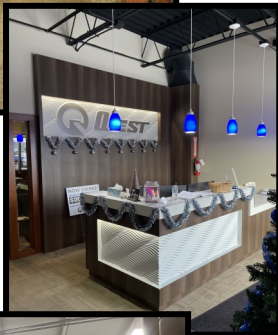


# LEASE SPACE AVAILABLE



## INDUSTRIAL BUILDING - FOR LEASE

# 6,750 - 17,700 SF

Entire Building Available: **17,700 SF**

**Building Divisible into TWO UNITS:**

Unit "3062": **10,950 SF**

Unit "3064": **6,750 SF**

**Location:** 3064 Helsan Dr, Richfield, WI

**Available:** **July 1, 2022**

**Type of Lease:** Triple Net

**Lease Rate:** \$6.00 / sq.ft. / year blended rate

**Zoning:** M-1 Industrial

**Construction:** Masonry and Metal

**Clear Height:** 20' Shop

**Drive-in Door:** Two (2)

**Loading Dock:** One (1)

**Parking Area:** Ample

**Electric Service:** 480, 3 Phase

**Sewer/H2O:** Mound system & well.

**Special Features:** Direct access Hwys 41, 45 & 145

Updated, professional office

Clean, maintained warehouse

### CONTACT

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