

AVAILABLE FOR LEASE

DISTRIBUTION | WAREHOUSE | INDUSTRIAL
1 REYNOLDS DRIVE | BELOIT, WI | 53511



1 Reynolds Drive | Beloit, Wisconsin | 18,000± SF



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Opportunity. Execution. Value Creation.

Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

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FEATURES

- 1/2 Mile to I-39/90 and I-43
- Excellent Interstate Access/Visibility
- Wisconsin Tax Credits Available



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PROPERTY DETAILS

Building Size:	421,000± SF
Available Space:	18,000± SF
Land Area:	24.7± Acres
Minimum Divisible:	18,000± SF
Maximum Contiguous:	142,740± Acres
Construction:	Walls: Masonry and steel Floors: 6" reinforced concrete
Truck Loading:	1 Exterior dock 9 total 12 drive ins 10x12
Year Built:	1974 Renovated in 2011
Ceiling Height:	21-41' Clear
Column Spacing:	25x50
Cranes:	1-5 ton 1-3 ton
Power:	2,000 a/480v 3-phase heavy
Heat:	Forced air
Lighting:	T-5
Fire Safety:	100% Wet sprinklered
Parking:	575 Surface spaces
Zoning:	M2
Parcel ID:	206-22970100



FOR COMPLETE INFORMATION CONTACT:

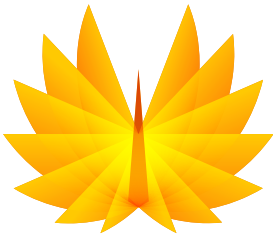
✉ JLENNARTZ@PHOENIXINVESTORS.COM | ☎ (414) 312-6633

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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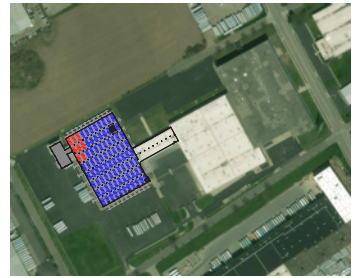
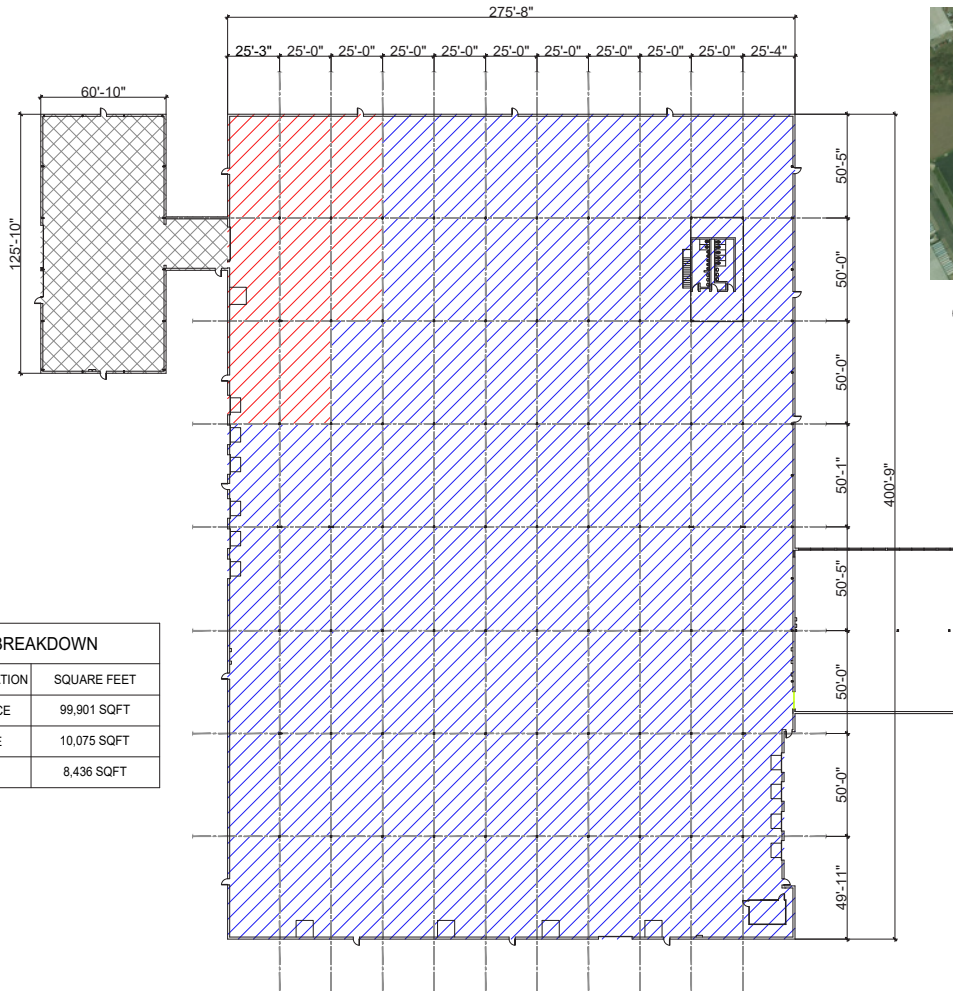
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SITE PLAN



1 OVERALL SITE PLAN
SCALE: N.T.S.

SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
	LEASED SPACE	99,901 SQFT
	FLEX SPACE	10,075 SQFT
	VACANT	8,436 SQFT

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