



For Sale

3449 Sky Park Blvd
Eau Claire, WI 54701

24,280 SF Available

Property Overview & Demographics



Building Features

- Roof Replaced 2017
 - Transferable Warranty
- Loading:
 - One (1) Dock (10' x 10')
 - One (1) Drive-In (8' x 10')
- Power: 800 AMP, 277/480 Volt, 3 Phase
- 120/208 Distribution Panel – 120/308 Volt; 3 phase
- Standby diesel generator with automatic transfer switch: 313kva, 400amp 277/480 volt, 3 phase.
- Clear Height: 16'
- Zoning: I1P

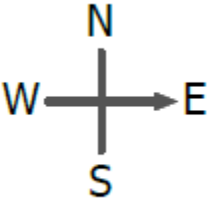
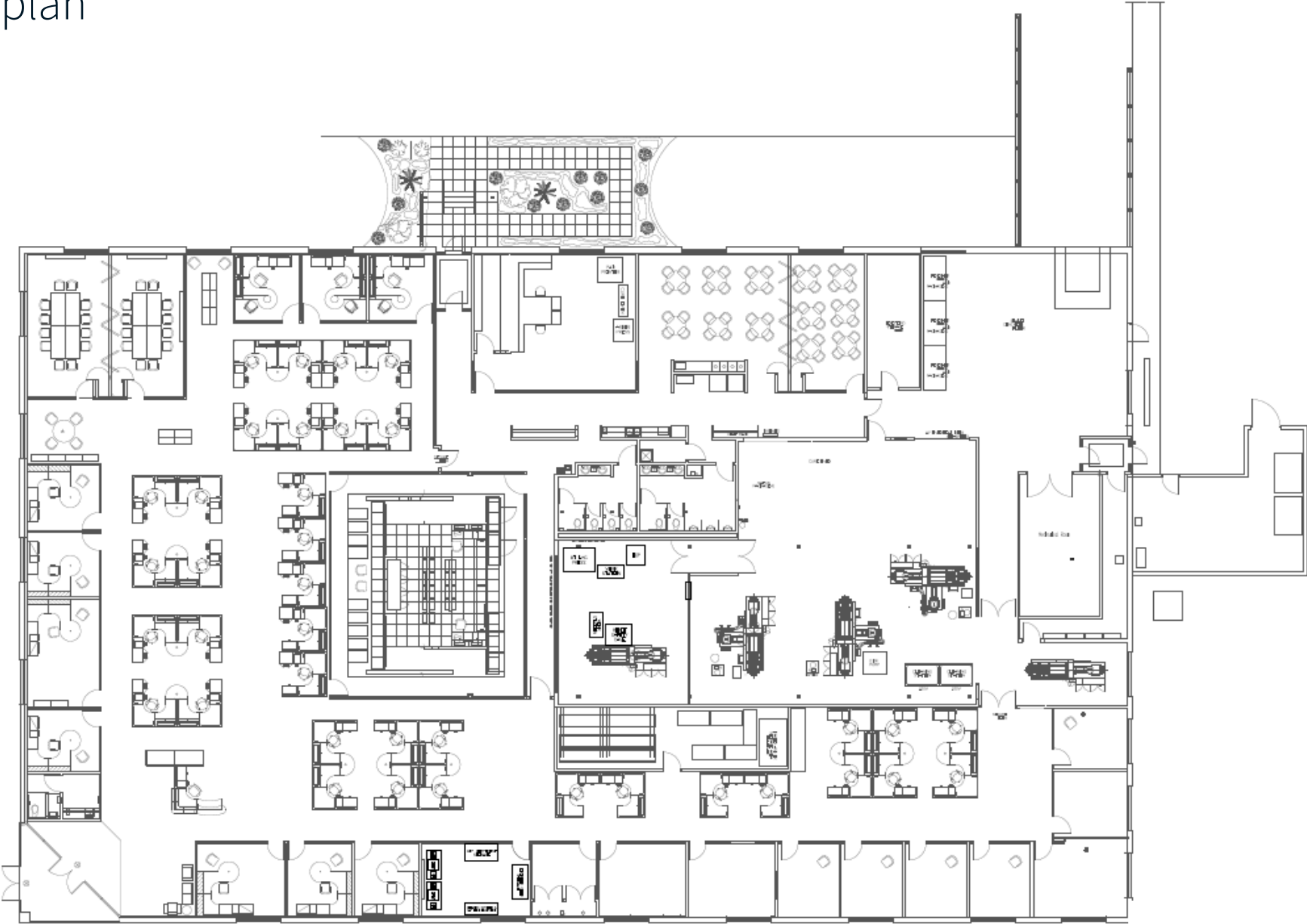
Location	3449 Sky Park Blvd Eau Claire, WI 54701
Building Size	24,280 SF
Site Size	2.57 Acres (111,812 SF)
Parking	80 Stalls
Price	Negotiable
Taxes	\$25,956.86 (2023)

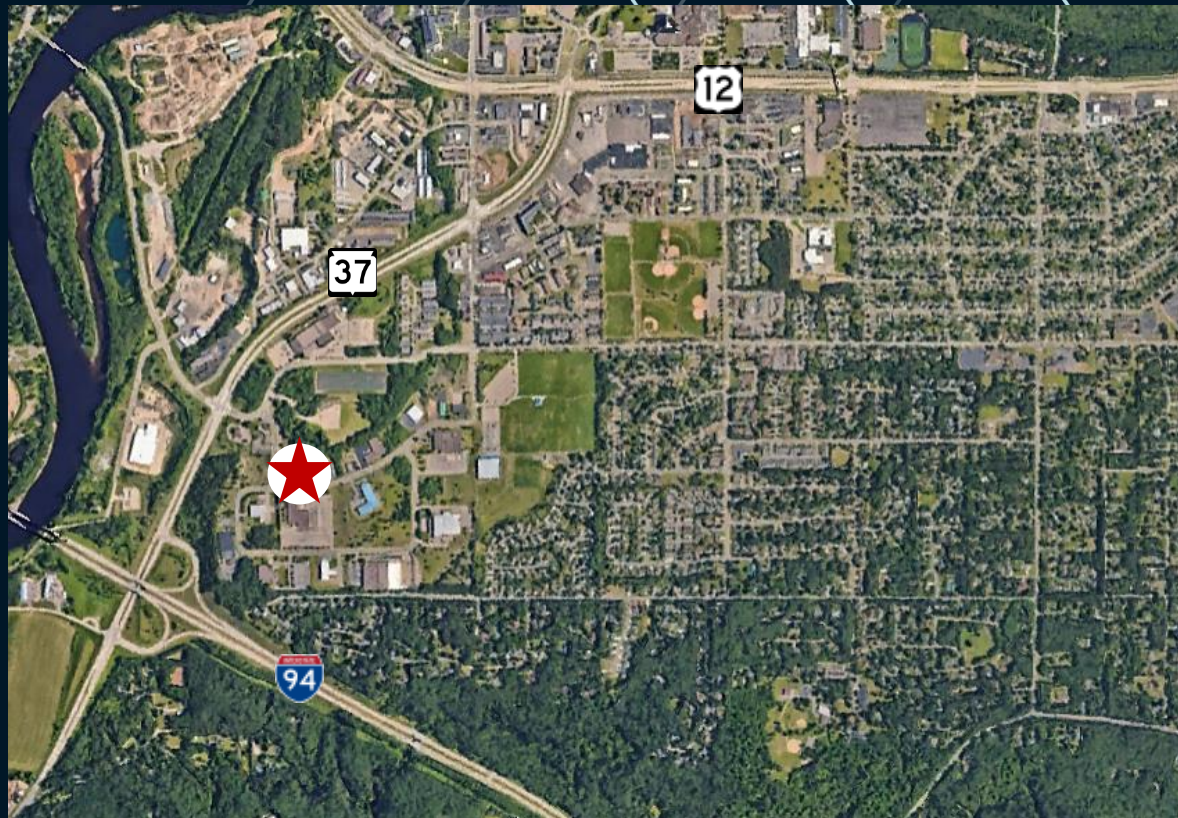
Amenities

- Fully Climate Controlled Space
- Close proximity to Hwy 94 and Hwy 12
- Close proximity to retail amenities

	1 mile	3 miles	5 miles
Estimated Population	3,873	40,939	75,957
Estimated Households	1,758	16,062	31,084
Est. Average HH Income	\$76,461	\$75,640	\$77,477

Floorplan





Thank you

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