

# MULTI-USE BUILDING

1002 Truman Street, Kimberly

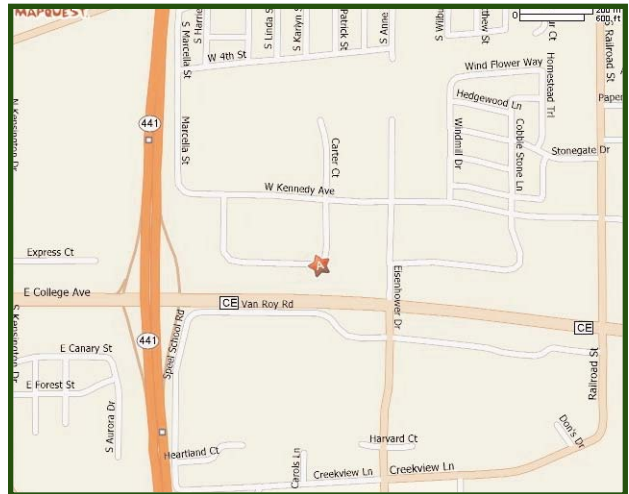


## KEY FACTS

- \* Building Size: 8,000 sf plus 2,500 sf mezzanine
- \* Lot Size: 1.4 Acres
- \* 2 Overhead Doors (10' x 8' & 16' x 12')
- \* Loading Dock (Door 10' x 8')
- \* Features:
  - 3 private offices.
  - 3 restrooms, 2 in office area 1 in warehouse/shop area.
  - 20' Eave Height.
  - 80' x 90' Cyclone Fenced secure outdoor storage area.

**Rent: \$6,667/month, NNN (\$10/sf)**

- Easy Access to Highway 441, and College Avenue.
- Multi-use, open space light manufacturing building.
- Office/Showroom area: 3,650 sf.
- Warehouse/Shop area: 4,377 sf.
- Mezzanine area: 2,500 sf.
- Forced air heating in warehouse.
- Forced air heating and air conditioning in office area.
- Blacktop parking lot.
- 20'+ ceiling height in shop area.
- Zoning I1-Light Industrial.



## MEERDINK & ASSOCIATES, INC.

Brokers, Developers & Managers of Business Real Estate

4351 W. COLLEGE AVENUE, APPLETON, WI 54914  
(920) 734-0099 PHONE (920) 739-4322 FAX  
pgubbels@meerdink.com