



3601 Patch Street Stevens Point, WI 54481

Property Features

- Two offices, one main reception/showroom, a break room and two restrooms
- Ceiling height in main shop area is approximately 15 feet
- Five overhead doors; four at 12' high x 10' wide and one at 14' high x 12' wide, plus one loading dock
- Shop is divided in four separate work areas: main assembly floor, delivery, detail shop and vehicle repair bay
- Shop floor is 5-8" concrete-reinforced, sealed with drains
- Natural gas and 3-Phase/200 amp/240 volt power

Details

The subject property is an 8,084 SF light manufacturing warehouse/service center building on 0.753-acre parcel. It has been well-maintained and in very good condition. Business for sale; sold separately.

PRICE	\$519,000
BUILDING SIZE	8,084 SF
MAIN SHOP SIZE	6,467 SF
MEZZANINE SIZE (OVER OFFICE AREA)	1,083 SF
ACRES	0.753
ZONING	COMMERCIAL
PARKING	ASHPHALT; 10 SPACES
YEAR BUILT	1999

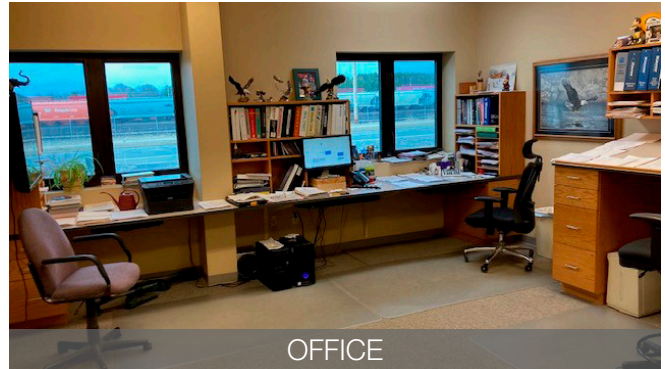
For more information:

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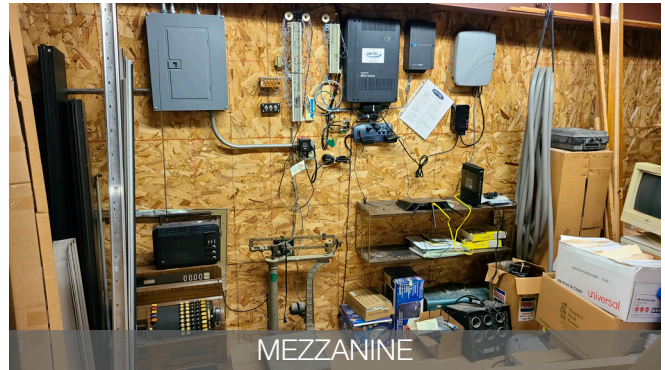
OFFICE



OFFICE



MEZZANINE



MEZZANINE



LOBBY / RECEPTION AREA



LOBBY / RECEPTION AREA

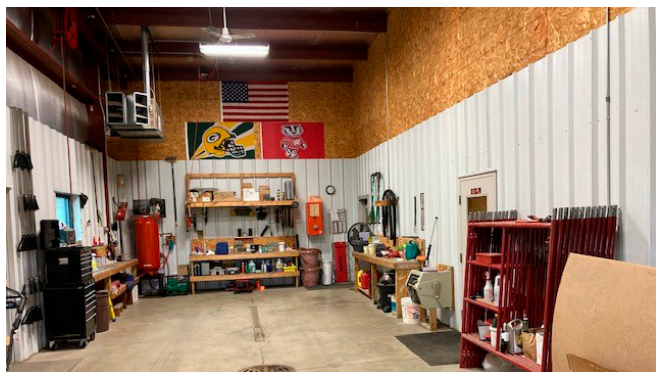
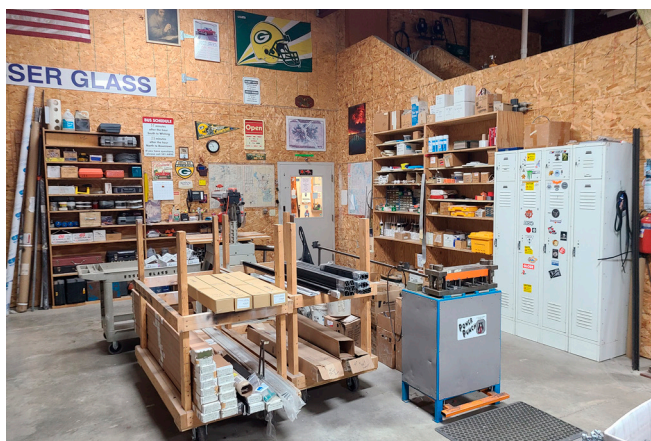


HALLWAY

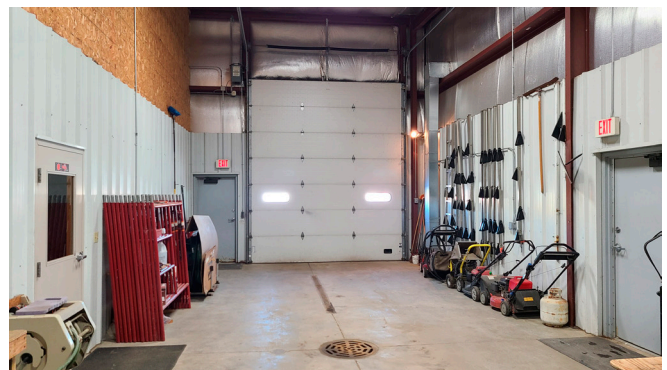
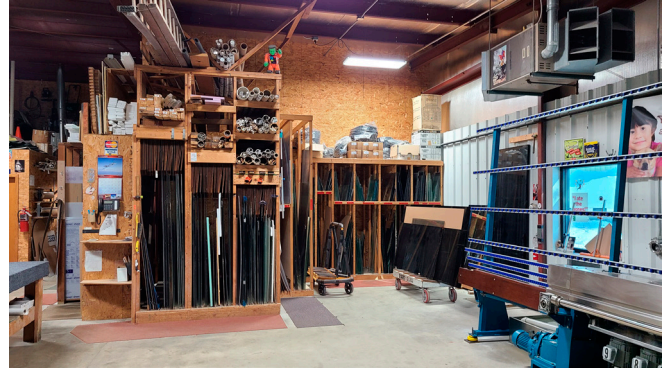


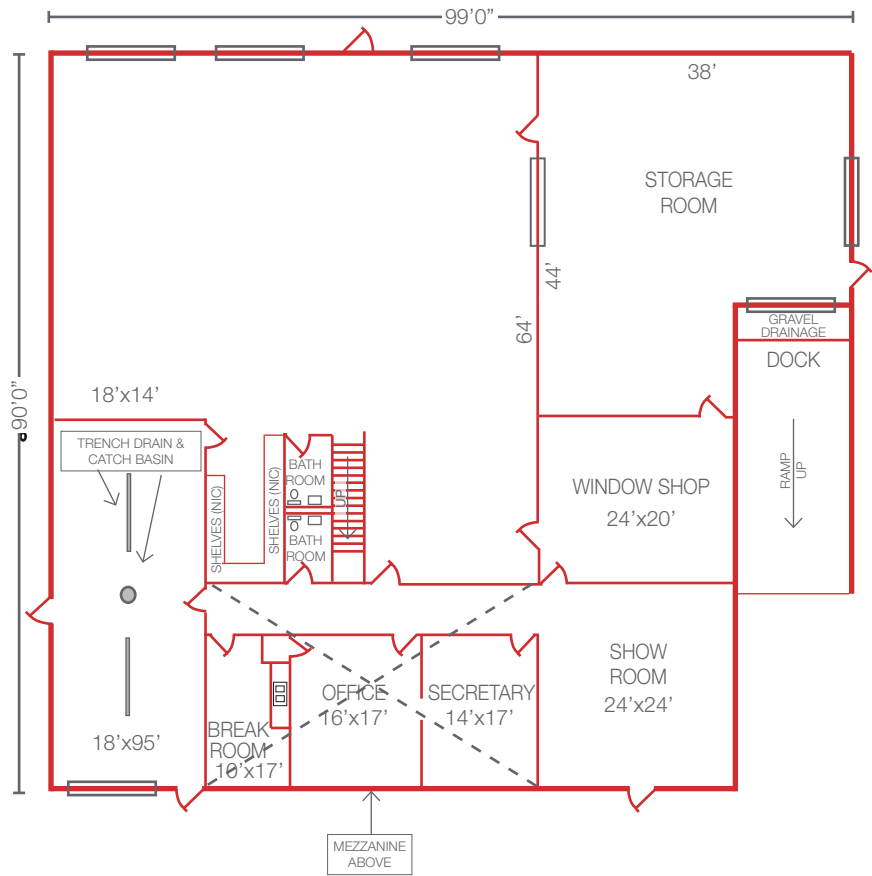
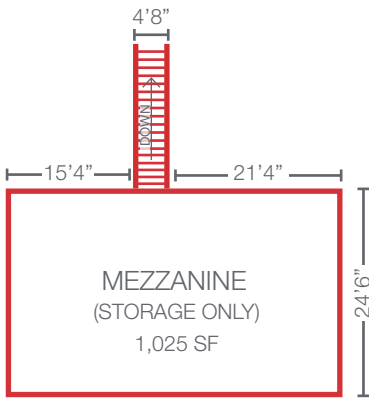
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WAREHOUSE / SHOP AREA

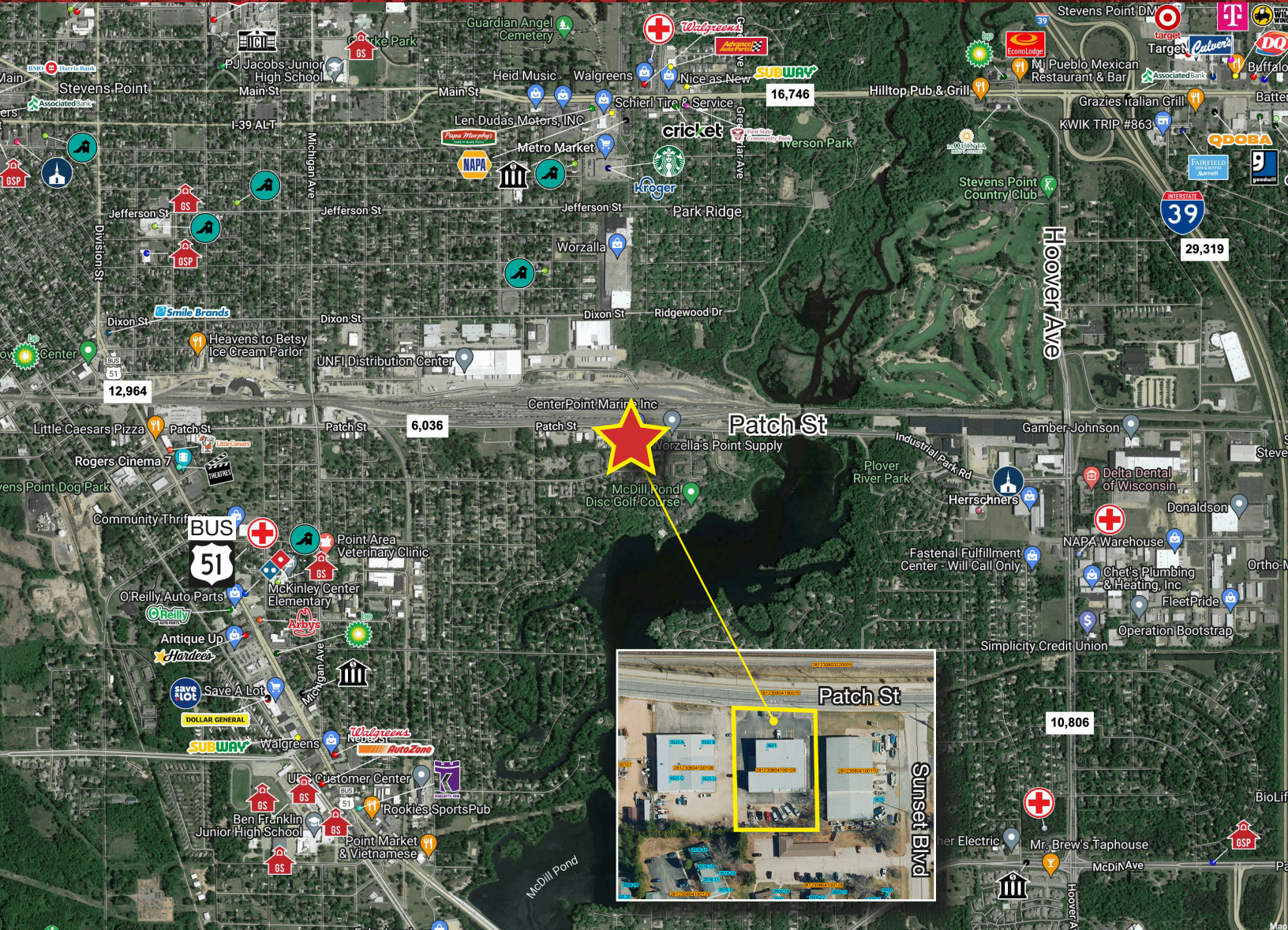


WAREHOUSE / SHOP AREA





GENERAL DESCRIPTION	Light manufacturing warehouse with assembly area, custom shop, delivery area, vehicle bay and mezzanine. Offices (2), show room and break room. Located in industrial park area. Been in operation for nearly 75 years (2 owners).
GENERAL CONDITION	Very good condition
BUILDING SIZE	Total: 8,084 SF (footprint)
MAIN BUILDING	Single building
OFFICE AREA	1,617 SF: 2 offices, show room, break room
ROOMS	Show room, break room
RESTROOMS	Two: one office use; one shop use
CONFERENCE ROOMS	Break room
MEZZANINE	1,028 SF over offices. Measurement not included in footprint
WAREHOUSE	6,467 SF; in-floor drains
NO. OF FLOORS	Single
OUTBUILDINGS	None
AGE/YEAR BUILT	1999
LOT SIZE	0.753 Acres
STRUCTURE	Metal
ROOF	Material: Metal - Standing Seam Slope: North to South
CEILING CLEARANCE	Main shop: 13'4" - 17' Annex (cold storage): 13'4" - 16' Auto shop: 18'6" - 17'
COLUMN SPACE/CLEAR SPAN	Clear Span
FLOOR	Concrete-Reinforced, Sealed
FLOOR (THICKNESS)	5-8"
UTILITIES - ELECTRICAL SERVICE	Amp: 200 Phase: 3 Wire: 4 Volt :240
UTILITIES - GAS SERVICE	Natural Gas
UTILITIES - WATER SERVICE	Municipal
UTILITIES - SANITARY SEWER	Municipal
HVAC - HEATING	Office: Forced Air Warehouse: Forced Air
HVAC - A/C	Office: Forced Air Warehouse: N/A
LIGHTING	LED in shop (walk through lighting)
LOADING DOCKS	One
SERVICE DOORS	Five - 4 @ 10'W x 12'H 1 @ 12'W x 14'H
CRANE	No
RAIL SERVICE	No
PARKING	10 paved, plus yard
FENCE	No
LANDSCAPING/TOPOGRAPHY	Flat
FIRE PROTECTION SYSTEM	None
SECURITY	No
IT/TELECOM/DATA	TDS - Fiber Optic
CSM AVAILABLE	No
ENVIRONMENT PHASE-1	No
WETLANDS OR FLOOD PLAIN	No
ASSESSED FMV	\$353,900
TAX/ID/PIN	281-23-0804100109
ZONING	Commercial



2022 Demographics

	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	34,587	47,416	55,797
ESTIMATED HOUSEHOLDS	14,541	19,845	23,238
EST AVERAGE HOUSEHOLD INCOME	\$75,920	\$79,462	\$82,347

Daily Traffic Counts (Vehicles per Day)

PATCH STREET	6,036
BUSINESS 51	12,964
INTERSTATE 39	29,319

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A “Material Adverse Fact” is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.