



**FOR LEASE OR SALE** | **407,321 SF**  
**1220 MOUND AVE** | **RACINE, WI**

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**INVESTORS**

*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**MOVE-IN READY**



**COMPETITIVE  
LEASE RATES**



**GREAT ECONOMICAL  
SPACE FOR SMALL  
BUSINESSES & START-UPS**



**UP TO 24'  
CLEAR HEIGHT**



**PROFESSIONALLY  
MANAGED**



# PROPERTY DETAILS

## 1220 MOUND AVE | RACINE, WI

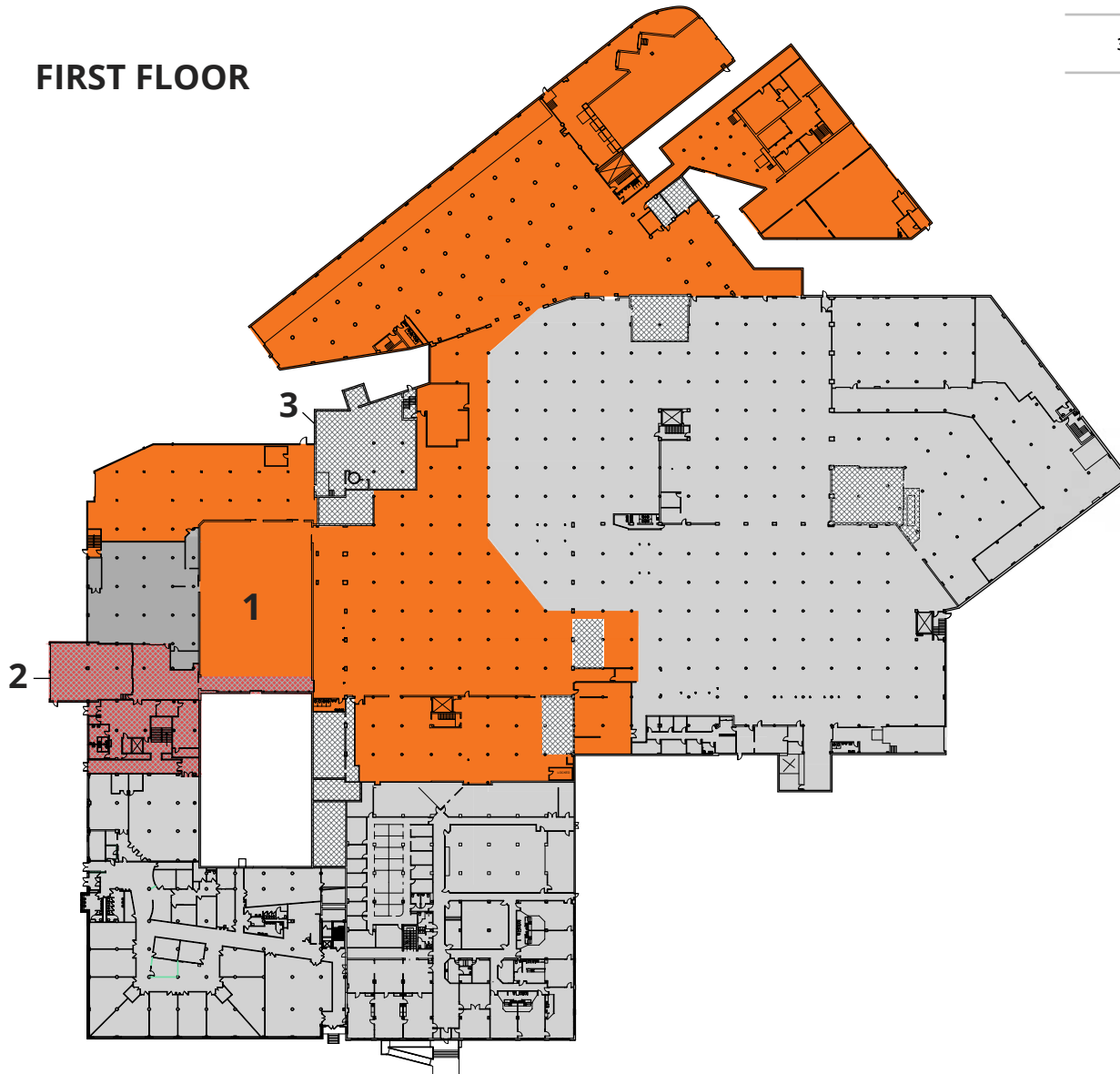
AVAILABLE SPACE	407,321 SF
MINIMUM DIVISIBLE	10,000 SF
DOCK DOORS	10 Exterior
DRIVE-IN DOORS	8
CLEAR HEIGHT	Up to 24'
COLUMN WIDTH/DEPTH	Varies
ROOF	Rubber
WALLS	Brick & Poured Concrete
FLOORS	6" Reinforced Concrete with Some Wood Block
YEAR BUILT	1937
YEAR RENOVATED	2017 - 2018
FIRE SUPPRESSION	100% Wet
LIGHTING	T-8 Energy Efficient
POWER	Provided by WE Energies
PARKING	377 Standard Spaces, 10 Handicap, 8 Semi
LAND AREA	13.99 Acres
ZONING	1-2 Industrial
PARCEL ID	03056001
WATER & SEWER	Municipal
HEAT	Gas Fired Unit Heaters
<b>OPEX ESTIMATE</b>	<b>\$0.75/SF</b>



# FLOOR PLAN

1220 MOUND AVE | RACINE, WI

## FIRST FLOOR



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	109,097 SF
2	COMMON SPACE	8,829 SF
3	MECHANICAL	14,070 SF

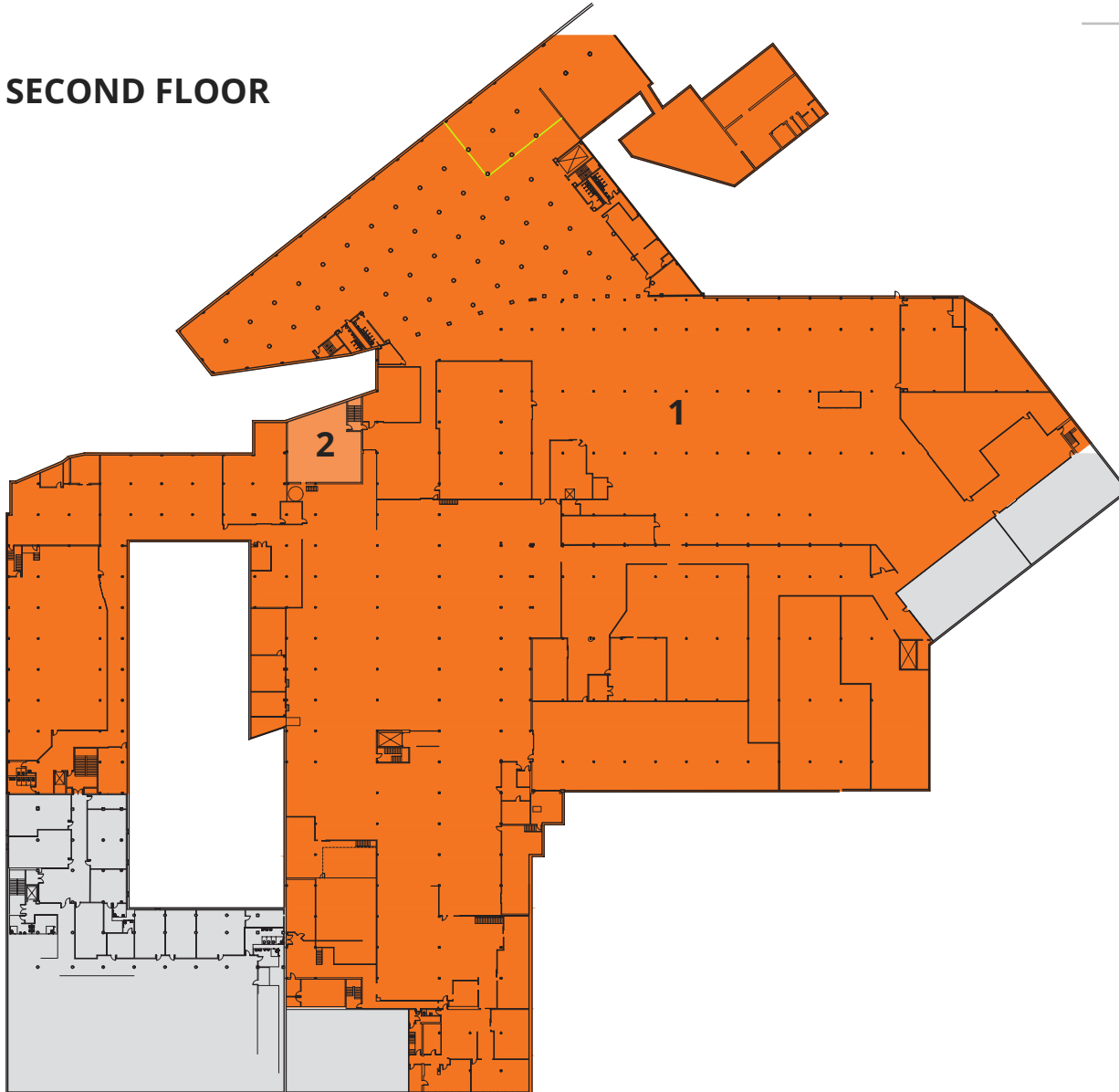


# FLOOR PLAN

1220 MOUND AVE | RACINE, WI

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	231,291 SF
2	MECHANICAL	2,388 SF

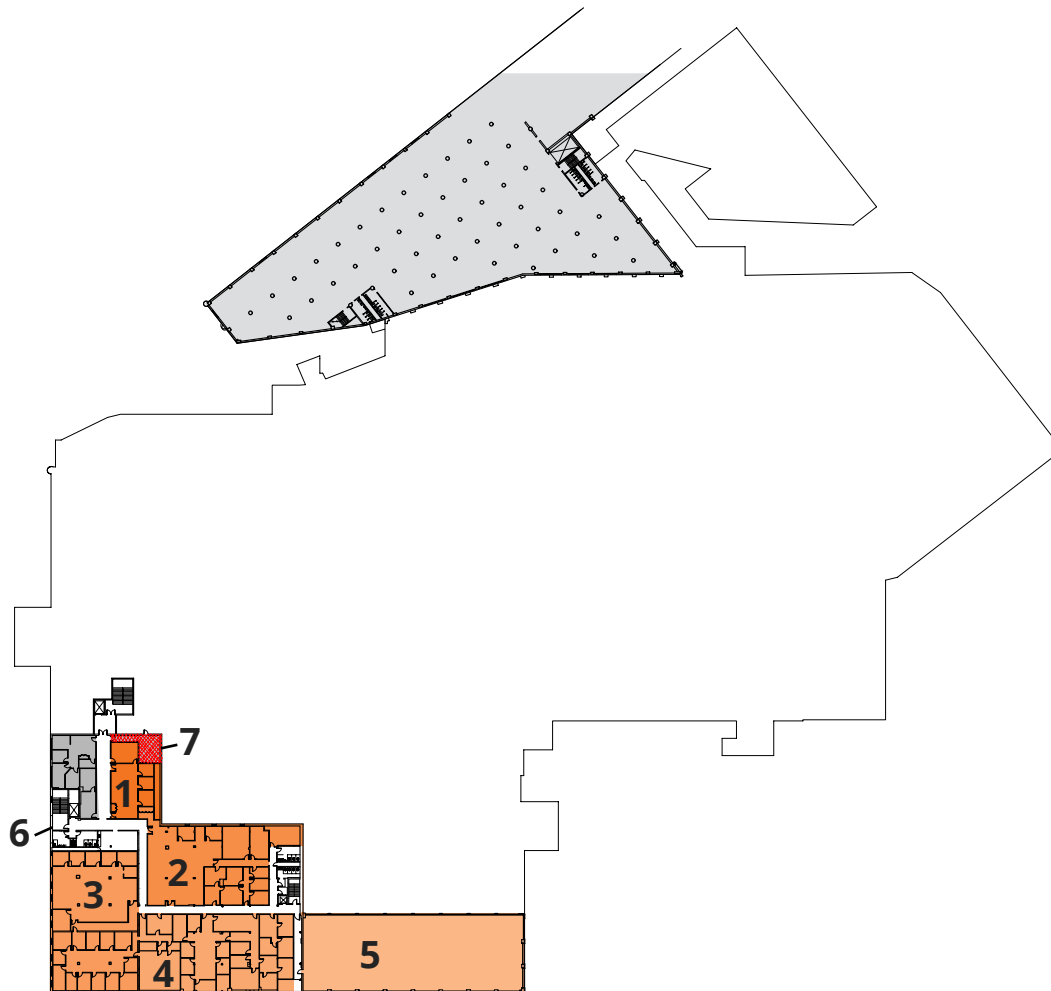
## SECOND FLOOR



# FLOOR PLAN

1220 MOUND AVE | RACINE, WI

## THIRD FLOOR



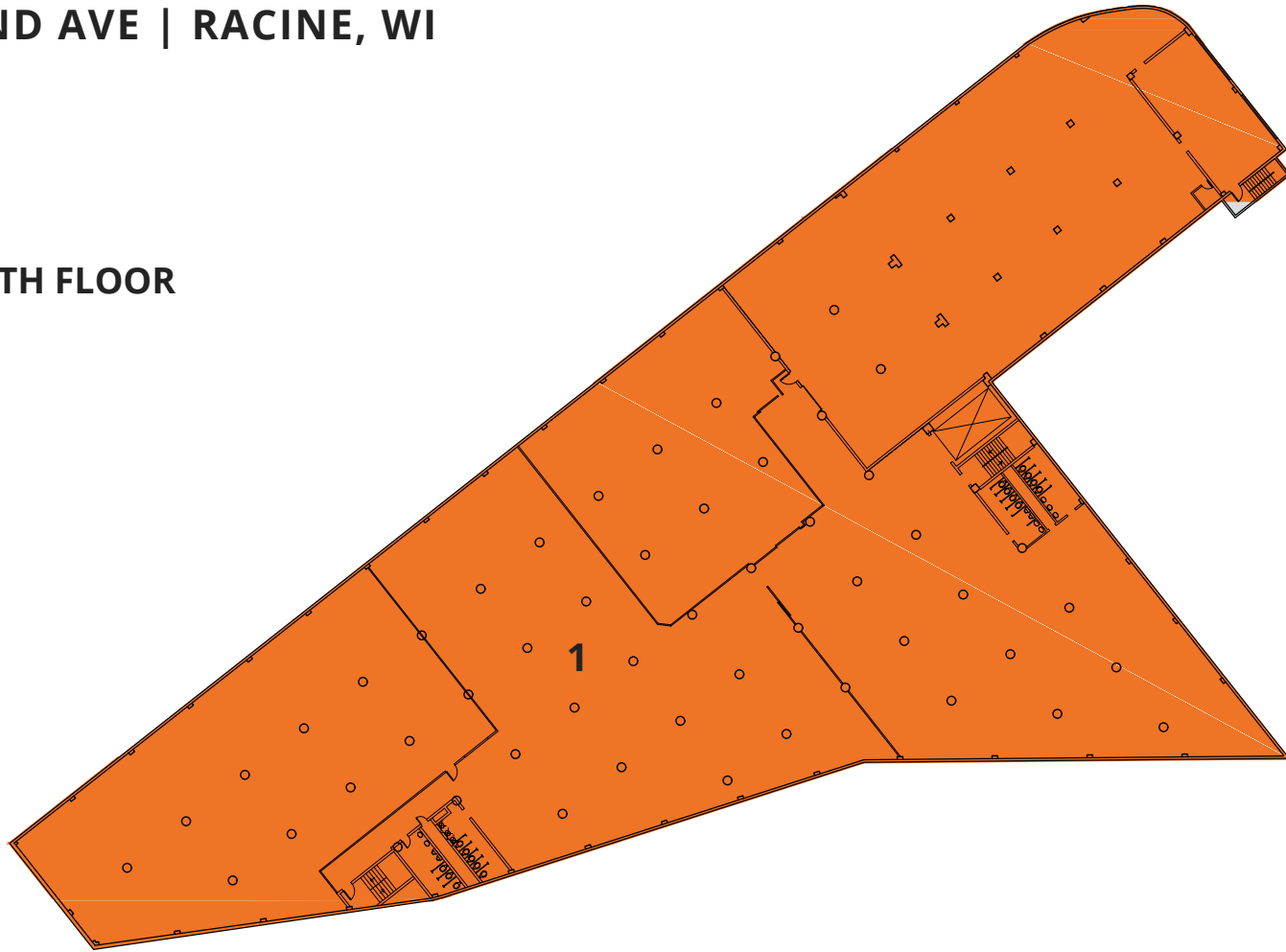
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	1,680 SF
2	AVAILABLE	5,652 SF
3	AVAILABLE	6,434 SF
4	AVAILABLE	6,703 SF
5	AVAILABLE	9,041 SF
6	COMMON SPACE	5,901 SF
7	MECHANICAL	458 SF



# FLOOR PLAN

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## FOURTH FLOOR

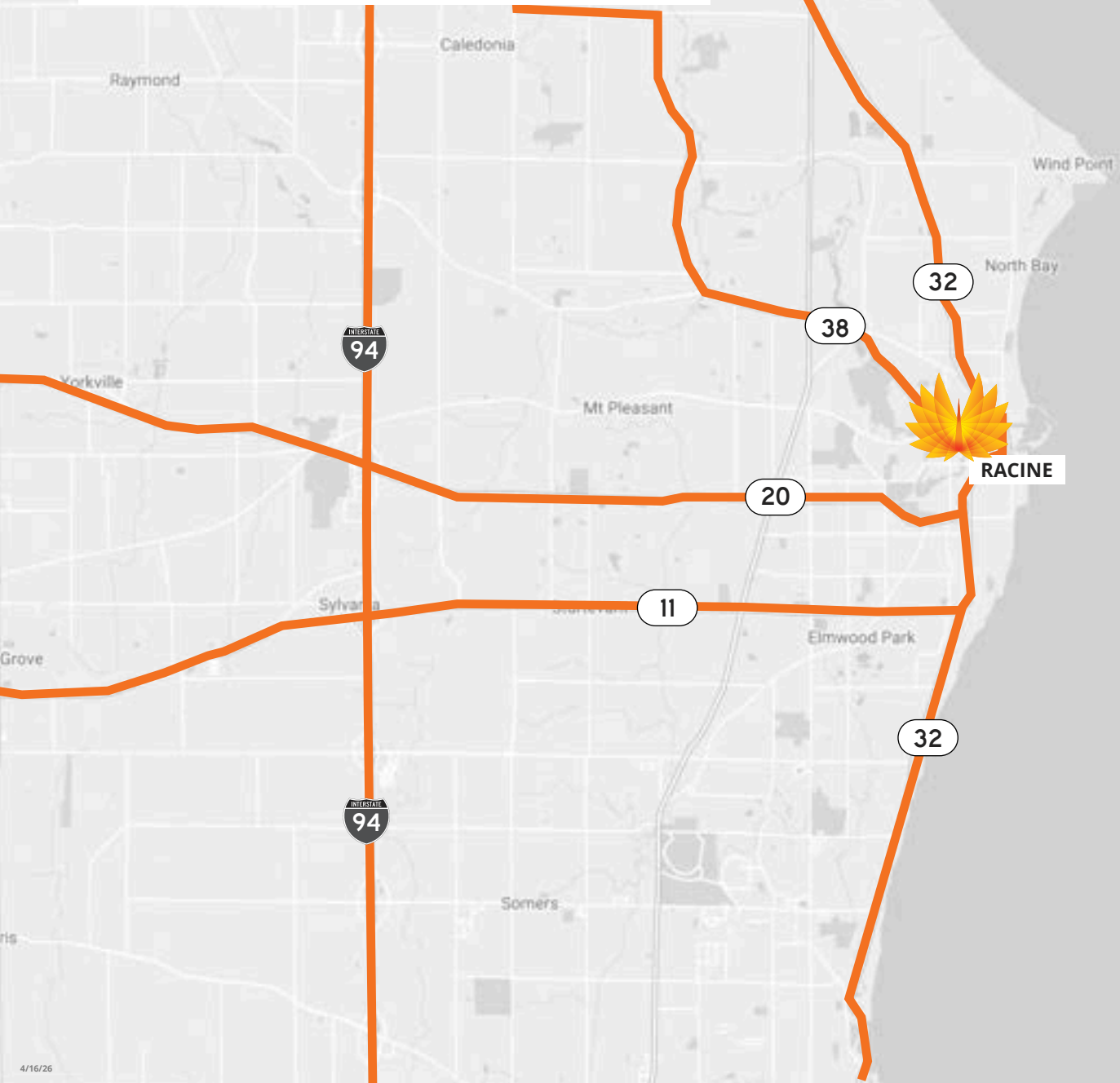


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	36,882 SF



# LOCATION MAP

1220 MOUND AVE | RACINE, WI



<b>WI-38</b>	0.5 MILES
<b>I-94</b>	10 MILES
<b>MITCHELL INT'L AIRPORT</b>	22 MILES
<b>MILWAUKEE</b>	25 MILES
<b>CHICAGO</b>	75 MILES
<b>MINNEAPOLIS</b>	350 MILES