

**FOR SALE**  
**\$1,650,000**

**803 Prospect  
Ave.  
Osceola, WI**

**32,875 sq. ft.  
5.83 acres  
Medical/Lab  
Office  
Flex  
Warehouse**

**Applegate Inc.**



Commercial Real Estate Sales and Leasing  
Property Management  
[www.applegatecommercial.com](http://www.applegatecommercial.com)

651-230-0762  
PO Box 32  
New Richmond, WI 54017  
1940 Graeley St. #202.  
Stillwater, MN 55082



**AVAILABLE:**

- 32,875 Square Feet

**BROKEN DOWN BY TYPE:**

- 4,400 Square Feet Office Space
- 8,375 Square Feet O.R./Medical Lab Office, Training or Flex
- 18,725 Square Feet – Kenneled area—multi type use
- 1,375 Square Feet—Warehouse
- Approximately 5.83 Acres

**USES:**

- Commercial/Industrial
- Biomedical Research Facility
- Research and Development w/Lab
- Medical lab
- Light Industrial Manufacturing
- Office - Service

**SUMMARY:**

The building is constructed of steel, slab on grade, attractively designed and is finished on both the exterior and interior.

The Property was designed and specifically built as a biomedical research and development facility that includes animal housing. Fire suppression system in two computer rooms as well as oxygen lines.

The office space has high end finishes to include slate entry way, maple trim, solid core doors, recessed fluorescent lighting. The office space is well designed and includes built-in cabinets and a kitchen/lunch room.

There is paved parking, access for deliveries and there is parking for approximately 40 spaces. There is one (1) standard drive-in bay and one (1) double service door. The clear height is 12 feet in the warehouse section.

The building has heavy power, controlled card access system, central-air and a humidifier system permitting excellent air control.

There is 8,375 square feet of research/lab space includes four operating rooms, lab spaces as well as meeting and storage rooms.

There are three animal housing- kenneled areas consisting of 18,725 s.f. and was specifically finished to accommodate animal housing and their well-being. Each of the areas is located off of a central common area corridor and is accessed by a controlled entry card system. The flooring in these areas are at a gradual sloping towards the walls of 6" for drainage. There is substantial plumbing and an air-exchange system in these sections.

# PROPERTY PHOTOS

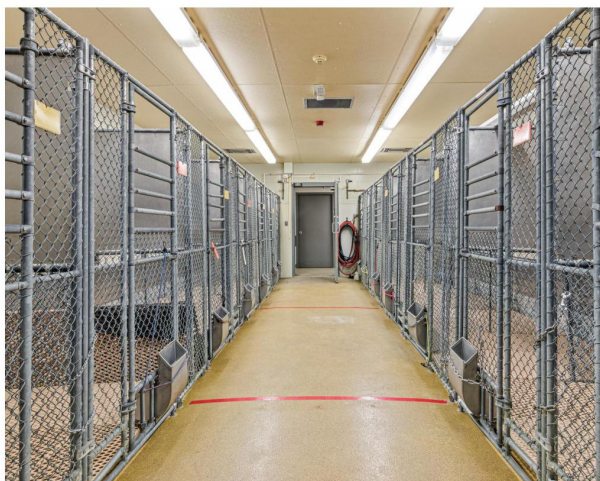


## APPLEGATE INC COMMERCIAL REAL ESTATE SALES AND LEASING

252 So. Knowles Ave.  
NEW RICHMOND, WI, 54017  
[www.applegatecommercial.com](http://www.applegatecommercial.com)

INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED.  
MEASUREMENTS ARE APPROXIMATE, AGENTS AN BUYERS TO  
VERIFY ALL INFORMATION.

# PROPERTY PHOTOS



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# BUILDING PLAN

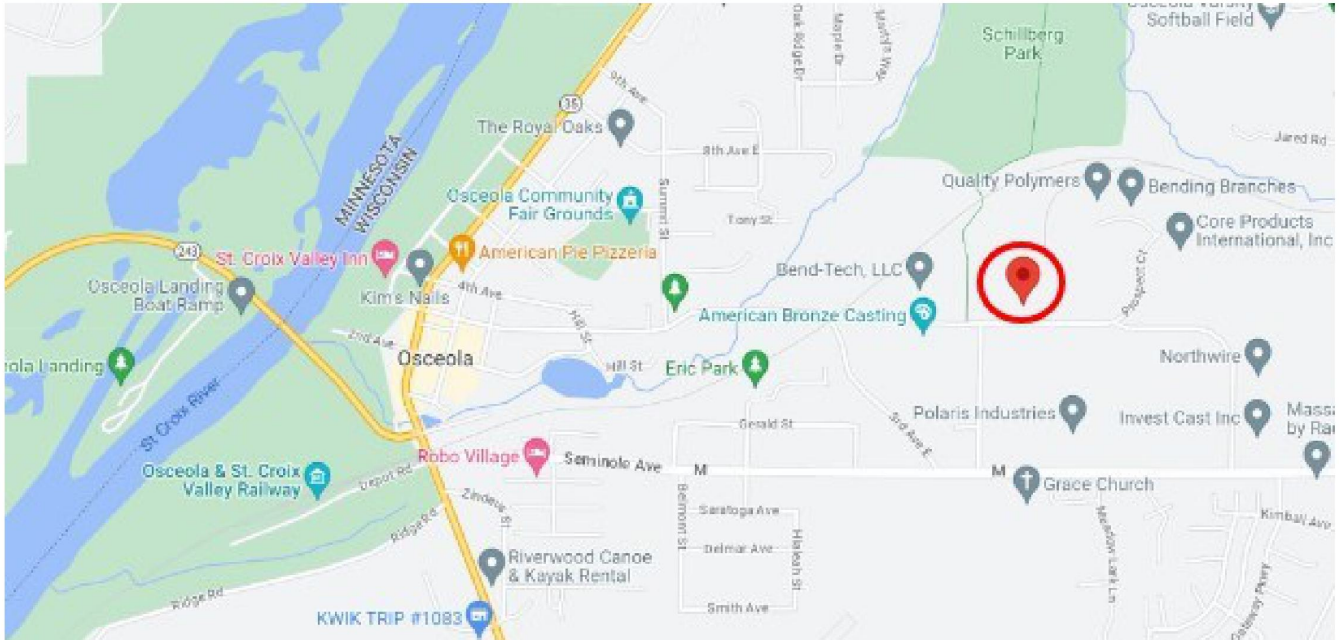
**FOR SALE**  
**803 PROSPECT AVE**  
**OSCEOLA, WI**



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# GOOGLE MAP



**This property is located in the Osceola Business Park, has excellent access to State Hwy 35, Hwy 64/63 and the Osceola Bridge provides easy access to Minnesota and Interstate 94 via State Hwy 35**

**Osceola, Wisconsin is located less than 40 miles northeast of the major metropolitan area of Minneapolis and St. Paul, is located on the western border of Wisconsin. According to the Village of Osceola, Osceola is one of the fastest growing communities in Western Wisconsin.**

**New Richmond Regional Airport is less than 20 minutes away and Osceola also has a Municipal Airport that has a 5,000 long runway that can accommodate corporate jet airplanes.**

**Osceola, Wisconsin Community Profile People Population 2,549 Labor Force 1,495 Job Growth Rate 14.38% Median Age 35.91 Labor Force Bachelor's Degree or Higher 21.30% High School Degree or Higher 94.21% White Collar Workers 52% Blue Collar Workers 47% Budgets Household Expenditures (Average) \$47,400 Household Income (Median) \$44,885 Source: Locate in Wisconsin | Applied Geographic Solutions**

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