



2321 Jack Breault Dr
Hudson, WI 54016

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Get in the Game

www.leader-reg.com

225 Second St. N, #111
Stillwater, MN 55082

PROPERTY INFORMATION

ADDRESS 2321 Jack Breault Dr
Hudson, WI 54016

PARCEL 236-1982-39-005

BUILDING SIZE 16,355 SQ. FT.

LOT SIZE 2.533 Acres

COUNTY St. Croix Co.

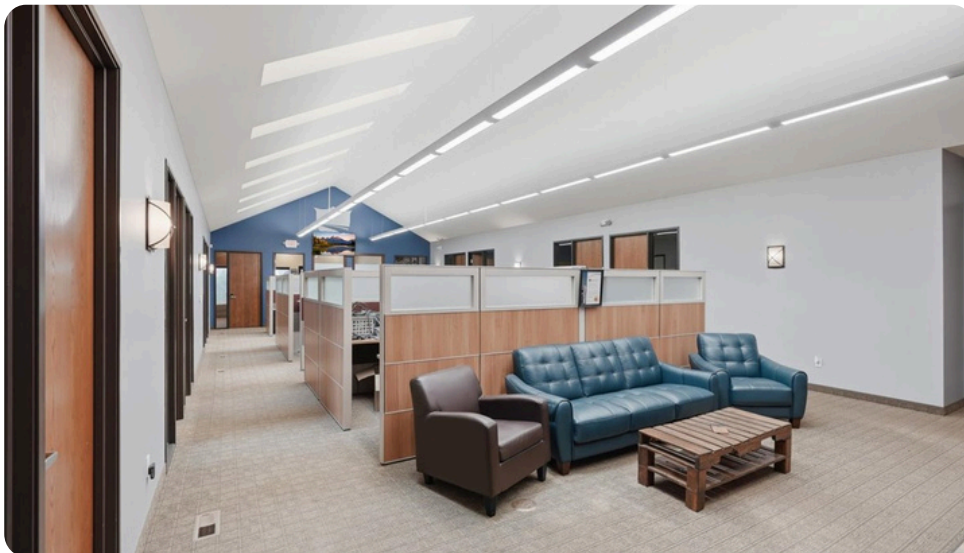
YEAR BUILT 2014

LIST PRICE \$3,300,000

- Flexible workspace featuring individual offices, multiple conference rooms, open cubicle areas & an outdoor patio
- Ample on-site parking – 62 surface spaces
- Welcoming reception area
- Two stories with elevator access
- 4 kitchen/break room areas & 7 restrooms
- Established community presence in Hudson Business Park



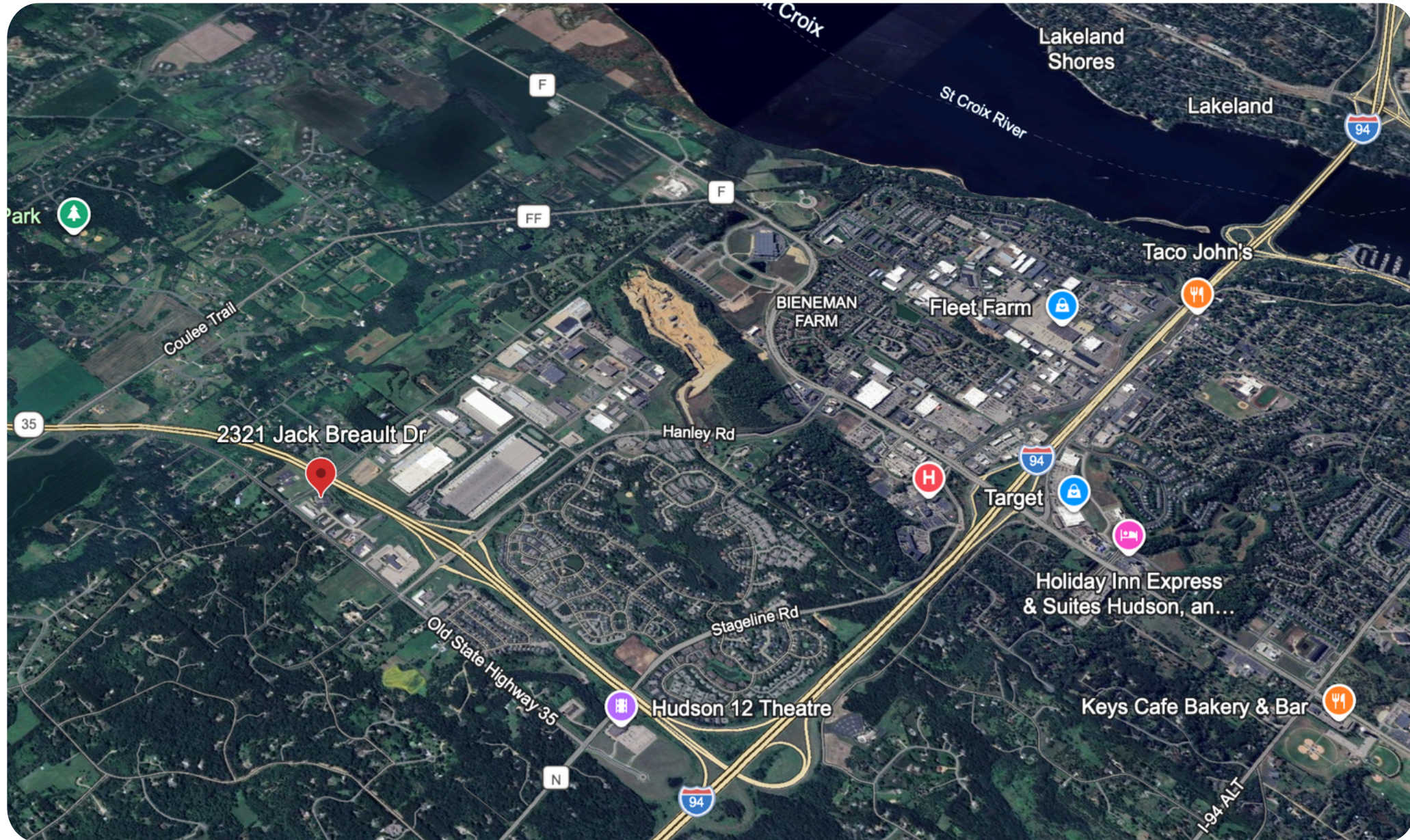
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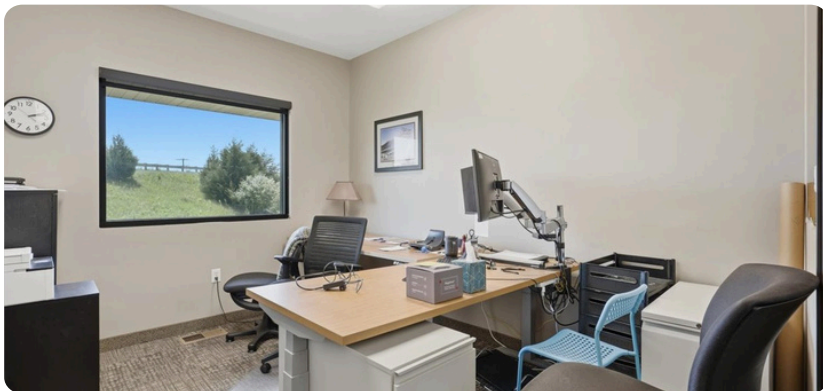
Trucking Proz	Expires 09/30/2026	Extension - 2 years	Increases - annual CPI-U	Rent \$84,073.44
Apogee	Expires 02/29/2028	Extension - 2 years	Increases - 15.6%, 10.3%, 2.5%	Rent \$62,400.00
Available Space For Lease	6,614 sqft available	@19\$/sqft annually		Rent Potential \$125,666



Annual Income \$148,473.44

Annual Expenses \$75,797.64

NET INCOME \$72,675.80



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