



1912 Columbus Street - Two Rivers, WI

Property Features

- Well-maintained manufacturing/industrial building in established Columbus Street Industrial Park
- ±7.93 total acres, including ±5.58 developable land
- 3-ton crane
- Dock-high loading with 16' dock door
- (3) drive-in doors: 12', 14', and 16' (includes internal dock access)
- 420V / 1000-amp power
- 6" concrete floors
- Compressed Air System with Drop Lines Throughout
- Convenient location near downtown Two Rivers with access to Manitowoc and Green Bay

PRICE	\$1,300,000
Building Size	± 31,920 SF
Acres	± 7.93 acres
Zoning	I-2
Year Built	1965

For more information:

Thomas Nickols

630.596.6033 / tomn@naipfefferle.com

David Hodge

262.914.5220 / davidh@naipfefferle.com

Adam Figurin

815.262.2994 / adamf@naipfefferle.com



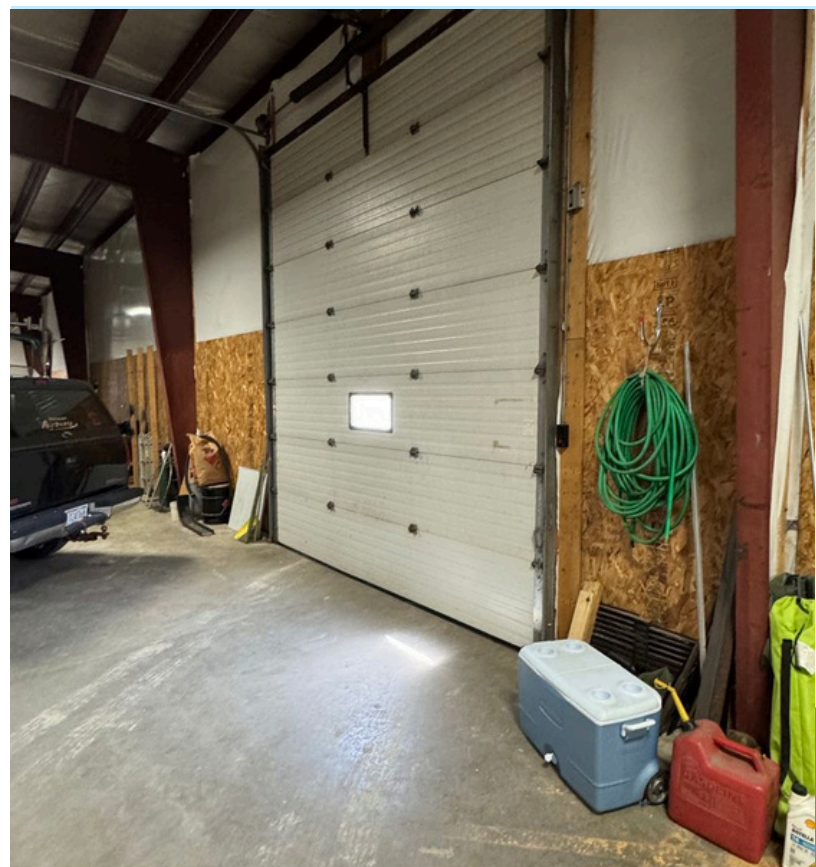
For more information:
Thomas Nickols / David Hodge / Adam Figurin

2725 S Moorland Road, Suite 100
New Berlin, WI
414.424.8200 / naipfefferle.com



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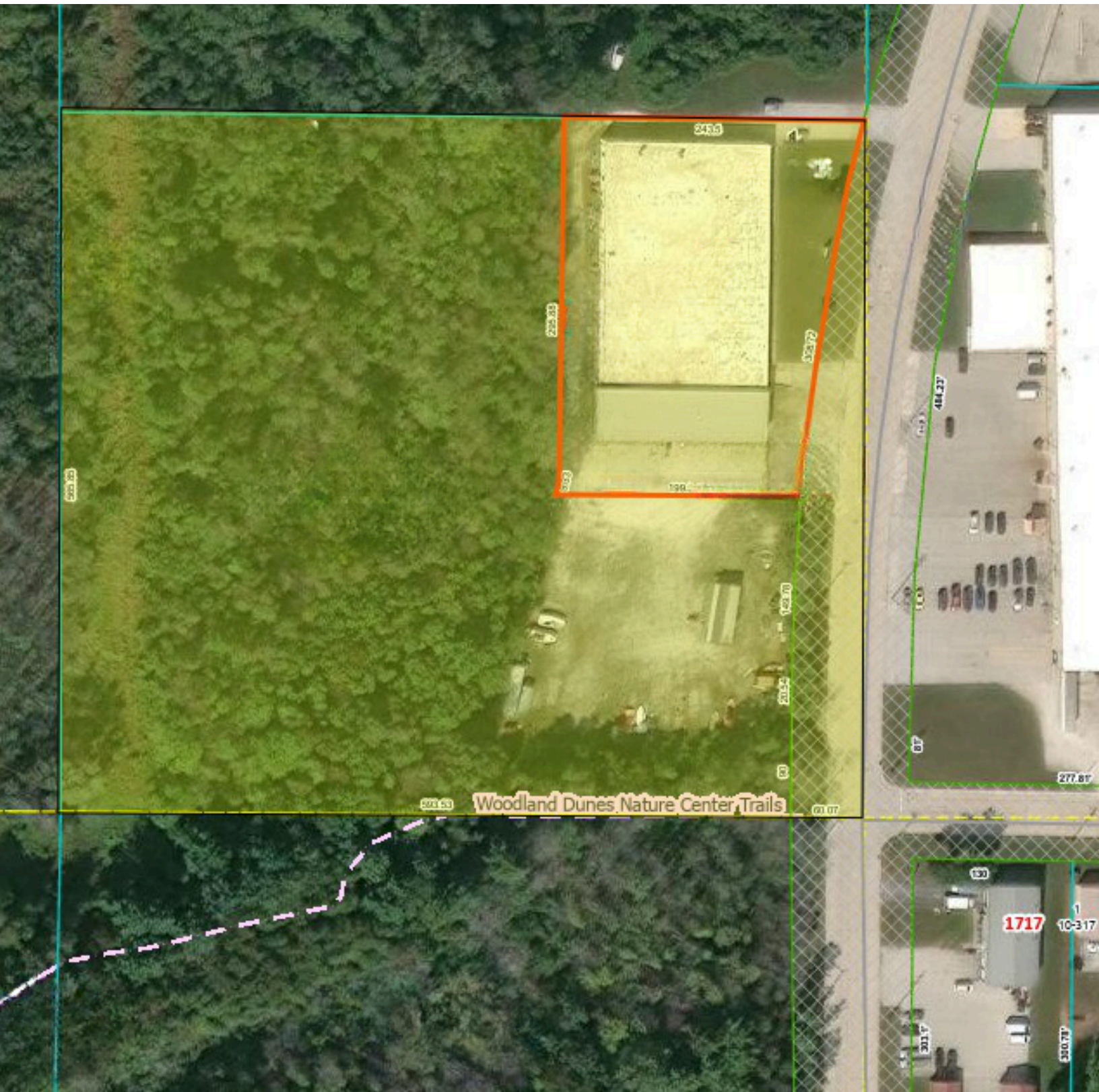
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AERIAL



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CERTIFIED SURVEY MAP

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PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 2, TOWN 19 NORTH, RANGE 24 EAST,
CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

REFERENCED TO THE COUNTY COORDINATE SYSTEM OF MANITOWOC COUNTY PUBLISHED

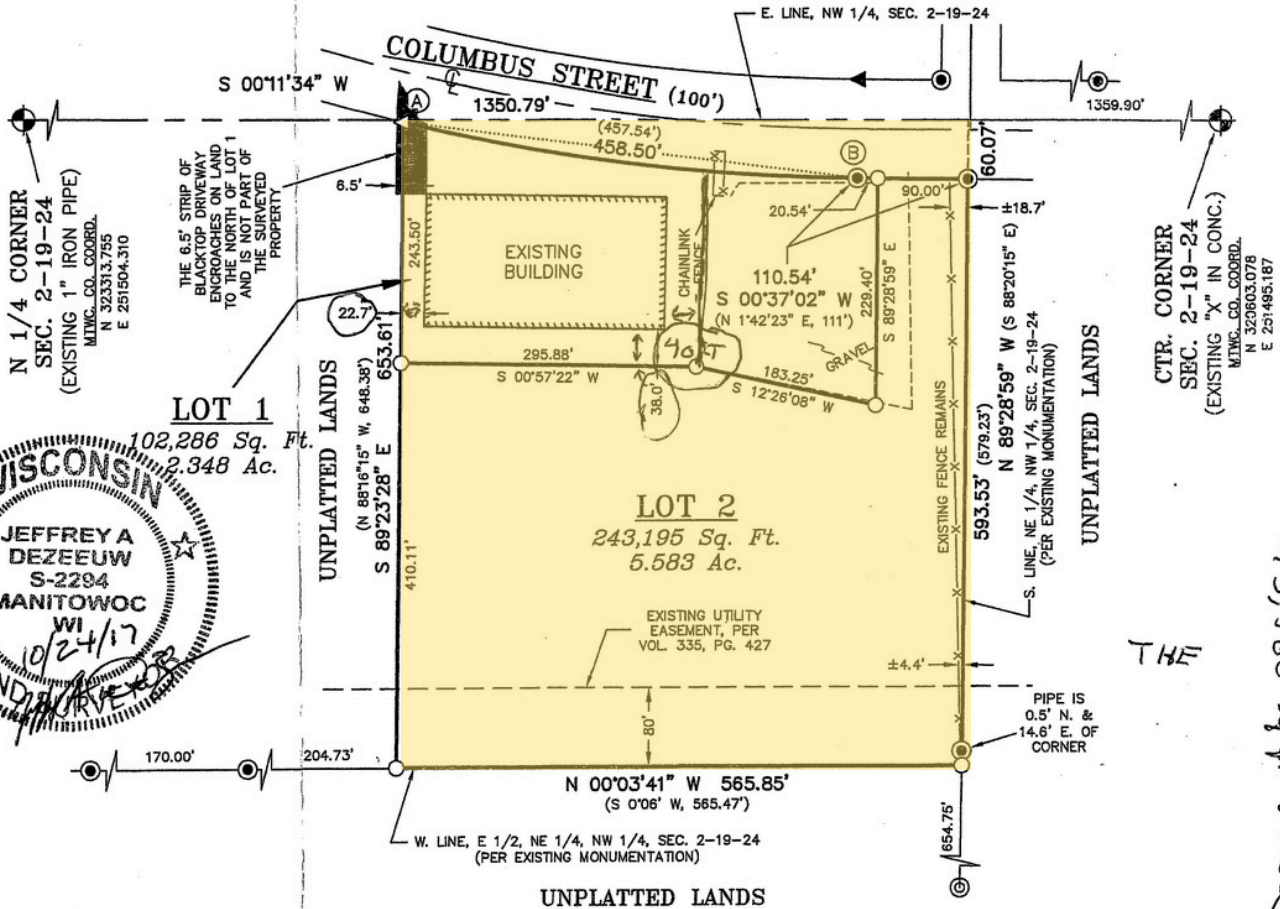
75 150
1" = 150'

LOT AREA
LOT 1 102,286 Sq. Ft. 2.348 Ac.
LOT 2 243,195 Sq. Ft. 5.583 Ac.

BE "A"-"B"
24'09"
160.08'
38.50' (457.54')
57.45' (457.25')
3 07'19"07" W
N 8'24"16.8" E

LEGEND

- < 18" IRON REBAR SET WITH HINGING 1.13 LBS/FT
- NAIL SET
- 1" IRON PIPE
- 3/4" IRON PIPE
- MAG NAIL
- AS DIMENSION



43,560 sq ft to owner



Demographics (1, 3 & 5 Mile Radius)

POPULATION



1 MILE:	4,442
3 MILES:	13,513
5 MILES:	23,987

AVERAGE INCOME



1 MILE:	\$71,715
3 MILES:	\$83,878
5 MILES:	\$86,491

AVERAGE HOUSEHOLDS



1 MILE:	2,021
3 MILES:	6,283
5 MILES:	11,917

EMPLOYEES



1 MILE:	680
3 MILES:	5,089
5 MILES:	7,570

BUSINESSES



1 MILE:	72
3 MILES:	373
5 MILES:	573

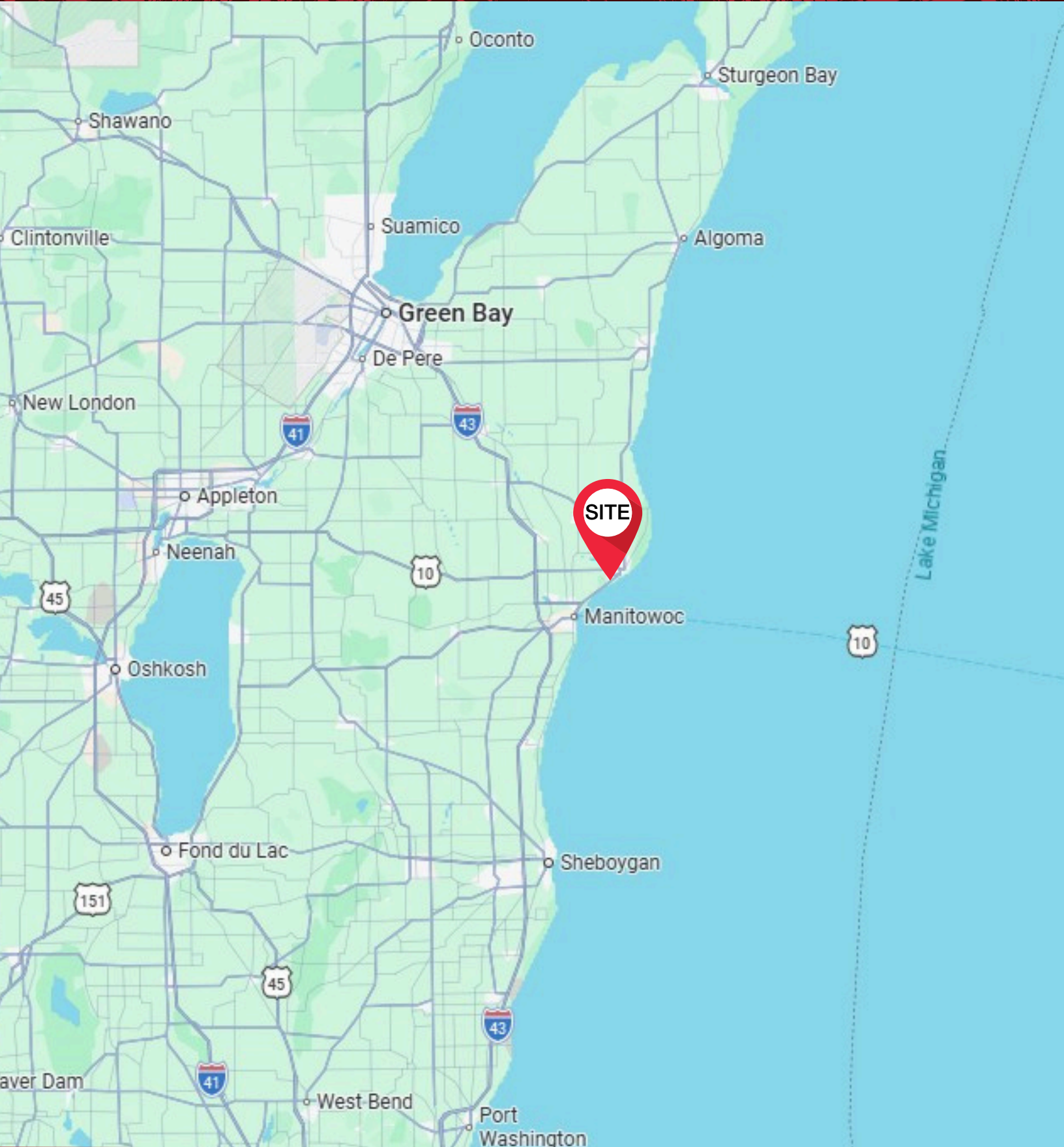
DRIVE TIME



Manitowoc	~ 6 Miles / 11 Mins
Green Bay	~ 42 Miles / 42 Mins
Sheboygan	~ 39 Miles / 42 Mins

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STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a latertime, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.