



Address	2515 W Veterans Parkway		MLS#	805022	
Municipality	Marshfield				
Directions:	Central Avenue to Veterans Parkway – West on Veterans Parkway to property on right				
Lot Desc	250 x 519.4	Click Here To View Slide Show			
		FEATURES		CONSTRUCTION	
Zoning	Industrial	Curb Gutter	X	Stories	
Parking	26 or more			Est. Sq. Ft	20,000
Present Use	Warehouse/Industrial	Gas	X	Est. Age	30 years
Possible Use	Retail/Warehouse/Industrial	Sewer	X	Constr.	Steel Girdered/Metal
# Units	2	Air	C/A	Roof	Metal
Rail Service	No			Basement	
Loading Dock	Yes			Water Htr.	

Remarks: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker; Information contained herein must verified by buyer be

Light Manufacturing Complex: Located adjacent to Veterans Parkway, property is situated on 2.98 acres on the northwest side of Marshfield. There are 2 buildings in the complex, one a steel girdered building consisting of 7 segments totaling 16000 sq ft. This building has city water and sewer and 3 phase, 600 AMP, 440 volt electrical power. Heating is by natural gas powered radiant heat forced air, air conditioning is provided through a standard system. The second building is a metal building containing 4000 sq ft heated by gas forced air. Ideal for storage use. Possible Use-- Retail-Service Business-Warehouse-Industrial – Carpet Distribution, Moving & Storage, Large Construction & Maintenance. Shop – Office Space.

Assessed	Year	2010	Land		Improvement		Total		
Occupied By	Part Lease	Owner	PCO Real Estate Investments LLC			Est Heat		Taxes	\$10093.34(11)
Possession	Closing	Lockbox	No			Sign	Yes	File#	1.8
Office	RE/MAX Am. Dream		Phone	384-4423	Agent	Larry Shortess		Phone	384-4423
Price	\$399,000				MLS#	805022		ATR#	



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