

FOR LEASE

Free Standing 3,200 SF Flex/Office/Warehouse

332 E Main Street, Twin Lakes, WI 53181

(AKA 321 E Hunt Avenue, Twin Lakes, WI 53181)



COLDWELL BANKER
COMMERCIAL
REALTY

\$10 per SF Gross Lease | Minimum 3 year lease | or \$2,700 per month



332 E Main Street, Rear Twin Lakes, WI (Kenosha County) 53181

- **BATHROOM & WATER IN PLACE**
- Size: 3,200 SF of ground level commercial space with 2 overhead doors (updated)
- Exterior parking: 10 +/- assigned
- **Term: \$10 per SF Gross Lease; minimum 3 year Lease | Rental rate: \$2,700 per month**
- Ceiling height: 10 ft
- Flex condition; great storage for boats & recreational vehicles, office-warehousing, light manufacturing, business or climate controlled self-storage units
- Zoned: Commercial
- Heating: HVAC system and gas fired ceiling heaters
- The location is along Main Street with about 100 yards west of the intersection of Main Street and Lake area
- The Twin Lakes of Mary & Elizabeth have drawn vacationers to numerous resorts, ideal to store cars, boats, etc.
- Less than 1/3 mile northeast of Lake Mary; Beach of Lake Mary

NOTE: Any business attempting to rent the space would be subject to business licensing requirements per Village of Twin Lakes

CONTACT **Nick DiBrizzi**
708-846-5876 Cell | 888-317-7721 Office
nick.dibrizzi@cbexchange.com

Coldwell Banker Commercial Realty
One Parkview Plaza, Suite 100
Oakbrook Terrace, IL 60181

CBCWORLDWIDE.COM

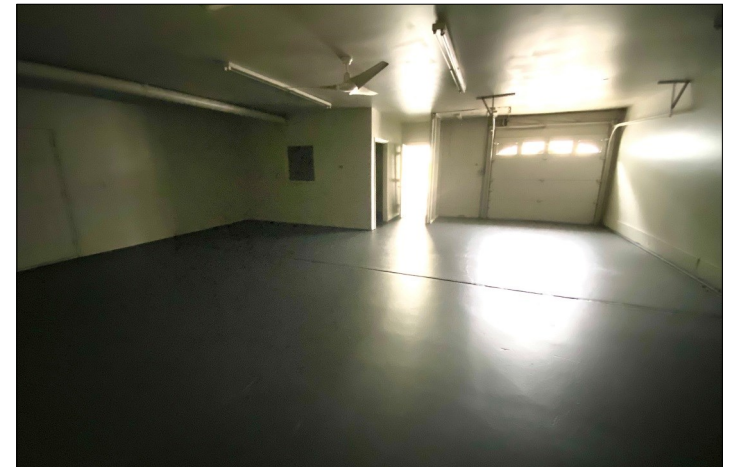
The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.

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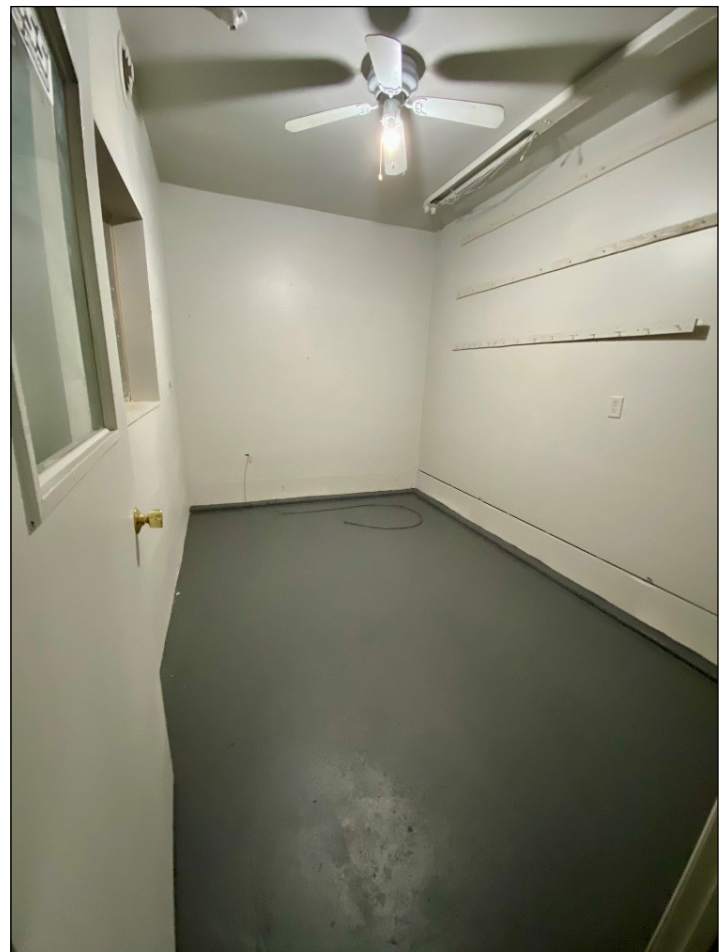
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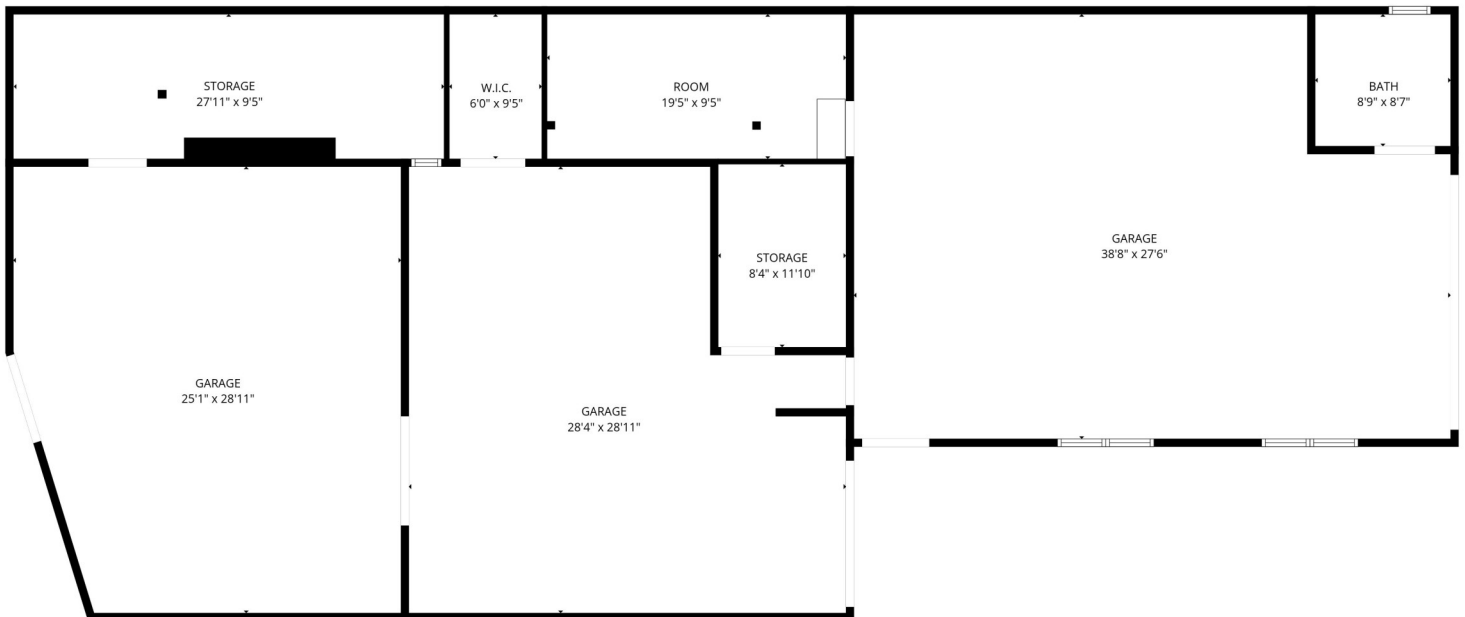
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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