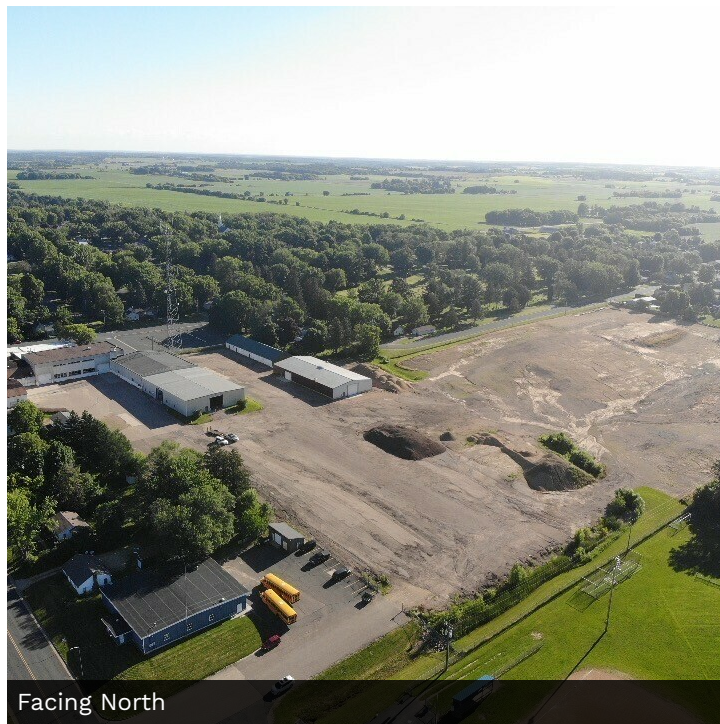
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Additional Photos



Facing West



Facing North



Facing South



Facing East

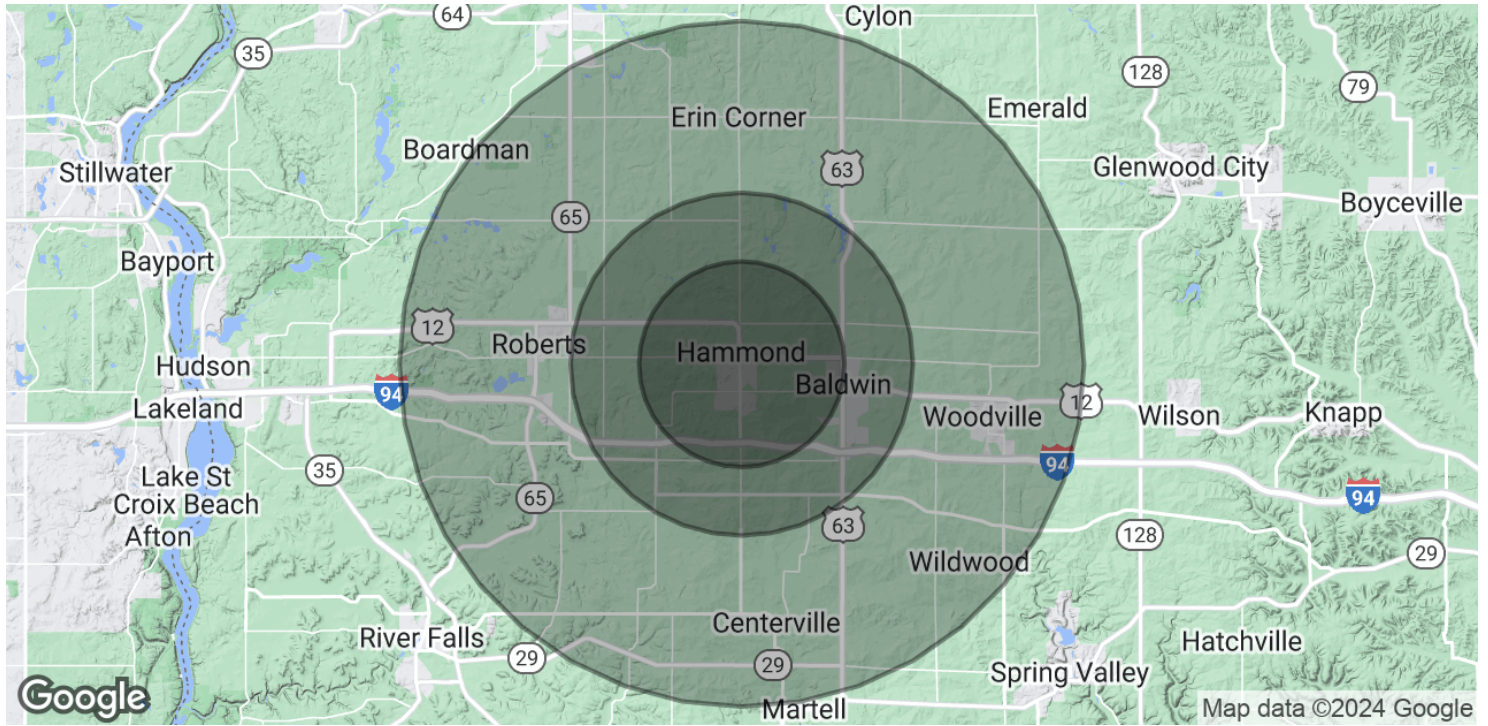
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,753	6,779	23,446
Average age	33.3	34.2	35.6
Average age (Male)	32.9	34.0	35.3
Average age (Female)	33.6	34.4	35.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	994	2,453	8,687
# of persons per HH	2.8	2.8	2.7
Average HH income	\$73,450	\$75,875	\$75,326
Average house value	\$231,042	\$227,741	\$223,273

* Demographic data derived from 2020 ACS - US Census

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