



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	No			Water Htr.	
				Heat/Fuel	FA/NG

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 6 segments totaling 1600 sq ft. This building has city water and sewer and 3 phase, 440 volt electrical power. Heating is by natural gas powered radiant heat forced air, air conditioning is provided through a standard and a water cooled system. The second building is a metal building containing 4000 sq ft heated by gas forced air. Ideal for storage use. Section #7 of #1 building has a 6 month rolling lease. Possible Use--Retail-Service Business-Warehouse-Industrial.

Assessed	Year	Land	Improvement	Total	
Occupied By	Part Lease	Owner	PCO Real Estate Investments LLC	Est Heat	Taxes \$9874.76(09)
Possession	Closing	Lockbox	No	Sign	Yes File# 1.8
Office	RE/MAX Am. Dream	Phone	384-4423	Agent	Larry Shortess Phone 384-4423
Price	\$449,900		MLS#	805022	ATR#



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