

Presented by
Brian Ertel & Jon Kane

INDUSTRIAL/
MANUFACTURING @ ALPINE RD
EAU CLAIRE, WI

43,200 SF
AVAILABLE

Office/Production
Warehouse

For Lease



Industrial Space For Lease
Eau Claire, WI

\$4.00/sf - \$7.50/sf

2445 ALPINE ROAD

43,200 SF AVAILABLE

EASY ACCESS TO I-94, HWY 312, HWY 29



OFFICE/PRODUCTION WAREHOUSE FACILITY

PROPERTY INFO:

OFFICE SPACE - 16,200 SF - \$7.50/SF

PRODUCTION/WAREHOUSE - 27,000 SF - \$4.00/SF

- WORLD CLASS HIGH IMAGE BUILDING
- REDUNDANT POWER W/UPS
- 1 DRIVE-IN DOOR
- 600 PARKING SPACES
- PRIVATE OFFICES
- CONFERENCE ROOMS
- DIGITAL SURVEILLANCE SYSTEM
- LARGE CAFETERIA
- CONTROLLED ACCESS
- HIGH BAY WAREHOUSE

www.CRE-MN.com



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2445 ALPINE RD, EAU CLAIRE, WI

PROPERTY DETAILS

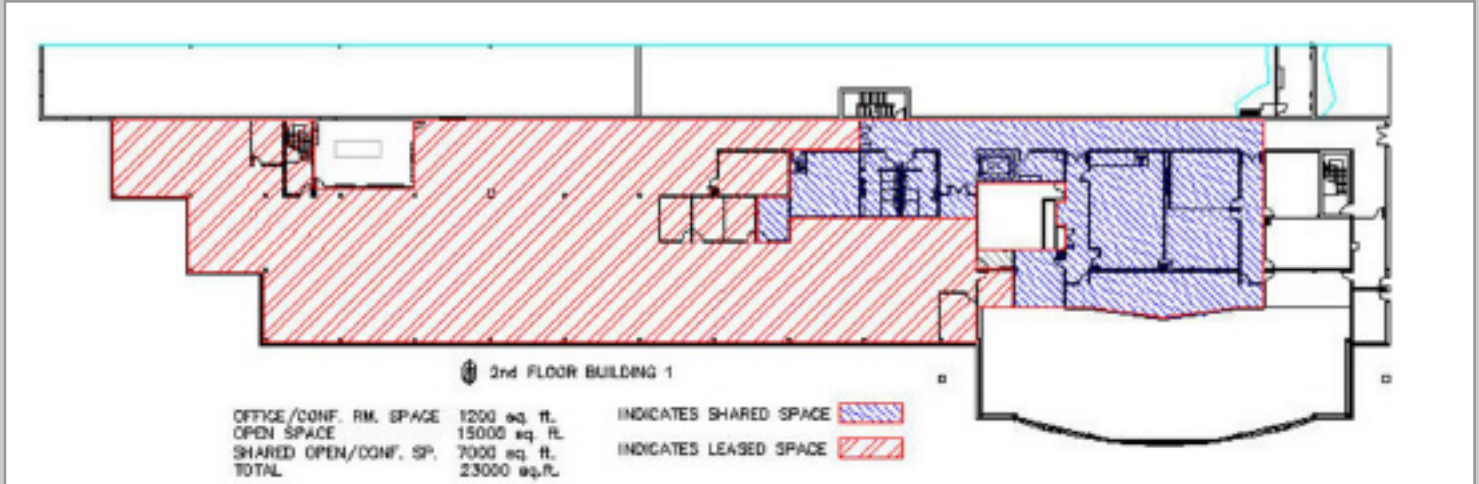
Building /Lot Size:	159,000 sf
Year Built:	1995
Zoning:	Industrial
Available Space:	Office: 16,200 sf Production/Warehouse: 27,000sf Total: 43,200 sf
Shared Space:	Shared Office/Conf.: 7,000 sf
Loading:	1 drive-in door
Base Rent:	Office - \$7.50/sf Production/WH - \$4.00/sf
Power:	148 kW emergency generator 50 kva uninterruptible power supply
Utilities:	City sewer & water Xcel Energy electric & gas BAS controlled heating & cooling
Parking:	600 spaces
Access:	Easy access to I-94, hwy 312 & 29 6 miles from Eau Claire Airport
Est. Tax/CAM (2014):	TBD
Required:	Must be ITAR compliant
Building Amenities:	Ample parking, redundant power w/ UPS, high end finishes, temp & humidity controlled, high bay warehouse, cafeteria, ADA compliant, digital surveillance system, and controlled access.



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FLOOR PLAN

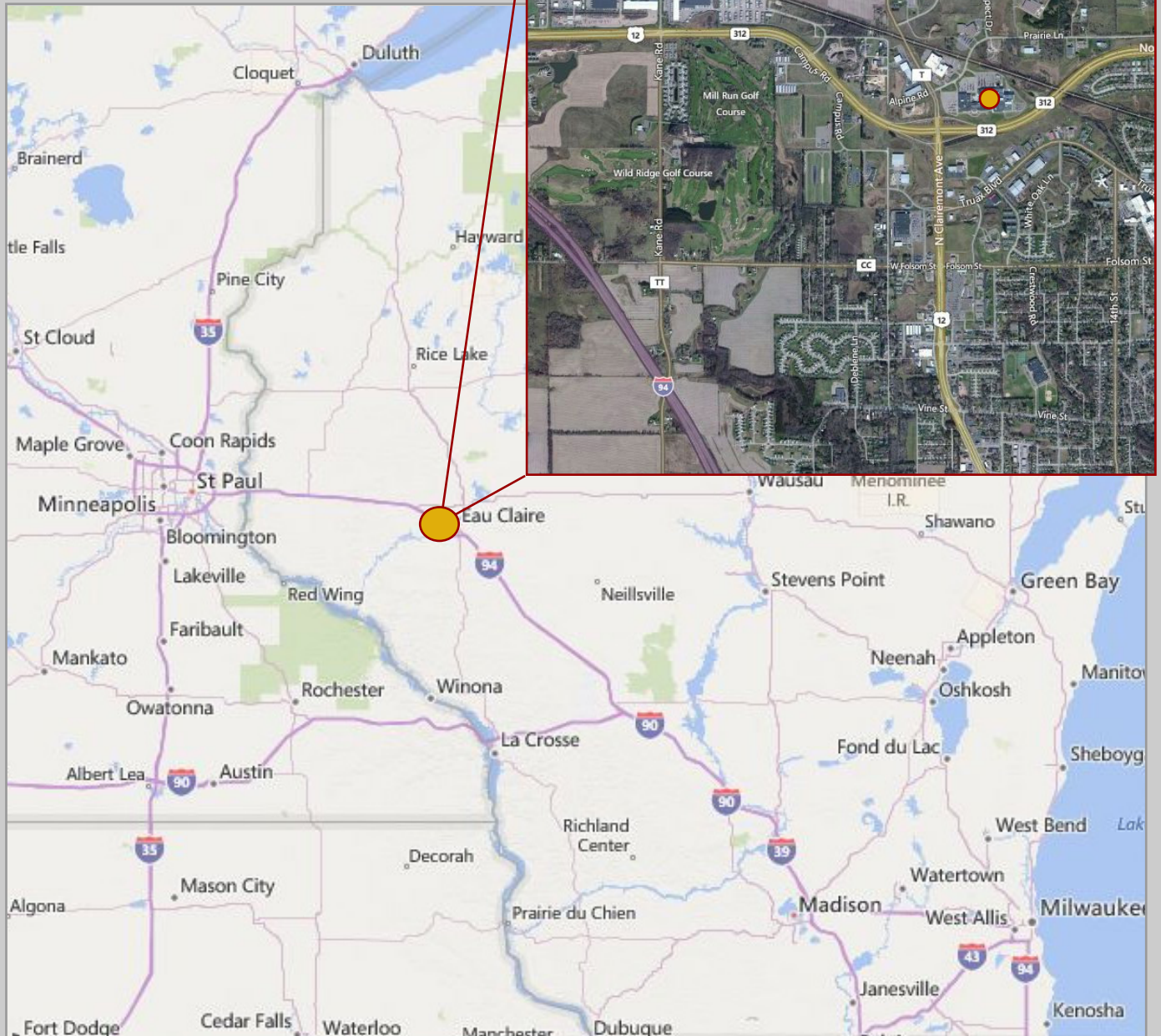


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2445 ALPINE RD, EAU CLAIRE, WI

MAP VIEW



89 MILES FROM MINNEAPOLIS, MN • 184 MILES FROM MADISON, WI
330 MILES FROM CHICAGO, IL

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DEMOGRAPHICS

Eau Claire County

Population:	100,677*
Workforce:	54,957**
Median Household Income:	\$48,167*
*US Census Bureau, 2012	**WI Dept. of Workforce Development, 2012

Major Employers & Employee Count

Menard Inc	4,500+ employees
Mayo Clinic Health	3,500+ employees
United Healthcare Services Inc.	500-999 employees
Hutchinson Technology Inc.	500-999 employees

CONTACTS

CITY

Manager;	Russell Van Gompel 715-839-4902
Econ Dev:	Mike Shatz 715-839-4914

COUNTY

Administrator:	J. Thomas McCarty 715-839-5106
Econ Dev:	Brian Doudna 715-834-0070

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