



# FOR LEASE

100 S MAIN STREET  
LA CROSSE, VA 23950

**Air Conditioned Warehouse  
Available in Mecklenburg County**



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# Building Information

## Building Specs:

68,724 SF Building  
65,000 SF of Warehouse  
3,724 SF of Office Space  
Heating System - Propane  
Air Conditioning - Forced Air  
12,000 SF of 15' Clear Height  
53,000 SF of 12' Clear Height

## Completed Upgrades:

New Ramp & Dock Doors  
8' Security Fence w/ Barbed Wire  
Automatic Dock Doors

## Location

2 Miles from the Hwy 58 & I-85 intersection  
18 Miles to Boynton Campuses  
Within 30 minutes of 10 MSFT Campuses



Microsoft sites outlined in Red.



**WEEKS GRP**  
— LLC —

## Space Available

15,000 SF of warehouse spaced is leased through 12/31/2025.

**50,000 +/- SF of warehouse space available immediately.**

3,900 +/- SF of office space available immediately.

See Building Diagram on the next page.

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## Standard Lease Terms

	1-Year	2-Year	3-Year
Base Rate	\$0.59/SF/MO	\$0.57/SF/MO	\$0.55/SF/MO
CAM	\$0.09/SF/MO	\$0.09/SF/MO	\$0.09/SF/MO

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## Full-Service Warehousing

**Cost is \$2.12/SF/MO +** the insurance of your choice.

Deliveries are available at additional costs.

### Our Team

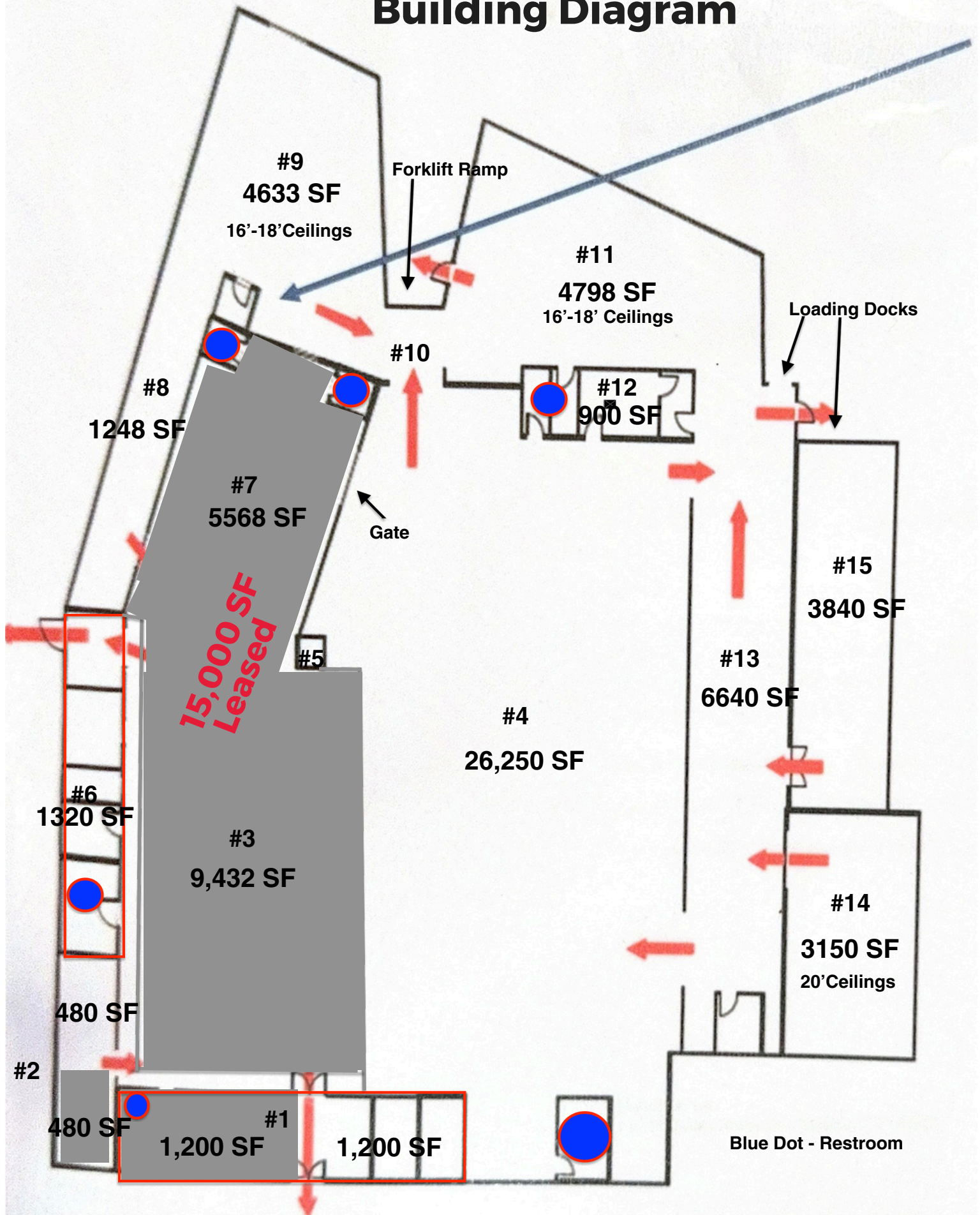
- Receives Deliveries
- Manages Inventory
- Provides an Air Conditioned & Heated Facility
- Secured and Video Surveillance Environment
- Insurance that meets Your Coverage Needs

### QA/QC Protocol

- Equipment is scanned in when received and scanned out when it leaves our warehouse.
- Humidity monitoring sensors are located throughout the building. Clients are sent this data bi-weekly or monthly.
- Security cameras monitor the exterior & interior of the building. All doors are secured requiring access cards.



# Building Diagram





# Pictures



# About Weeks Grp



## Consulting Services

Owner's Representative, Project Management Startup & Commissioning

Weeks Group is a leading data center Owner's Representative & Project Manager consulting firm with decades of experience overcoming complex mission critical challenges globally. As a women-owned business, we excel in solving tough problems, ensuring safe, timely, on budget delivery. We are your partner for innovative, efficient data center solutions.

## Construction Services

New Construction, Design Build, Retrofitting

Weeks Construction Services specializes in time-sensitive retrofitting and renovation of hyperscale data centers. We deliver seamless upgrades and efficiency improvements for enhanced performance, security, and scalability. Our team leverages an unparalleled network of vendors, manufacturers, and subcontractors to put the right people, materials, and services for each project into the right place at the right time. We are our client's easy button.

## Development Services

Datacenter Adjacent Real Estate Investments

Weeks Grp Development Services capitalizes on the expertise and relationships established through our Consulting and Construction Services to drive strategic investments in datacenter adjacent projects. This approach ensures each development is a sound investment, optimized to meet industry demands and support sustainable growth.