

FOR SALE
OR LEASE



911 Pine Street

St. Croix Falls, WI

NEWMARK

59,530 SF
OFFICE | WAREHOUSE

PROPERTY HIGHLIGHTS

Space

Building Size: 59,530 SF
Land Size: 7.53 Acres

Loading

7 - Dock Doors
2 - Drive-In Bays

Lease Rate

Office: \$10.00/SF Net
Warehouse: \$5.00/SF Net

Sale Price

\$3,500,000



AMPLE PARKING
105 Surface parking
spaces.

MOVE-IN READY



FULLY FURNISHED
Office space is fully furnished including a conference room and break room.



OUTDOOR PATIO
Outdoor seating and green space.



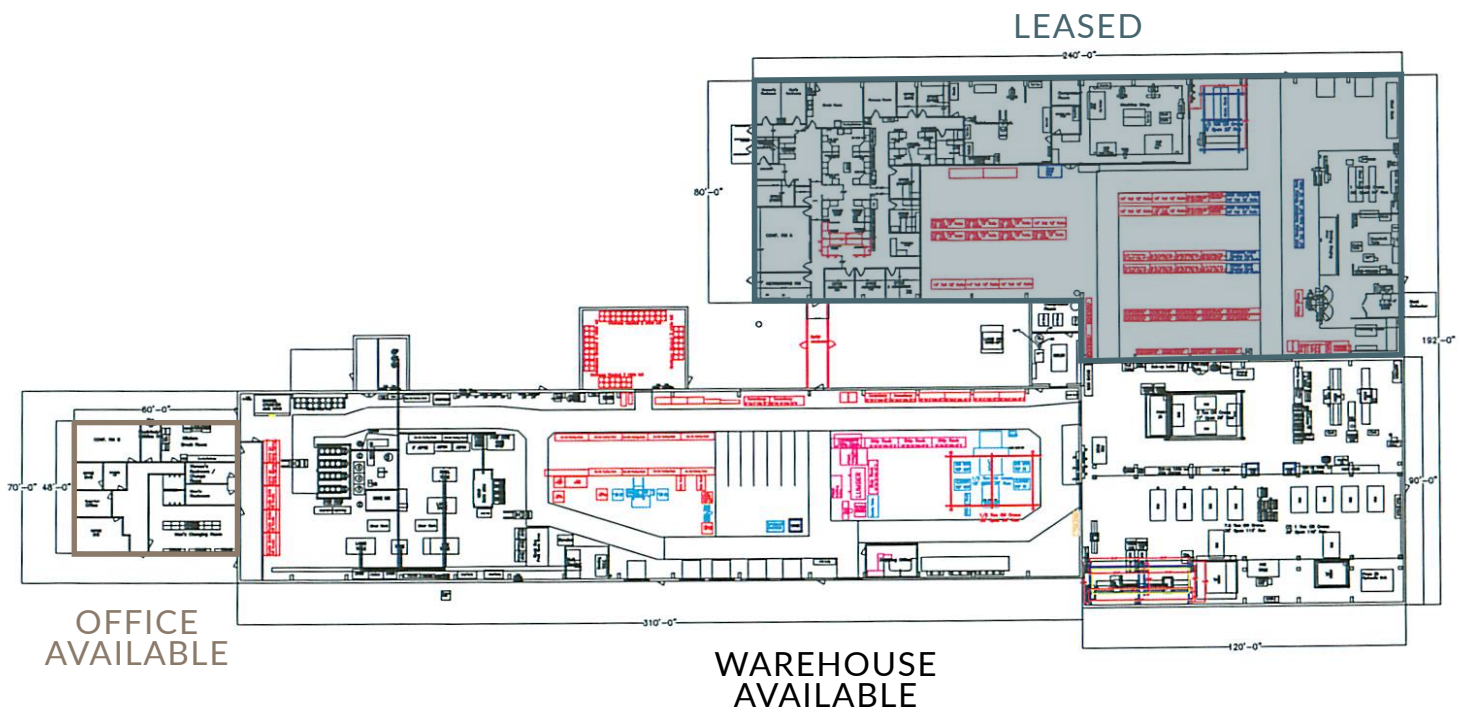
CONVENIENT LOCATION
Easy access off US Highway 8, along the MN/WI border

SPACE PLANS

18' CLEAR
HEIGHT

7 DOCK
DOORS

2 DRIVE-IN





AREA DEMOGRAPHICS



POPULATION

1 Mile | 955
3 Mile | 4,144
5 Mile | 7,892



AVG. HH INCOME

1 Mile | \$84,300
3 Mile | \$86,313
5 Mile | \$87,013



TOTAL HOUSEHOLDS

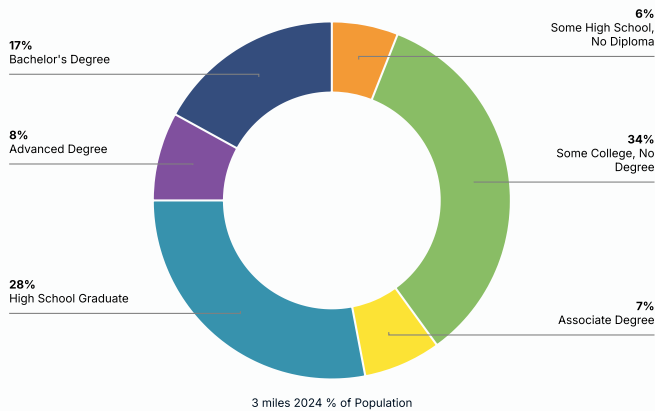
1 Mile | 429
3 Mile | 1,793
5 Mile | 3,325



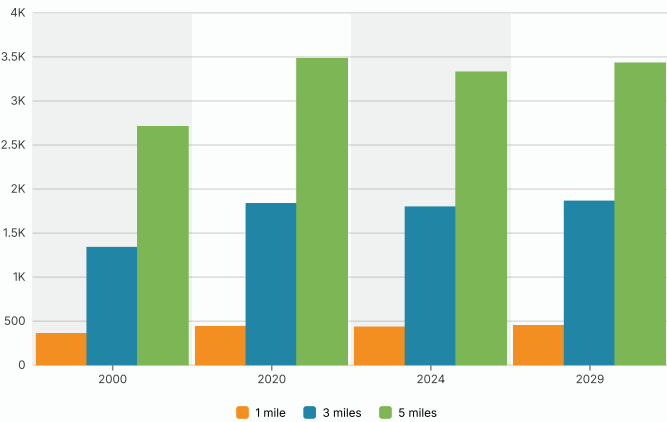
MEDIAN AGE

1 Mile | 46
3 Mile | 44.5
5 Mile | 43.7

Educational Attainment

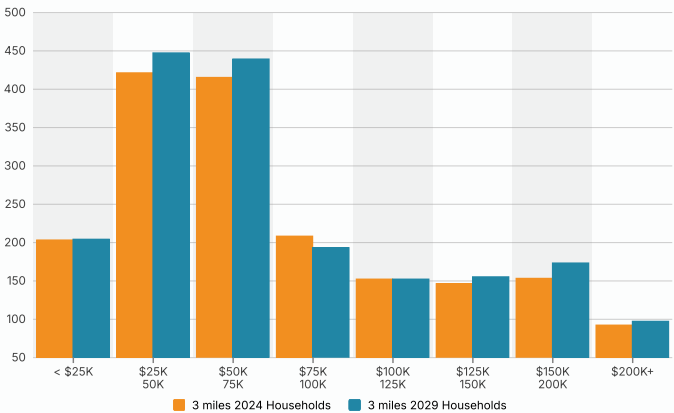


Households



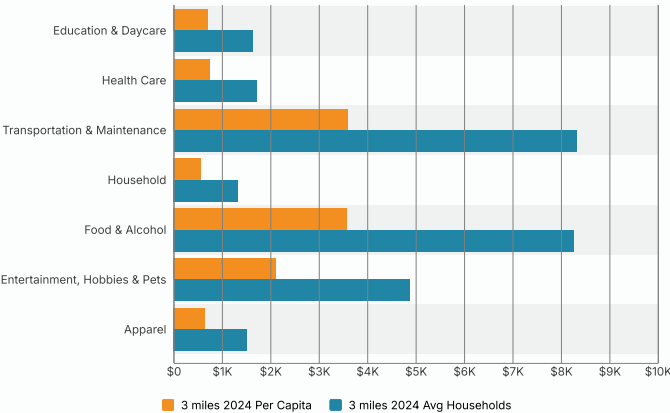
Household Income

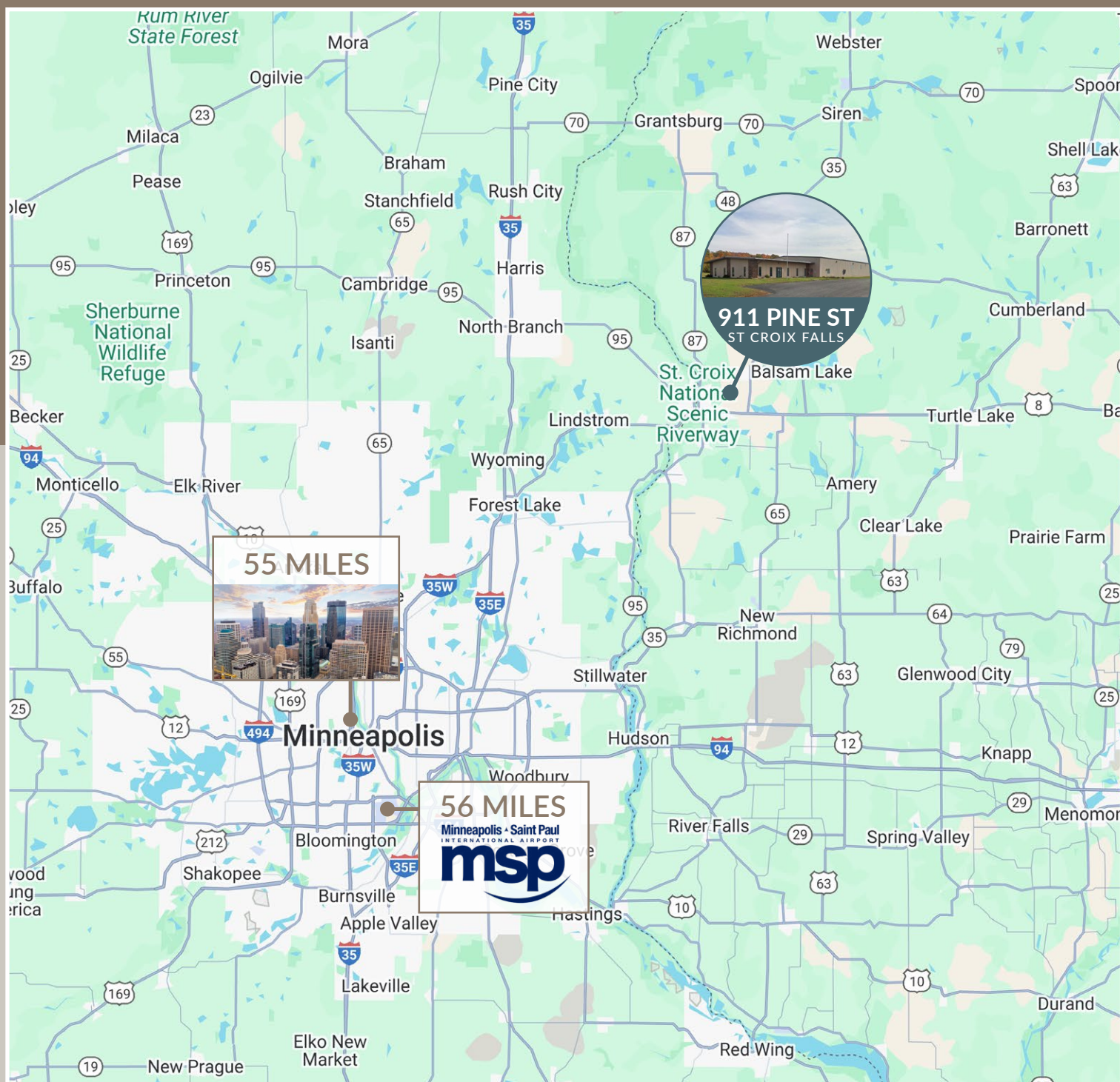
Currency: USD (\$)



Per Capita & Avg Household Spending

Currency: USD (\$)





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NEWMARK

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