

# Lease Information 947 Wisconsin Ave, Oostburg

# AVAILABLE MAY 1<sup>ST</sup>

This warehouse is 17,010 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.

### OPTION 1: 17,010 sf (73' x 243') - \$6,800/month Rent

Full warehouse w/ bathroom
3 Overhead doors 10'H x 7'6"W with 4' high dock
10'H x 8'W with 4' high dock landing area
14' H x 12'W

# OPTION 2 (W300): 9,800 sf (73' x 144') - \$3,900/month Rent

2 Overhead doors 10'H x 7'6"W with 4' high dock 10'H x 8'W with 4' high dock landing area

### OPTION 3 (W400): 7,210 sf (73' x 99') - \$3,500/month Rent

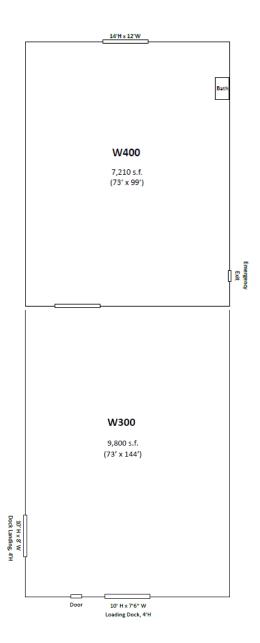
Bathroom 1 Overhead door 14'H x 12'W

### Lessee Responsibility:

- Gas: WE Energies
- Electric: WE Energies
- Water: Village of Oostburg

# Lease Terms:

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



#### Property Managed by Champion Storage: