



Report

Property Report (1555 Willowbrook Road)



Property Details

Site/Building Name	1555 Willowbrook Road
Street Address	1555 Willowbrook Road
City	Beloit
County	Rock County
Zip Code	53511
Type of space	Executive Suites, Mixed Use, Office, Office Park, Business Park
Min Size	6,332 sf
Max Size	6,332 sf
Last Updated	2/26/2016

Availability	
For Sale	Yes
Sale Terms	To be discussed with Seller
For Lease	Yes
Lease Rate	\$12.00/sf
Lease Terms	PSF NNN
In Business Park	1
Business Park Name	Near Beloit I-90 Industrial Park

Building Details

Total Building Square Feet	6,332 sf
Number of Drive in Doors	1
Number of Loading Docks	1
Number of dock high doors without levelers	1
Air Conditioning	Yes
Building Networked	Yes
Internet Connection	Yes
Type of Property Sub-Classification	Class A

Property Description
 Located on a 2 acre lot with large service/waiting area, +-1,700 SF open office area, conference room, and 3 private offices. Building also has a breakroom, 2 large restrooms, storage area, +-970 SF warehouse area with dock, drive-in door, and +- 310 SF warehouse office. Competitively priced, and provides tenant with an outstanding "Class A" location in the Milwaukee Road Corridor and the Beloit Industrial Park. Traffic counts at Milwaukee Road are 13,600 vehicles per day. Zoning classification is M-2 General Manufacturing.

Building Description
 Quality block and brick veneer with EIFS (Dryvit) accents/crown moldings, soffits, and facias.
 Customer entrance left, and employee entrance into lunchroom right with walled patio/picnic area left just before entering.
 Note: the loading area can easily be converted into office space as it has its own zoned in-floor heat.
 2x6 construction on 12" centers, clear span trusses, all foam insulation, thin coat plaster (NOT drywall), solid cheery trim on 8' cheery Wood Harbor doors. Four zones of in-floor heat in addition to code HVAC. Both insulated over head doors have power lifts and heavy "U" shaped steel jambs for years of damage free service.

Site Details

Lot Size	2 Acres
Zoning	M-2

Transportation

Distance to Nearest Bus or Light Rail Stop	.5 miles
Distance to major interstate	1
Nearby Interstate	I-90/I-43/I-39
Distance to major highway	0.25
Nearby Highway	Hwy 75
Type of Parking	Has a Carport and Parking lot
Number of Parking Spaces	30

Utilities

Electric Service	Yes
Electric Service Provider	Alliant Energy
Natural Gas Service	Yes
Gas Provider	Alliant Energy
Sewer Service	Yes
Sewer Provider	City of Beloit
Water Service	Yes
Water Service Provider	City of Beloit

Property Contact

Company	Steve and Cindy Karstaedt
Name	Steve and Cindy Karstaedt
Phone	(262) 949-4200
Email	skarstaedt@nethopper.net

Community Contact

Name	Andrew Janke
Organization	GBEDC
Phone	608-364-6748
Email	jankea@beloitwi.gov

Description

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