PROPERTY HIGHLIGHTS
FOR SUBLEASE

+ ORIGINAL LEASE EXPIRATION: January 22, 2022
+ SPACE AVAILABLE: 191,000 SF
  - WAREHOUSE/MANUF: 40,000 SF - 164,000 SF
  - OFFICE: Approx. 20,000 SF
  - SHOP: Approx. 7,000 SF
+ Located 1.5 miles off of Interstate 39
+ Situated in Mosinee’s Central Wisconsin Business Park
+ Close proximity of Central Wisconsin Airport

www.cbre.us/1050indianhead
PROPERTY FEATURES

- TOTAL BUILDING SIZE: 191,000 SF
- SPACE AVAILABLE
  - WAREHOUSE/MANUF: 40,000 SF - 164,000 SF
  - OFFICE: Approx. 20,000 SF
  - SHOP: Approx. 7,000 SF
- ACREAGE: 42.4 acres
- YEAR BUILT: 1992
- CEILING HEIGHTS: 22’ - 35’
- LOADING:
  - OVERHEAD DOORS: (1) - 15’x20’
  - DOCKS WITH LEVELERS: (14) - 9’x10’
- CRANE BAYS: 2
- FLOORS: Reinforced concrete
  - West End - 4”, North Half - 6”, South Half - 8”
- ELECTRICAL: 480V, 5000 amp
- HEATING: Natural gas
- AIR COMPRESSORS: (3) 50 HP
- SPRINKLERED: 100%
- ZONING/PID: Industrial/ #25127072719999
- UTILITIES:
  - WATER/SEWER: City of Mosinee
  - Fiber optic cable through City of Mosinee
- COUNTY: Marathon County: www.co.marathon.wi.us
- ORIGINAL LEASE EXPIRATION: January 22, 2022
- ASSESSED VALUE: $3,400,000
- FAIR MARKET VALUE: $3,577,100
- 2017 TAXES: $76,733.27
- LEASE RATE: $2.75 PSF NNN

FOR SUBLEASE
1050 INDIANHEAD DR
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