

FOR SALE  
**52,964 SF**



1258 NELSON DRIVE  
BOYCEVILLE, WI 54725



1258 NELSON DR, BOYCEVILLE, WI

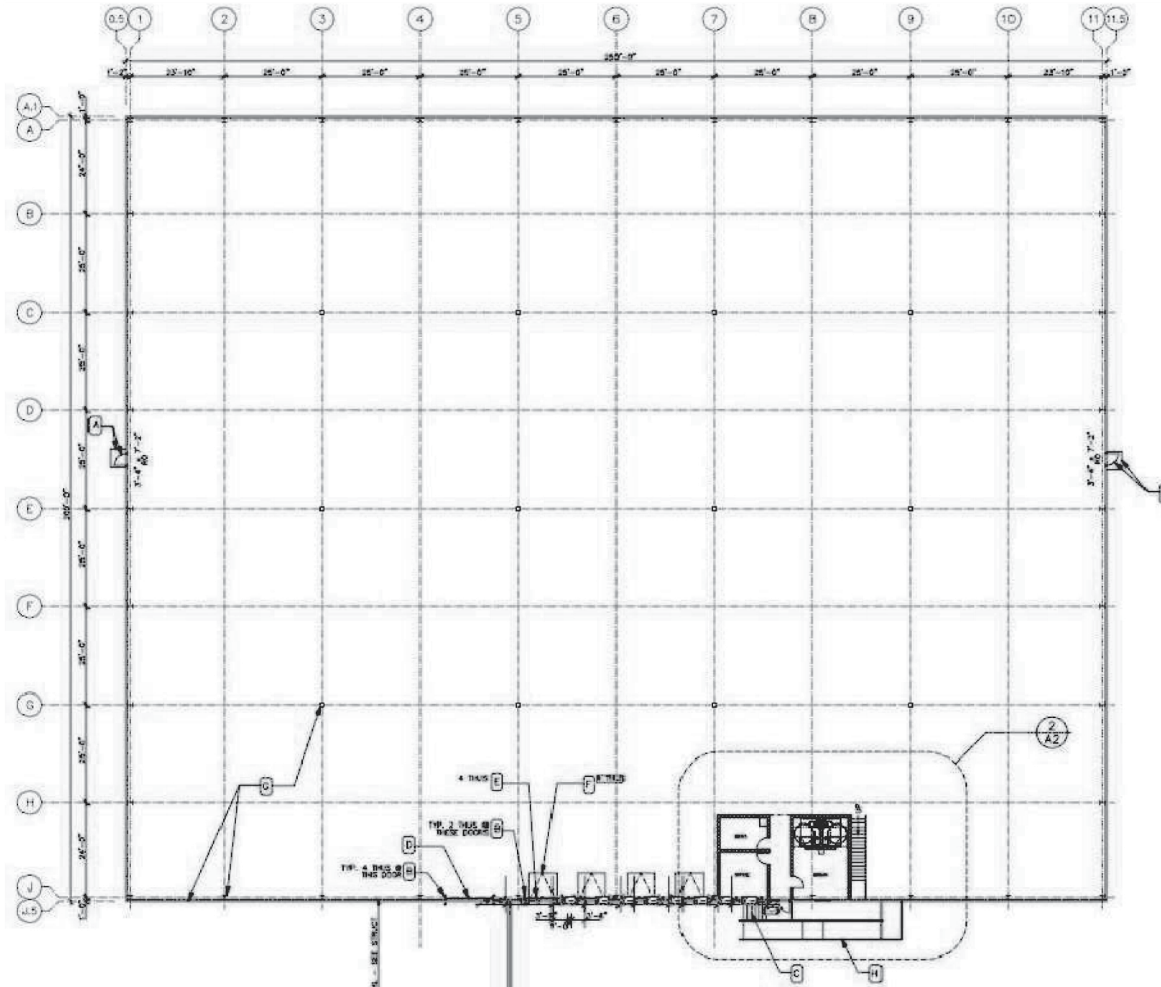
# PROPERTY HIGHLIGHTS

- Office/Warehouse Building
- For Sale
- Strong Western Wisconsin Labor Pool
- Expansion Land



## BUILDING INFORMATION

Building Size:	52,964 SF Total
	<b>Office Building:</b> 2,964 SF Total *Owner would prefer to lease-back the office building long term or can separate the office building out of the sale.
Available Size:	<b>Warehouse Building:</b> 714 SF Office 49,286 SF Warehouse 50,000 SF Total
Sale Price:	Negotiable
Lease Rates:	Negotiable
Year Built:	2007
Clear Height:	20' - 24'
Loading:	4 Docks 1 10'x14' Drive-In



### Warehouse Building

OFFICE SPACE	714 SF
WAREHOUSE SPACE	49,286 SF
<hr/> TOTAL	<hr/> 50,000 SF

FLOOR PLAN  
**50,000 SF**



**Office Building**

OFFICE SPACE

2,964 SF

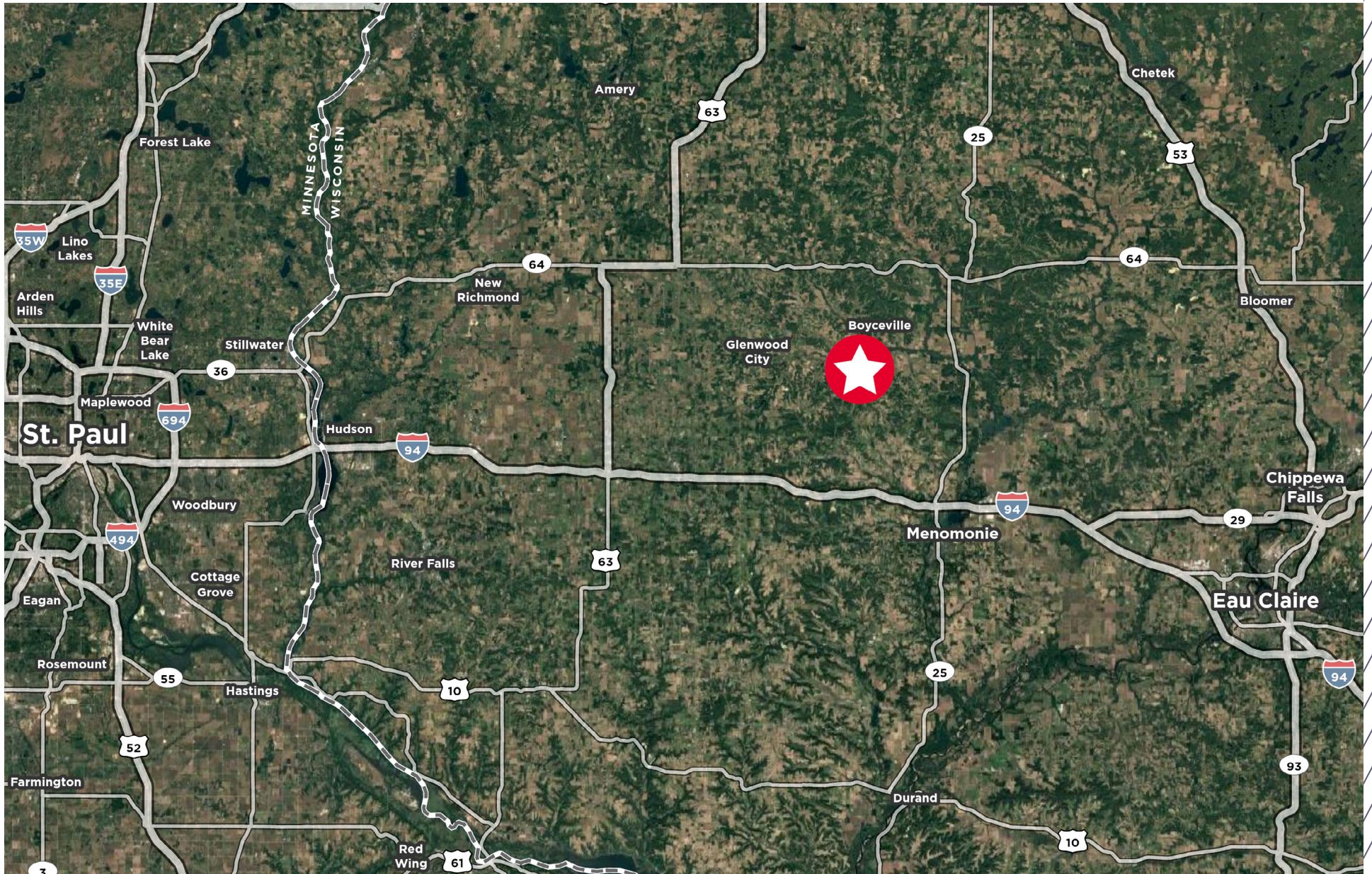
FLOOR PLAN

**2,964 SF**

# SITE PLAN



1258 NELSON DR, BOYCEVILLE, WI



AERIAL  
MAP

# CONTACT INFORMATION

## **KRIS SMELTZER**

Executive Managing Director

Direct: +1 952 837 8575

Mobile: +1 612 396 6456

[kris.smeltzer@cushwake.com](mailto:kris.smeltzer@cushwake.com)

