



# Office/Warehouse Building for Sale or Lease

**949 ANTLER COURT  
RIVER FALLS, WI 54022**

## Building Size:

8,594 Sq. Ft. - Main Level Office  
6,128 Sq. Ft. - Mezzanine Office  
28,221 Sq. Ft. - Warehouse  
**42,943 Sq. Ft. - Total**

## Site Size:

3.23 Acres (140,869 Sq. Ft.)

## Sale Price:

\$3,695,000.00 (\$86.04 Per Sq. Ft.)

## Lease Rates:

Negotiable

## Property Highlights:

- Office/warehouse building available for sale or lease in River Falls, WI
- Excellent access and visibility to WI-35
- Adjacent to Kilkarney Hills Golf Course, Rush River Brewing Company and the Whitetail Ridge Mountain Bike Trail
- Close proximity to Minneapolis-St. Paul
- 18' clear height
- Two (2) dock doors
- St. Croix County PID # 276-1040-30-155



**Dan Friedner**  
Managing Director

t 612-430-9991  
dan.friedner@nmrk.com

**Jay Chmielecki**  
Managing Director

t 612-430-9982  
jay.chmielecki@nmrk.com

**Mari Hansen**  
Transaction Manager

t 612-440-0002  
mari.hansen@nmrk.com

757 North Broadway  
Suite 700  
Milwaukee, WI 53202

**NEWMARK**

[nmrk.com](http://nmrk.com)

CLICK TO VIEW DRONE FOOTAGE



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	740	13,801	24,285
Total Households	287	4,640	8,516
Average HH Income	\$81,283	\$72,968	\$79,088



CONTACT

**Dan Friedner**  
Managing Director  
t 612-430-9991  
dan.friedner@nmrk.com  
[nmrk.com](http://nmrk.com)

**Jay Chmielecki**  
Managing Director  
t 612-430-9982  
jay.chmielecki@nmrk.com

**Mari Hansen**  
Transaction Manager  
t 612-440-0002  
mari.hansen@nmrk.com

949 ANTLER COURT | RIVER FALLS, WI 54022

Exterior Photos



CONTACT

**Dan Friedner**  
*Managing Director*  
t 612-430-9991  
dan.friedner@nmrk.com  
[nmrk.com](http://nmrk.com)

**Jay Chmielecki**  
*Managing Director*  
t 612-430-9982  
jay.chmielecki@nmrk.com

**Mari Hansen**  
*Transaction Manager*  
t 612-440-0002  
mari.hansen@nmrk.com

NEWMARK

Interior Photos



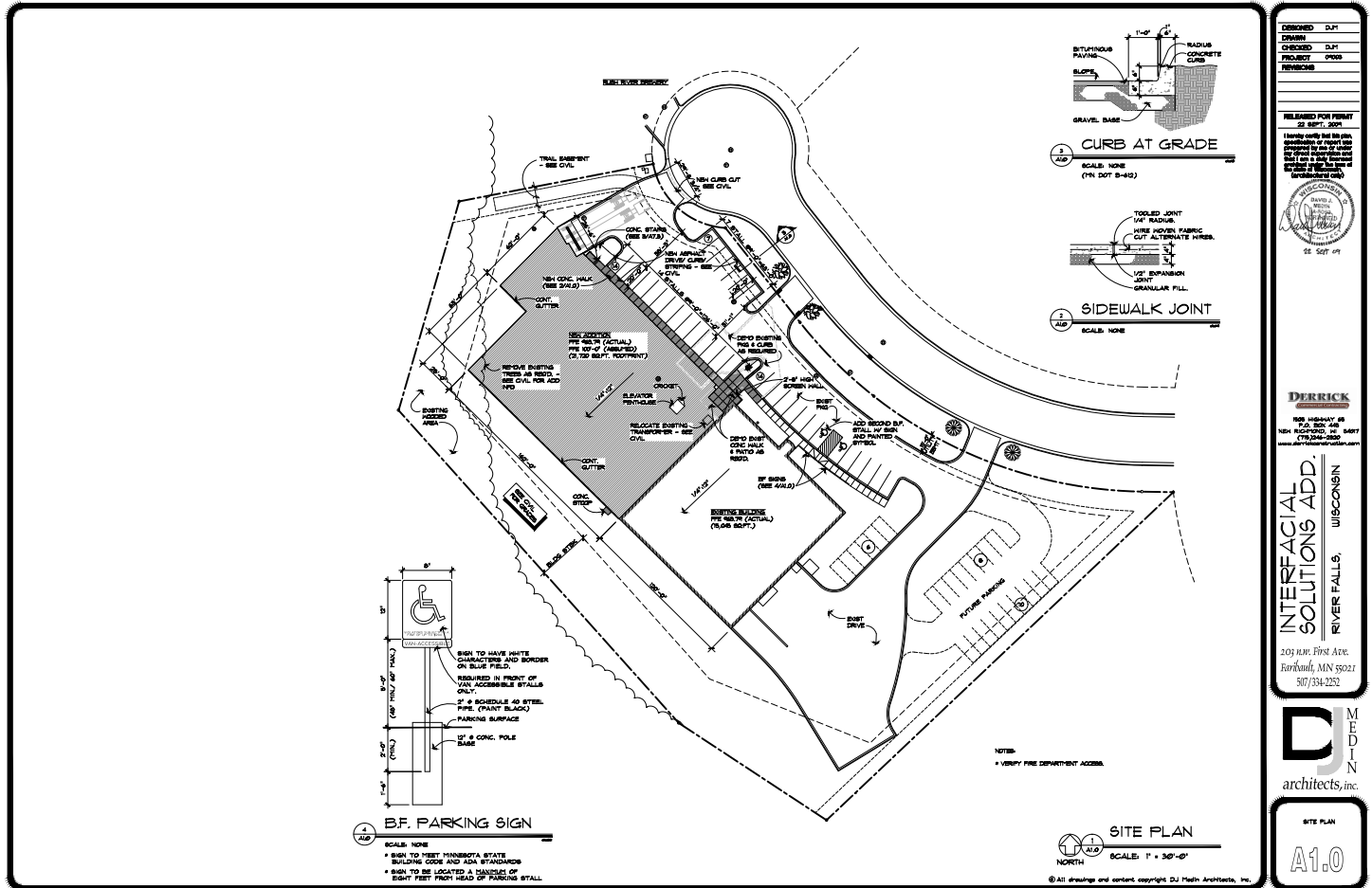
CONTACT

**Dan Friedner**  
Managing Director  
t 612-430-9991  
dan.friedner@nmrk.com  
[nmrk.com](http://nmrk.com)

**Jay Chmielecki**  
Managing Director  
t 612-430-9982  
jay.chmielecki@nmrk.com

**Mari Hansen**  
Transaction Manager  
t 612-440-0002  
mari.hansen@nmrk.com

Site Plan



CONTACT

**Dan Friedner**  
 Managing Director  
 t 612-430-9991  
 dan.friedner@nmrk.com  
 nmrk.com

**Jay Chmielewski**  
 Managing Director  
 t 612-430-9982  
 jay.chmielewski@nmrk.com

**Mari Hansen**  
 Transaction Manager  
 t 612-440-0002  
 mari.hansen@nmrk.com