

- New Construction Warehouse or Shop
- No HOA fees (Gross Lease)
- 40' x 60' with 16' Ceilings
- 12' x 14' Overhead Door
- 36' ADA Service Door
- Centered Box Floor Drain
- 200 AMP Electrical Service
- Fully Insulated
- Finished Walls and Ceilings

- Suite A and E with bathroom, build out option for Suite C and D
- Gas & Electric: Alliant
- Palo City Water & Sewer
- Contract Trash
- Palo Cooperative Phone, Internet, Cable
- Paved Road and Approach will be completed
- Additional Outside Parking Available
- Minimum Lease of 1 Year
- Landlord will take care of CAM expenses including snow removal, lawn lare, and master insurance policy.











Immediate possession newly constructed commercial shop or warehouse space. 15 minutes from CR with easy access from HWY bypass. 40' x 60' shop with a 12' x 14' overhead door and ADA service door. NO HOA fees. Suite A and E gross lease of \$1,600/month with a bathroom, Suites C and D gross lease of \$1,400 with bathroom stub. Bathrooms can be built out for additional \$200/month. Amenities include full insulation, finished ceiling and walls, 200 AMP electrical service, and a centered box floor drain. Landlord pays for the master insurance policy, lawn care, and snow removal. Tenant pays utilities and trash. Road and approach will be paved. Additional parking opportunity. 1 year lease minimum. Floor plan and lease available.

OFFERING SUMMARY

- Paved Road and Approach will be completed
- Additional Outside Parking Available
- Minimum Lease of 1 Year
- Landlord will take care of CAM expenses including snow removal, lawn care, and master insurance policy.

PROPERTY HIGHLIGHTS

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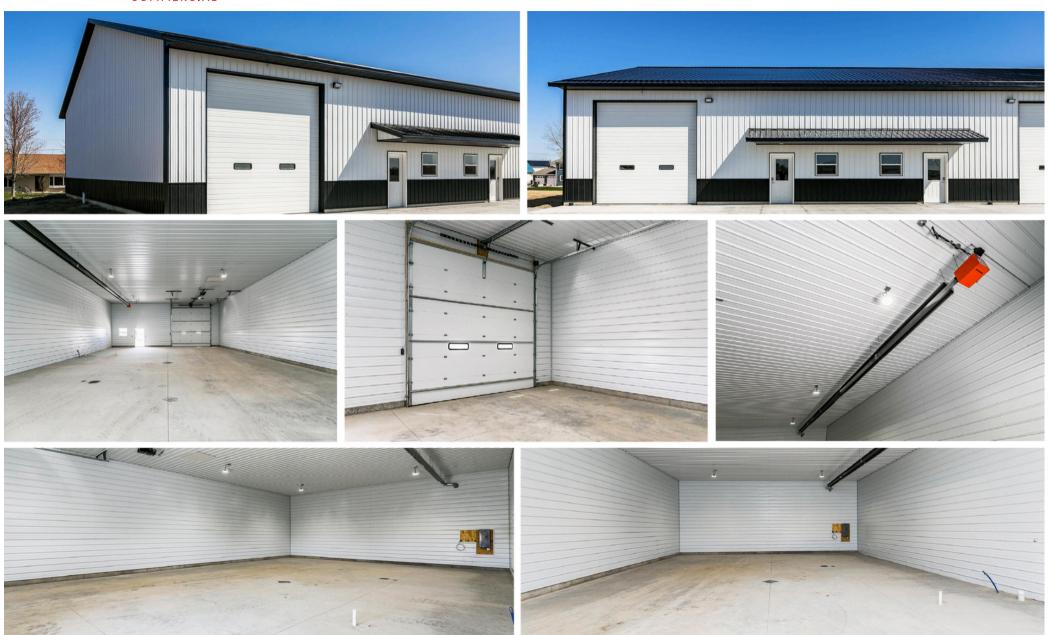
- Fully Insulated
- Finished Walls and Ceilings
- Gas & Electric: Alliant
- Palo City Water & Sewer
- Contract Trash
- Palo Cooperative Phone, Internet, Cable
- Bathroom build out option for Suites B and C

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