

# For Lease

Office/Showroom/  
Production

- Single Office Suites
- Office & Showroom Space
- Production & Warehouse Space
- High Ceilings & New Windows
- New Asphalt Parking & Drives
- 480 Volt - 3 Phase Power
- Additional 60,000 SF Building on Site



**Dairyland Building -2253 US Hwy 12  
Baldwin, WI**



**For More Information Contact:**

**Kevin J. LaCasse**  
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651.430.2024 (o)

[klacasse@greystonecommercial.com](mailto:klacasse@greystonecommercial.com)

2253 US Hwy 12  
Baldwin, WI

## General Information:

Property Type: Office/Showroom/Production  
Single/Multi: Multi-Tenant  
Date Available: Immediate  
Lease Term: Negotiable

## Square Feet Available:

SF Available: 200 SF & Up

## Rates/SF:

Office: Contact Agent  
Showroom: Contact Agent  
Warehouse: Contact Agent  
CAM: \$1.75 PSF  
RE Tax: Included in CAM  
Total OpEx: \$1.75 PSF  
Tenant Pays: Rent, CAM, Tax & Utilities

## Building Data:

Total SF: 40,000  
Construction: Concrete Block & Brick  
Docks/Drive-Ins: (6) Docks: (2) Drive-Ins  
Clear Height: 12' to 16'  
HVAC: A/C & Gas Fired, Forced Air Heat  
Electrical: 480 Volt, 3 Phase Power Available



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*\*\*All square footages are assumed to be approximate\*\**

**2253 Highway 12**

**Baldwin, WI**



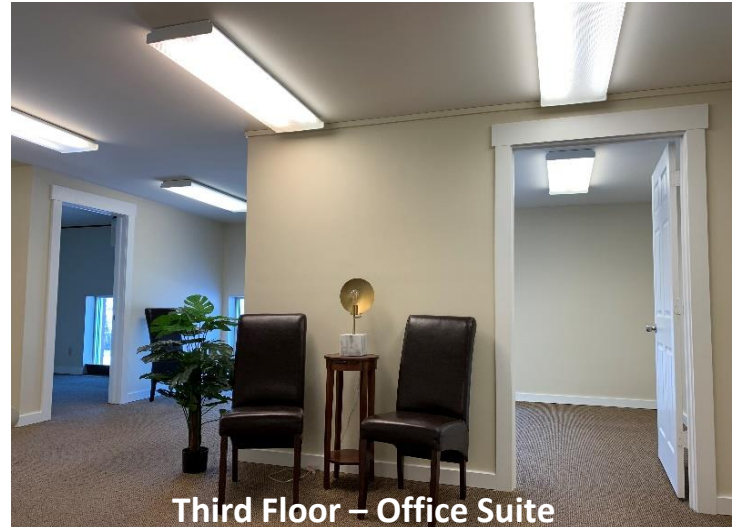
**Suite: 2A**



**Suite: 2A**



**Suite: 205**



**Third Floor – Office Suite**



**Space C – Warehouse/Production**

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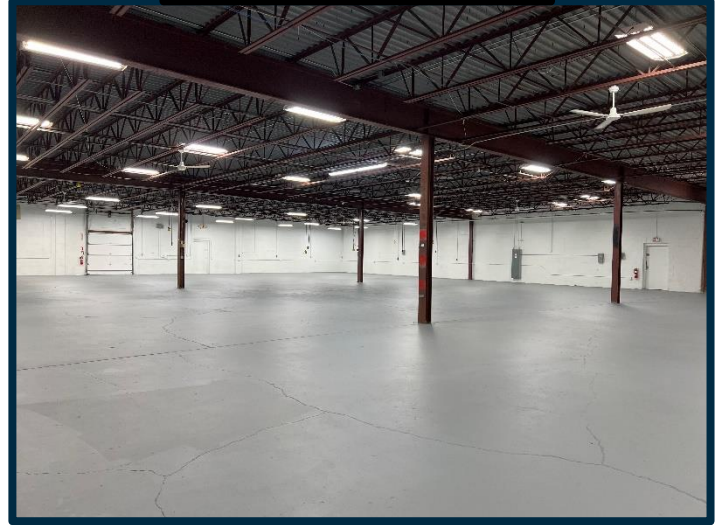
**2253 Highway 12**

**Baldwin, WI**

**Common Loading Area**



**Warehouse/Production**



**West Loading Docks**



**Additional Parking**



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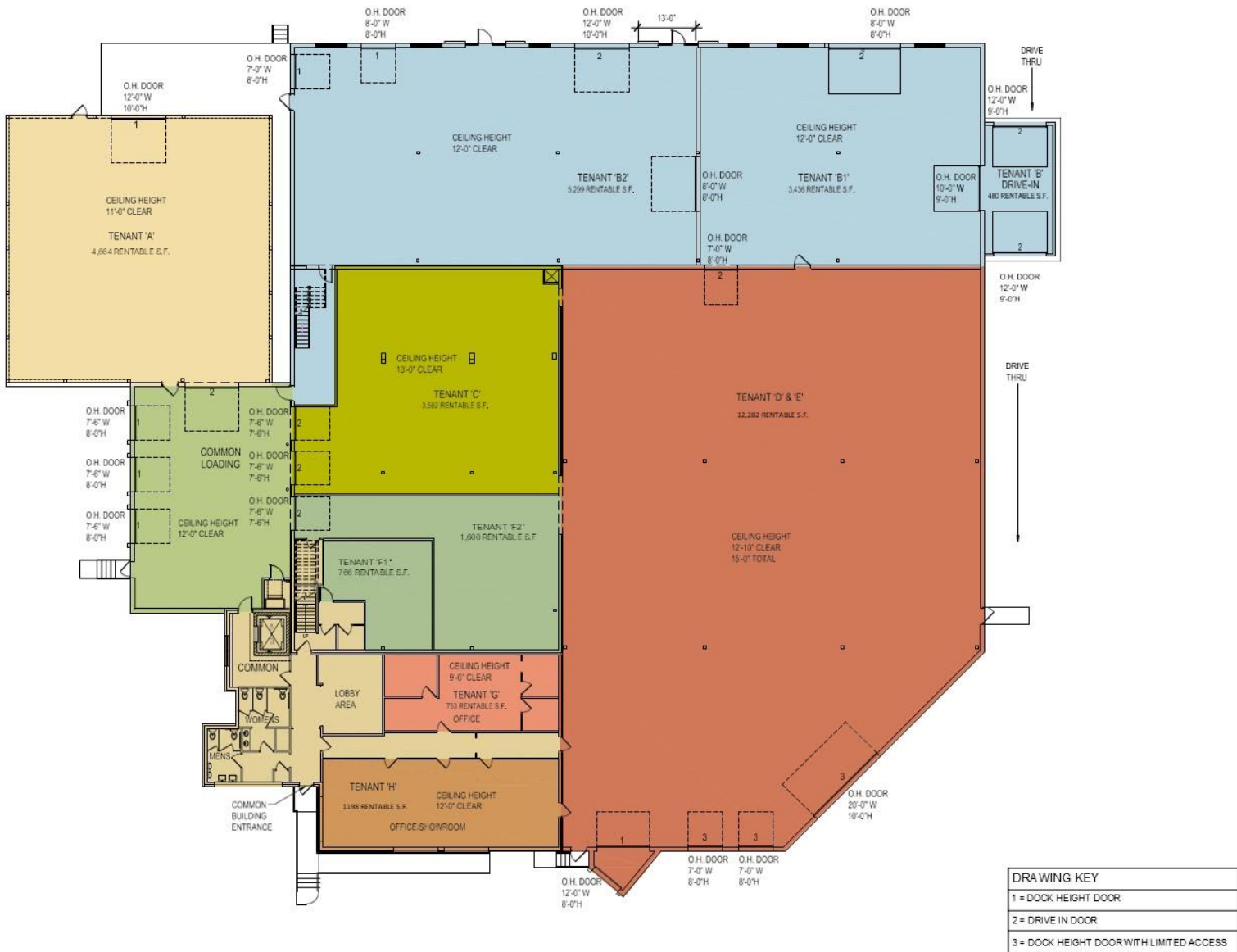
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2253 Highway 12  
Baldwin, WI

# For Lease



1  
A100 MAIN LEVEL FLOOR PLAN



**Dairyland Building  
Second Floor Plan**

FOR LEASE

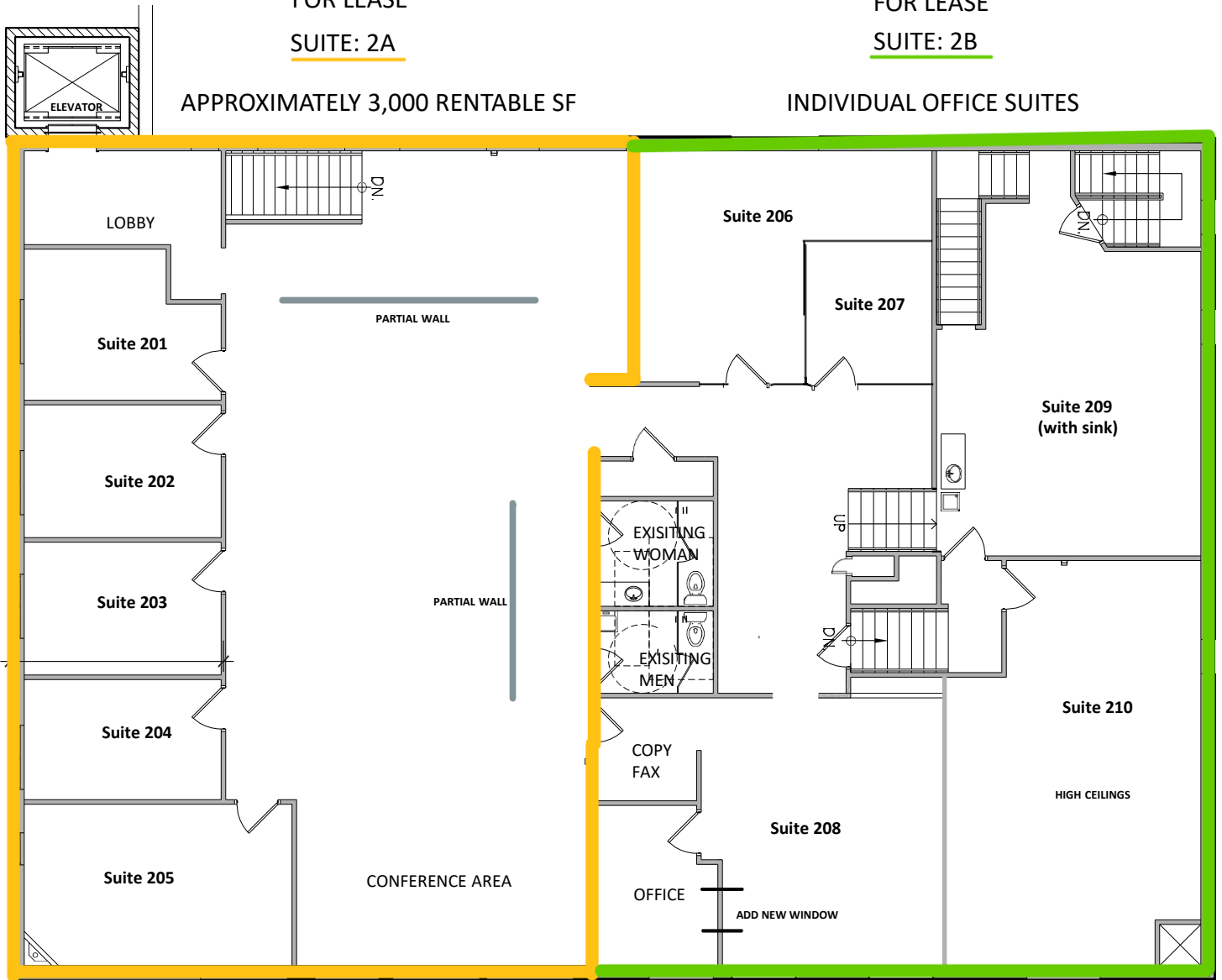
SUITE: 2A

FOR LEASE

SUITE: 2B

APPROXIMATELY 3,000 RENTABLE SF

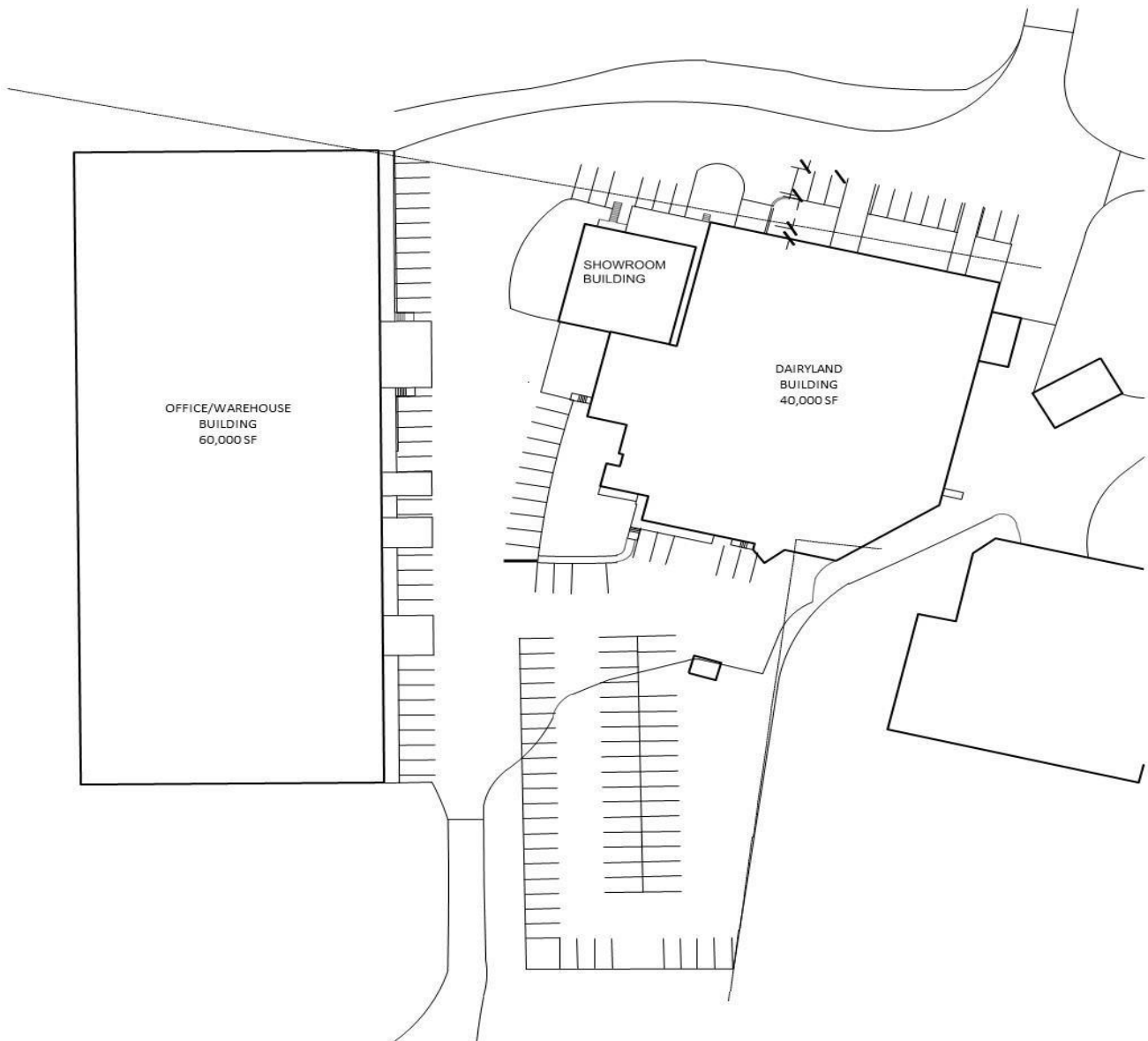
INDIVIDUAL OFFICE SUITES



SECOND FLOOR PLAN

2253 Highway 12  
Baldwin, WI

**BE** BALDWIN EAST  
A COMMERCIAL & LIGHT INDUSTRIAL PARK



Baldwin East Site Plan