



FOR SALE



\$2,200,000

1621 Indianhead Dr E, Menomonie, WI 54751

Trillium Commercial Realty is Pleased to Present Exclusively For Sale a Long Term 1 Tenant Industrial Building with 24,000 SF. Simple to Understand and Easy to Manage, Stable Cash Flowing Asset., The Property Provides an Investor With a Stabilized Income Stream. With the Long Term Lease in Place, it is a Great Investment with Large Rent Bumps starting in a Few Years.

PROPERTY HIGHLIGHTS

- Absolute NNN
- Owner only responsible for the Roof (warranty included)
- Long Term Investment
- Perfect 1031 Exchange

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