



FOR SALE OR LEASE | **159,100 SF**
1 REYNOLDS DRIVE | **BELOIT, WI**

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PROPERTY HIGHLIGHTS



**WISCONSIN TAX
CREDITS AVAILABLE**



**EXCELLENT
INTERSTATE ACCESS/
VISIBILITY**



**HALF MILE
TO I-43**



**HALF MILE
TO I-39/90**



**140,947 SF
AVAILABLE
6/1/2024**



PROPERTY DETAILS

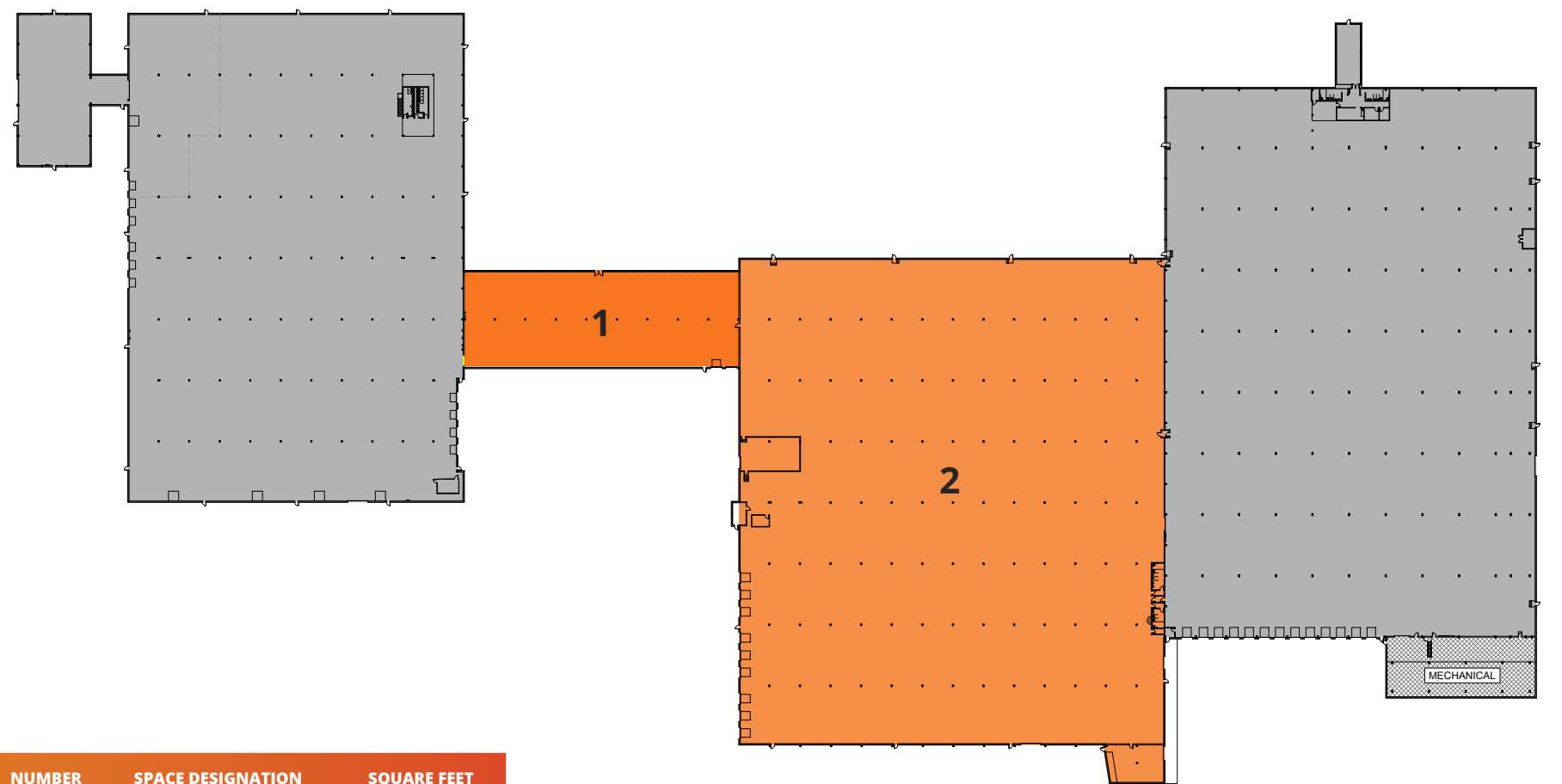
1 REYNOLDS DRIVE | BELOIT, WI

AVAILABLE SPACE	159,100 SF
MINIMUM DIVISIBLE	18,153 SF
DOCK DOORS	10
DRIVE-IN DOORS	8 (10' x 12')
CLEAR HEIGHT	25'
COLUMN WIDTH/DEPTH	25' x 50'
ROOF	Flat
WALLS	Masonry and Steel
FLOORS	6" Reinforced Concrete
YEAR BUILT	1974
FIRE SAFETY	100% Wet
LIGHTING	T8
POWER	2000 Amp 480v 3 Phase
PARKING	575 Spaces
ZONING	M2: General Manufacturing
PARCEL ID	206-22970100
OPEX ESTIMATE	\$1.10/SF



FLOOR PLAN

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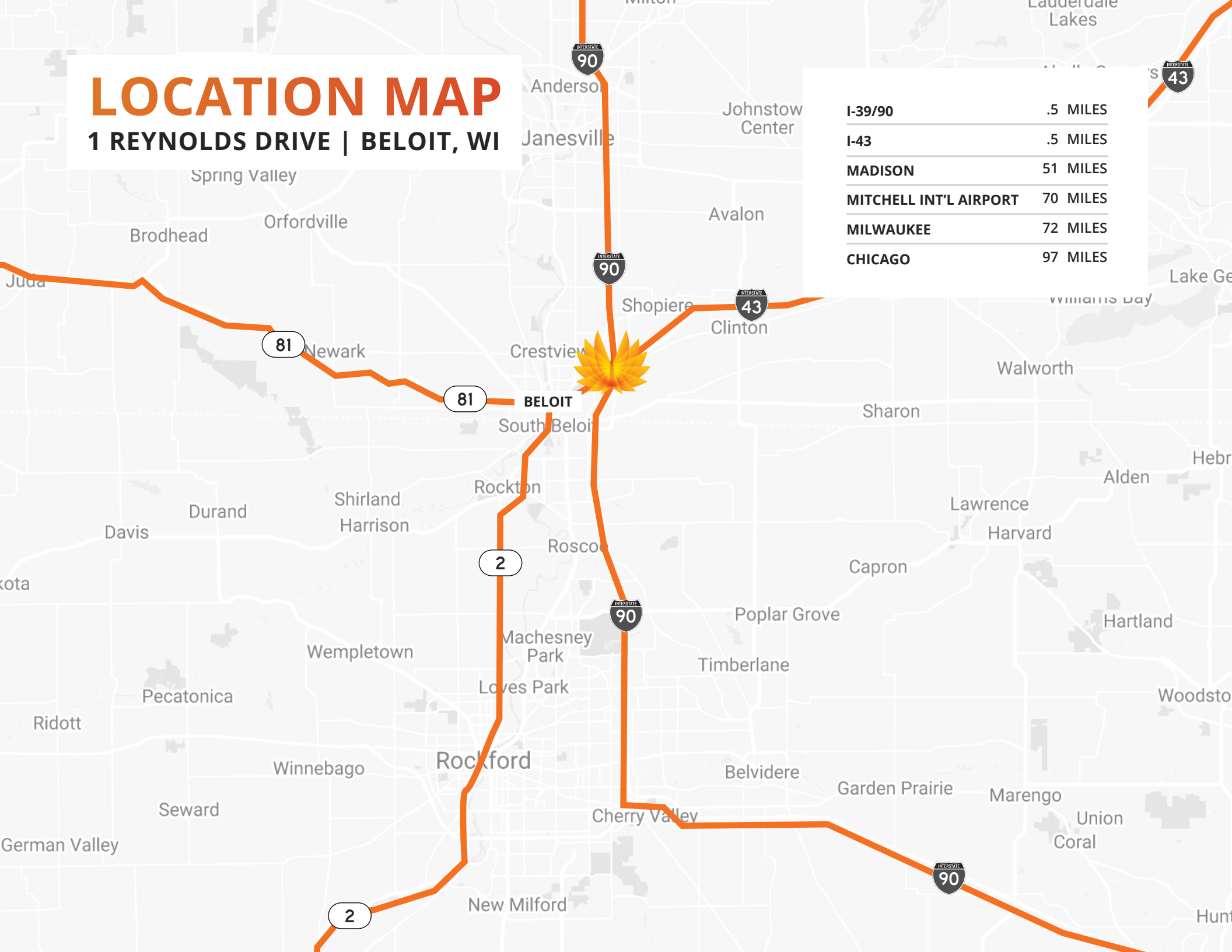
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	18,153 SF
2	AVAILABLE 6/1/2024	140,947 SF
TOTAL		159,100 SF



LOCATION MAP

1 REYNOLDS DRIVE | BELOIT, WI

I-39/90	.5 MILES
I-43	.5 MILES
MADISON	51 MILES
MITCHELL INT'L AIRPORT	70 MILES
MILWAUKEE	72 MILES
CHICAGO	97 MILES





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