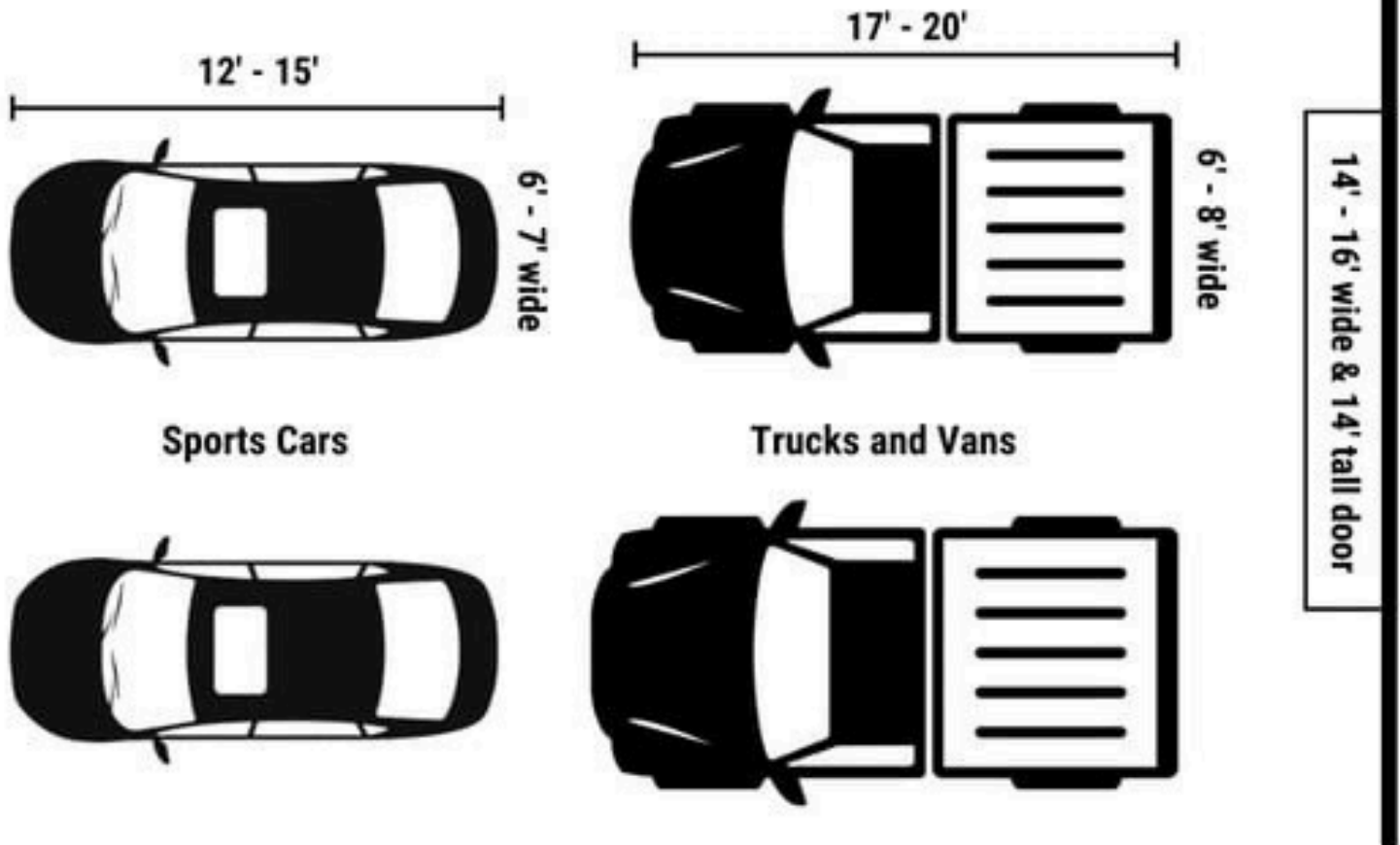


# West End Autoplex & Business Center - PHASE 2

Small Unit = 26' wide x 40' deep      1,040 SF      BOA = \$156/mo.

Corner Unit = 38' wide x 40' deep      1,520 SF      BOA = \$228/mo.

Inner Unit = \$195,000 Corner Unit = \$309,000 - or - \$329,000 East Side



## Included in Business Owners Association Dues:

Lawn Care, Irrigation, Snow removal, Landscape, Parking Lot Maintenance, Security Lights & Cameras, Pest Control, Hazard & Liability Insurance, Management Fees & 1 Gig Internet Speed.

Reserve a unit with a fully refundable \$10,000 deposit and then take your time making selections on finishes, get bids on improvements and arrange for financing if any.

40 to 44 units available within all Phases of the development.



## STANDARD FEATURES:

- ✓ Climate controlled with in floor radiant heating system
- ✓ Wi-Fi included with 1 Gig internet speed
- ✓ Up to 16' W x 14' H motorized overhead doors
- ✓ Interior & Exterior LED lighting
- ✓ 20' Clear ceiling height
- ✓ All units are pre-plumbed for restroom
- ✓ 3' Steel doors & Transom windows
- ✓ 150 Amp power & 3 phase electrical
- ✓ R-32 Exterior wall insulation
- ✓ R-21 Partition wall insulation between units
- ✓ 29 Gage metal ceiling pan liner with sound deadening
- ✓ Full unit/attic fire suppression systems
- ✓ City water / sewer & floor drain

## BUILDING STRUCTURE:

- ✓ 2" X 8" Wood framed building
- ✓ 5" Thick concrete slab floor
- ✓ Load bearing footings for future unit combination options
- ✓ Catwalks in attic for future HVAC work
- ✓ Mechanical roof platform for future HVAC work

## EXTERIOR FINISHES:

- ✓ Stone wainscot around the building
- ✓ LP Smartside lap siding
- ✓ Architectural Asphalt shingles
- ✓ Commercial grade windows and doors
- ✓ 16' x 14' commercial grade garage doors (Corner units)
- ✓ 14' x 14' commercial grade garage doors (Inner units)

