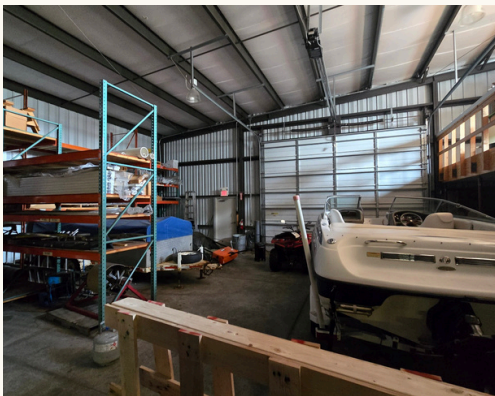


FOR LEASE

855 INDUSTRIAL DRIVE
MONDOVI, WI 54755



PROPERTY HIGHLIGHTS

- 10,340 sf
- Offices, Showroom, Warehouse
- Dock High
- Outside Storage
- 275,000 pop. in 60 minute drive time.
- Industrial Zoning



CONTACT US NOW

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VP of Commercial Real Estate
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PROPERTY DETAILS

The site is nearly 3 acres of land with a 10,340 sf warehouse/office combo. The 2,000 +/- sf office area features a large showroom and reception area with large service counter in place. There you will also find four private offices, mechanical/IT closet, office restroom and open break area to service the entire building. Offices all have a very modern look with windows in each for lots of natural light. Each office has carpet, while ceramic tile is in all high traffic areas. The warehouse is 8,340 +/- sf with three (3) 14' doors, of which one (1) is dock high and the other two (2) are grade level. There is also an exterior box truck well for additional loading capacity. The warehouse features 16' of height at the eave and 18' at the max height – ample room for racking. 400 amp/240 volt, three phase, electrical service for the warehouse and office. There is mezzanine storage over some of the office area giving you almost a full 10,000 of storage in the warehouse. The warehouse has easy access to the office area as well as its own restroom for warehouse and service employees.

Other items include; insulated ceiling and halogen lighting in warehouse, central heat and air in office and showroom area, roof is all metal; entire site is located within the city limits of Mondovi and zoned Industrial. Water and sewer are provided to the site by the city.

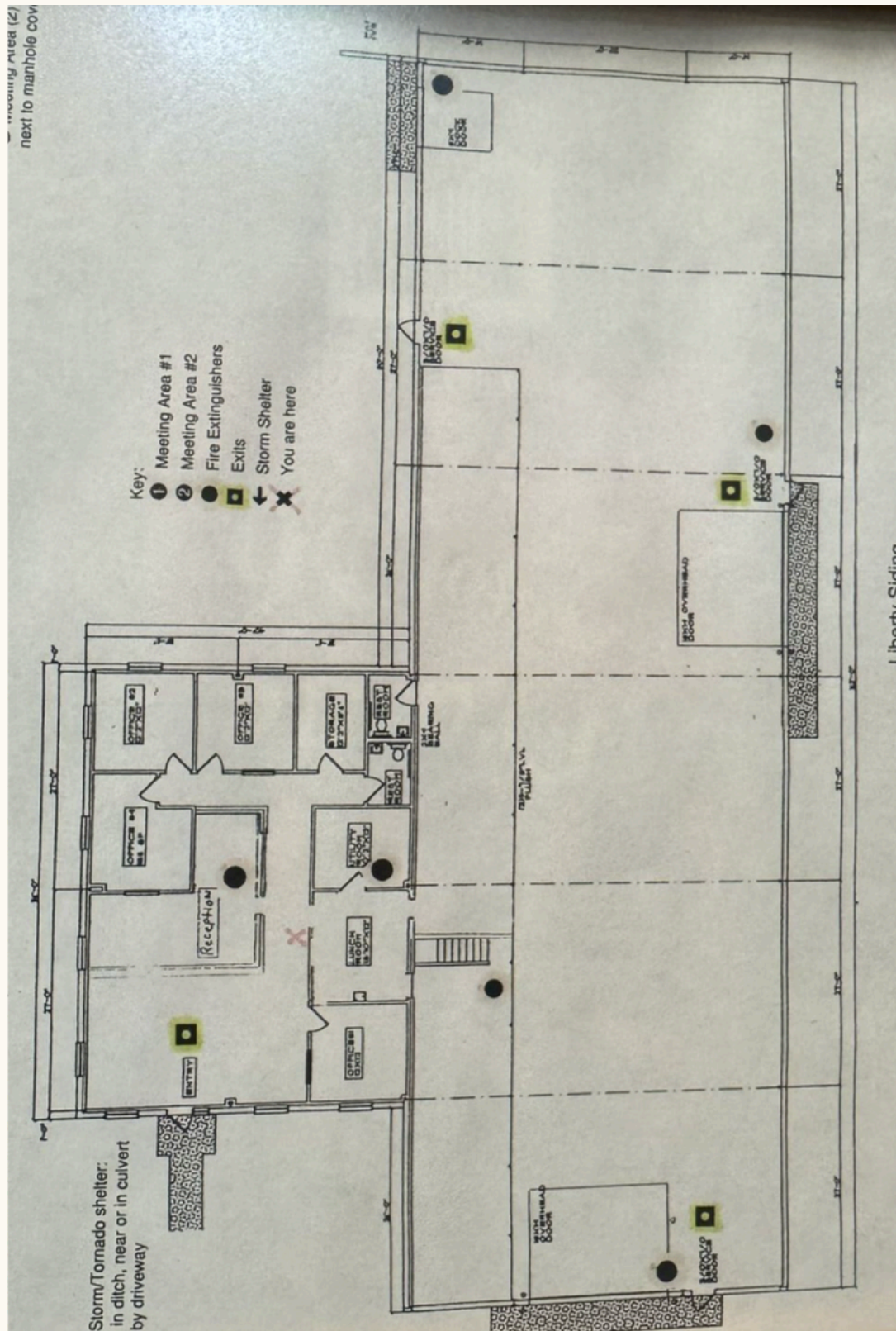
Parking is shared with the adjacent tenant, but plenty of space on this 3-acre lot.

PRICING - \$9.00 per sf, base rent, plus \$1.50 per sf NNN expenses.

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Warehouse / Showroom / Office Building Plan



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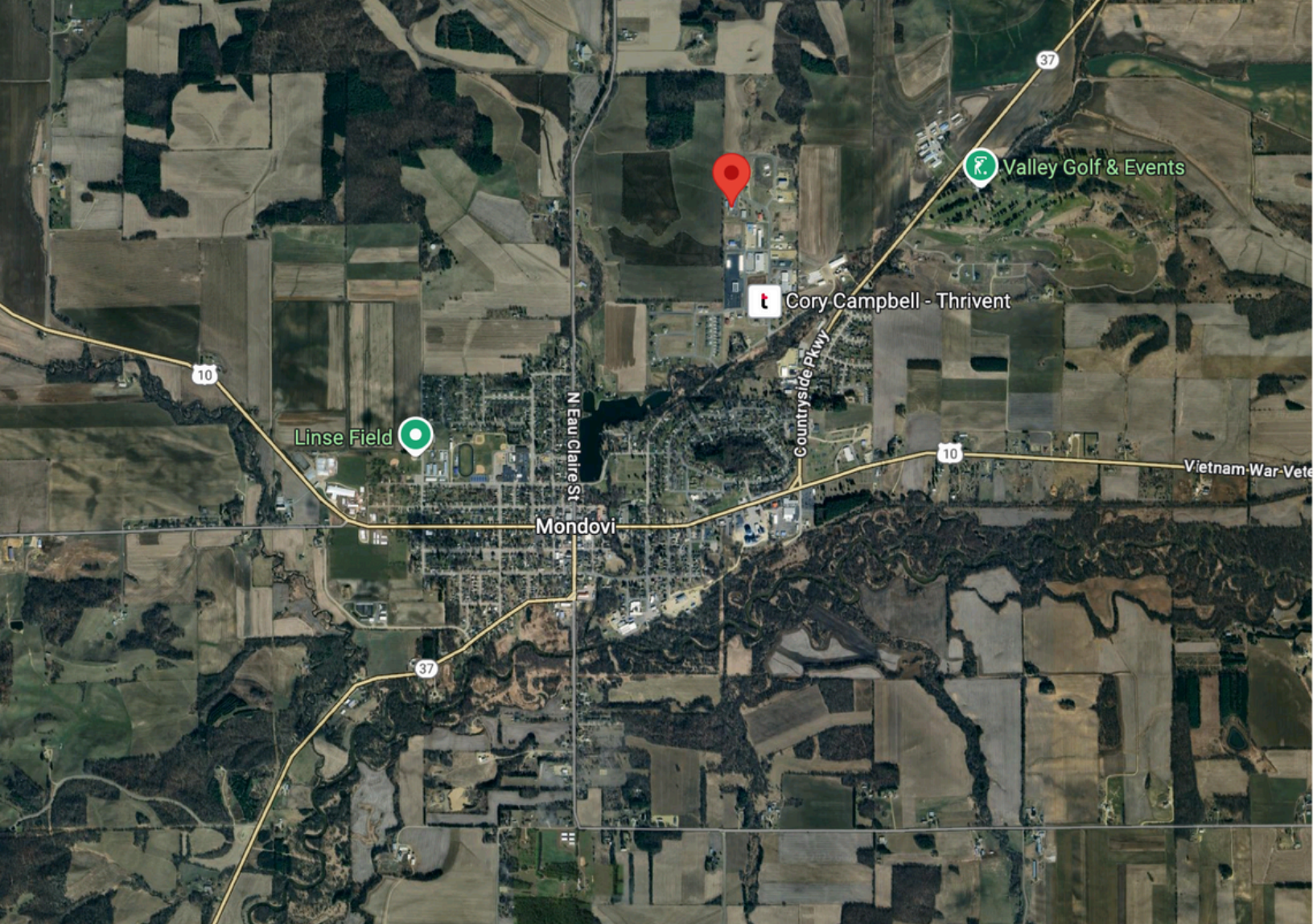
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LOCATION DETAILS

The site is located in Buffalo County, WI, within the city limits of Mondovi and the northern industrial park. Very easily accessible for semi-truck deliveries and visitors. With a 30 min drive to Eau Claire, and over 275,000 people within a 60-minute drive time of this site, Mondovi, and this location, are well suited to serve the central Wisconsin region and your business!

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

38 _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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