



**FOR LEASE** | **140,730 SF**  
**1 REYNOLDS DRIVE** | **BELOIT, WI**

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**PHOENIX**  
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*Opportunity. Execution. Value Creation.*



# 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	140,730 SF (Available 6/1/2027)
DOCK DOORS	8
DRIVE-IN DOORS	5
CLEAR HEIGHT	25'
COLUMN WIDTH/DEPTH	25' x 50'
ROOF	60 Mil TPO Overlay
WALLS	Masonry and 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

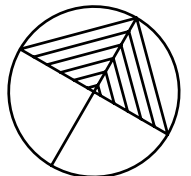


# FLOOR PLAN

1 REYNOLDS DRIVE | BELOIT, WI



NUMBER	AVAILABLE DATE	CLEAR HEIGHT	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	6/1/2027	25'	8	5	140,730 SF
<b>TOTAL</b>					<b>140,730 SF</b>



# 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

