



FOR LEASE
1 REYNOLDS DRIVE

277,335 SF
BELOIT, WI

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INVESTORS

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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**



**PARKING LOT
FULLY RESURFACED
IN 2023**



PROPERTY DETAILS

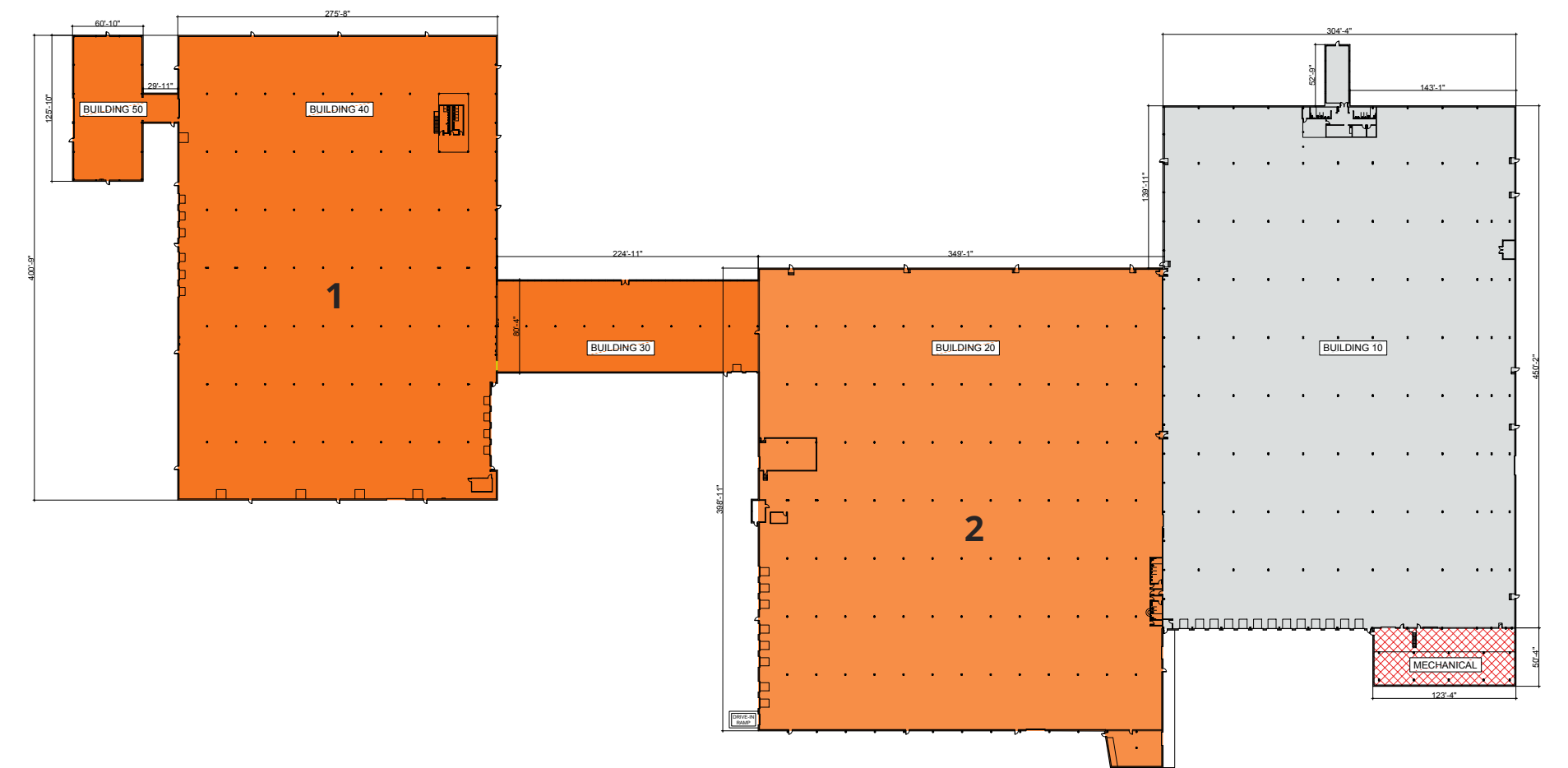
1 REYNOLDS DRIVE | BELOIT, WI

AVAILABLE SPACE	136,605 SF (Available Immediately) 140,730 SF (Available 6/1/2027)
DOCK DOORS	20
DRIVE-IN DOORS	8
CLEAR HEIGHT	12' - 25'
COLUMN WIDTH/DEPTH	25' x 50'
ROOF	60 Mil TPO Overlay
WALLS	Masonry & Steel
FLOORS	6" Reinforced Concrete
YEAR BUILT	1974
FIRE SUPPRESSION	100% Wet
LIGHTING	T8
POWER	2000-Amp 480V 3-Phase
PARKING	575 Spaces
ZONING	M2: General Manufacturing
PARCEL ID	206-22970100

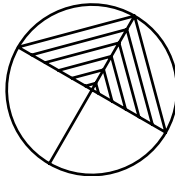


FLOOR PLAN

1 REYNOLDS DRIVE | BELOIT, WI



NUMBER	AVAILABLE DATE	CLEAR HEIGHT	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	IMMEDIATELY	12' - 21'	12	3	136,605 SF
2	6/1/2027	25'	8	5	140,730 SF
TOTAL					277,335 SF SF



LOCATION MAP

1 REYNOLDS DRIVE | BELOIT, WI

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

