

This heated warehouse is 10,000 sf and can be divided into two spaces for two separate tenants. See Options 1, 2 and 3 below.

Perfect for Private Individuals, Contractors, HVAC, plumbers, electricians, woodworker, machine shop and Small Business Warehousing.

****Not accepting Auto retail sales or auto repair businesses.**

****No outside storage is allowed.**

All Warehouse Space Options Include:

- Reznor heat, LED lights & 200 Amp electric service

Lease Terms:

- Security Deposit: 1 month's rent
- 2-year lease, automatic 1-year lease renewal
- 90-day notice required before any lease expires

OPTION 1 (V400): 10,000 sq ft (100' x 100') – \$4,750/month Rent

AVAILABLE JUNE 1

Full warehouse space w/ bathroom

3 overhead drive-in doors: 14' wide x 18' high

OPTION 2: 5,000 sq ft (50' x 100') West Side – \$3,000/month Rent

AVAILABLE JULY 1

Bathroom

Overhead Door: 14' W x 18' H

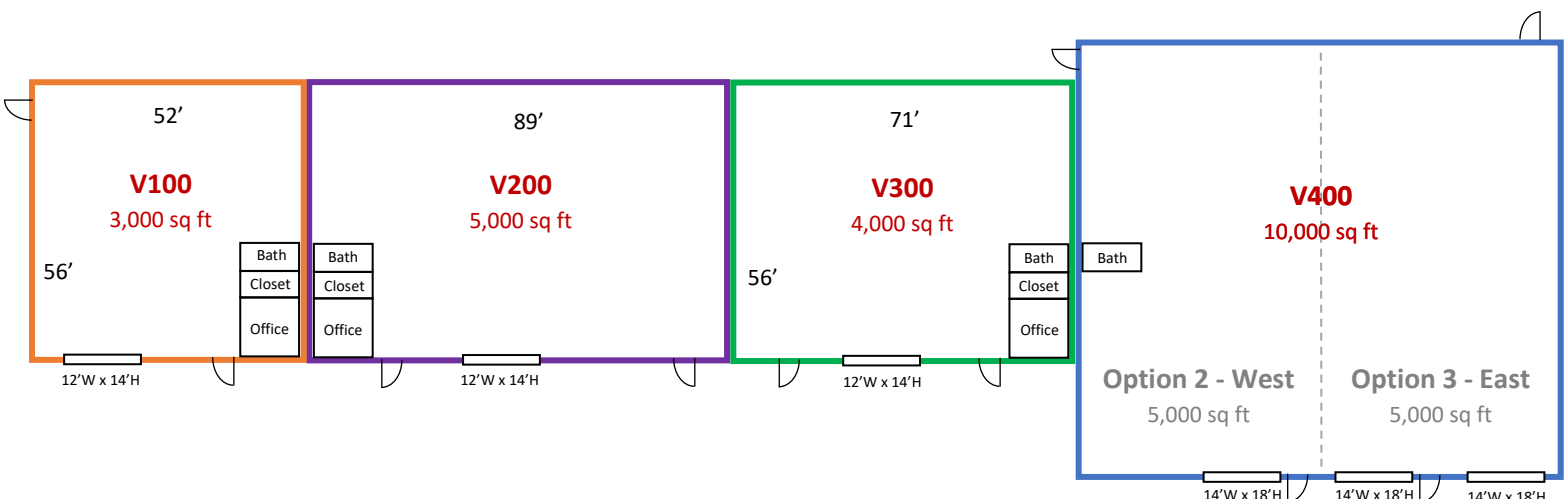
OPTION 3: 5,000 sq ft (50' x 100') East side – \$2,750/month Rent

AVAILABLE JULY 1

2 Overhead Doors: 14' W x 18' H

Lessee's Responsibility:

- Gas: WPS (Lessee responsibility)
- Electric: WE Energies (Lessee responsibility)
- Septic Pumping's: (Lessee responsibility)
- Internet: AT&T Fiber Optic available for \$100/month
- Any repairs inside unit less than \$200 or any repairs due to neglect.
- Snow Plowing/Salting, billed by MVP



Property Managed by Champion Storage:

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