

Industrial Building For Sale

**Lease Rate:
\$3.00 Gross**

**Great Location
Within 500 miles of
Beloit you find:**

- ◆ 31 percent of the nation's population
- ◆ 30 percent of all U.S. business operations
- ◆ 30 percent of the nation's manufacturing companies
- ◆ 38 percent of all U.S. manufacturing volume
- ◆ 50 percent of the nation's top twenty metro manufacturing center

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**Point ONE Commercial
Real Estate**
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Beloit, WI 53511

**Licensed in Illinois and
Wisconsin**



**1437 Dewey Avenue
Beloit, WI**

Food grade facility, formerly a seasonings facility. Drains throughout the facility for clean up.

- ⇒ 1,000 sf spaces, up to 10,000 sf for lease
- ⇒ 4,000 sf warehouse area, with 22 ft ceilings
- ⇒ 5,000 sf warehouse, with 15 ft clear height
- ⇒ Share dock area.
- ⇒ Office space available for lease
- ⇒ Share (pro-rated) utility charges
- ⇒ 2 docks
- ⇒ 3 drive in doors
- ⇒ Great value, under \$3 psf, Gross
- ⇒ Metal Halide lighting

1 POINT ONE
Commercial Real Estate

Notice

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