


PETERS

REAL ESTATE & DEVELOPMENT
"Creative Real Estate Solutions"

PRICE	\$ 289,900				
MLS #	828825				
Area/Code	15/ 2.4/ 2.4				
Lot Size	3.5 Acres				
Zoning	Commercial				
Bldg. Size	12,000 - 13,000 + cold stge				
Constr.	Pre-Engineered Steel				
Bsmt	None			Age	Varies
Elec.	400 Amp, 3- Phase				
Heat	Gas FA w/ AC (office), Gas Radiant Coryvac & Electric Hot Water				
City Wtr	No			City Swr	No
Gross Inc./Rent					
Gen Opr Exp.					
RE Taxes \$	4,297.13			2010	Address
Prop Taxes \$	R.E. Only <input checked="" type="checkbox"/>				
Ins	Type Bus.				
Heat	Remarks				
Elec.	This property is located just NE of Menomonie proper, in the Town of Red Cedar.				
Wtr-Swr	It's comprised of two production bldgs (12,000-13,000 sf) and two cold storage bldg				
Garbage	-all on about 3.5 acres. Bldg A has offices, reception area, KT/breakroom, 2				
Janitor	restrooms & a conference room. 3.5 bay shop with hi e lights, corayvac heat,				
M&R	3 OH doors (12'x14'), 400 Amp, 3-phase power, OH rolling crane and compressor.				
Lawn	Bldg B has 2 bays, Coryvac gas radian heat and 30' paintbooth. All this, plus,				
Mgmt	2 cold storage buildings.				
Parcel	024-1145-05, 024-1145-08, 024-1145-05010				
Owner	Red Horse Truck Body & Hoist		Firm	PETERS REAL ESTATE	
			Agent	Wayne Peters	

Info provided by seller & other 3rd party sources has not been verified by broker unless indicated.

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Real Estate & Development

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1620 S. Hastings Way
 Eau Claire, WI 54701
 Ph. (715) 831-2105
 Fx. (715) 831-2107
 E-Mail: petersre@charterinternet.com





Main Shop & Office (60' x 80')



Main Offices (40' x 40')



North Parts & Shop w/ Spray Booth



North Parts & Shop - Looking NE



Original Shop - Now used for storage
(28' x 36')



Storage Garage w/ Breezeway
(28' x 40')



Storage Garage- Covered Breezeway



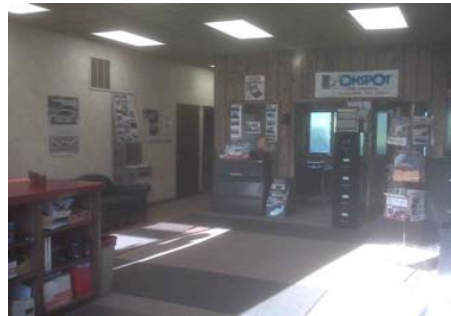
Large Fenced in Storage - Lot S.
of Main Offices



Fenced In Storage Yard - from BB



Main Offices - From Entry



Main Offices - From Behind Counter



Main Offices - Behind Counter



Main Offices - Toward Entry



Main Offices - Break Room



Offices - Upstairs Conference Room



Main Shop from Mezzanine Looking NE



Main Shop from Mezzanine Stairway Looking North



Main Shop - Looking South



North Building - Parts Area



North Bldg Shop Area



North Bldg - East Wall of Large Spray Booth



North Building - Large Spray Booth



North Bldg - Large Spray Booth



Main Bldg - View of North Side



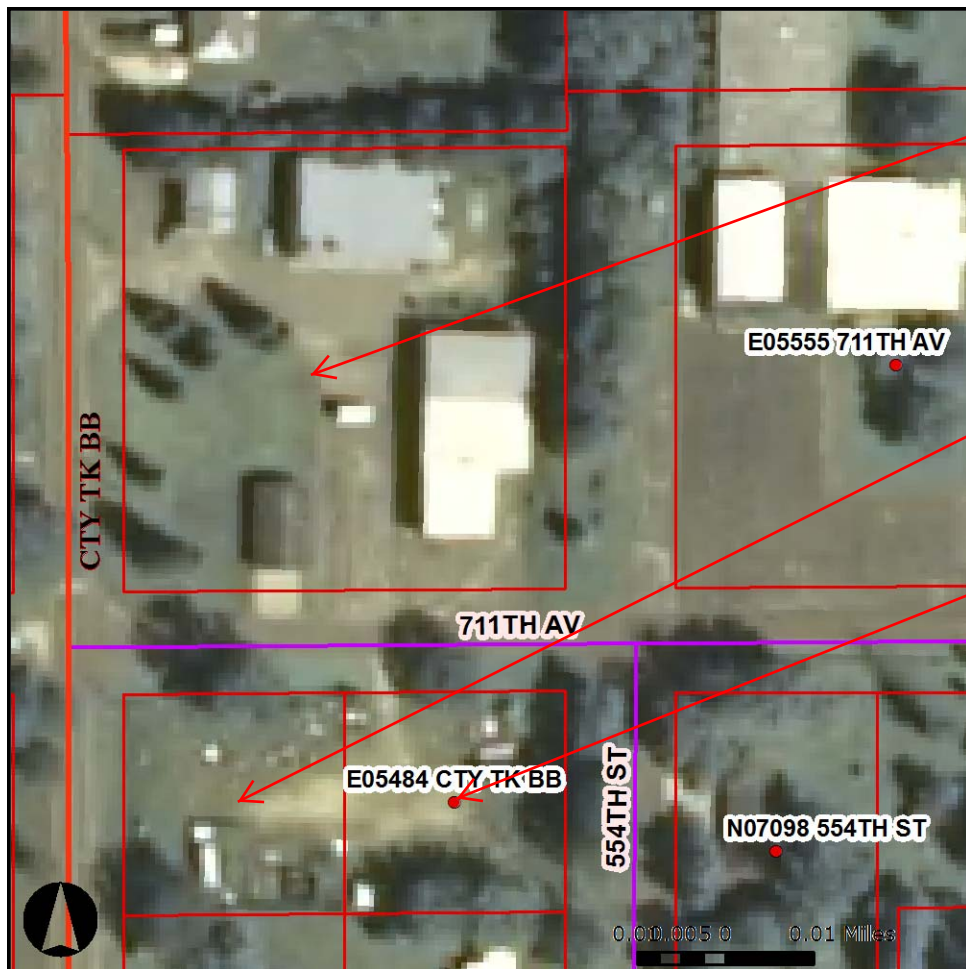
Compressor Room on East Side of N. Building



Compressors in Compressor Room

Dunn Co GIS

Parcel #'s



24114508000

24114505010

24114505000

DISCLAIMER OF LIABILITY

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