




HWY 41 65,000 CPD

Velp Ave 18,600 CPD

Car Wash

Gas Station

Retail Spaces

WITT  REALTY

VELP PLAZA FOR LEASE
MULTIPLE SPACES

Center Name	Velp Plaza & C-Store
Location	1845-1855 Velp Ave Green Bay, WI54303
GLA	14,727
Tenants	Sonic Tattoos, Fantasies
Occupancy	30.5%
Site Size	2.4 Acres
Parking	87 parking spaces / 5.91 per 1,000 SF of GLA
Year Built	1999
Rent	Negotiable (NNN)
CAM	\$3.40/SF



For additional information contact:
Ben Witt
920-241-3537
benwitt@kw.com



Gas Station (5,099 sqft)

- 8 pump stations
- 8,000 gallon underground storage tank
- 15,000 gallon underground storage tank

Car Wash (2,128sqft)

- Mark VII system
- Weil McLain water boiler and water heater
- Porter Cable compressor (175 PSI/ 240 V)
- 208/120 400 amp (3 phase)

Suite A (1,500sqft)

- Reception area w/service counter (10' x 8')
- Patient room/office (10' x 9')
- ADA bathroom
- Passthrough room w/ office(s) potential (8' x 22')
- Storage IT room (10' x 8')/Storage room (10' x 6')
- Storm water drain in back warehouse area
- Flooring combination carpet, LVP, and concrete
- 400 amp/ 240 V
- Hot water heater
- 10' OH door
- Mop sink





Suite B (1,500sqft)

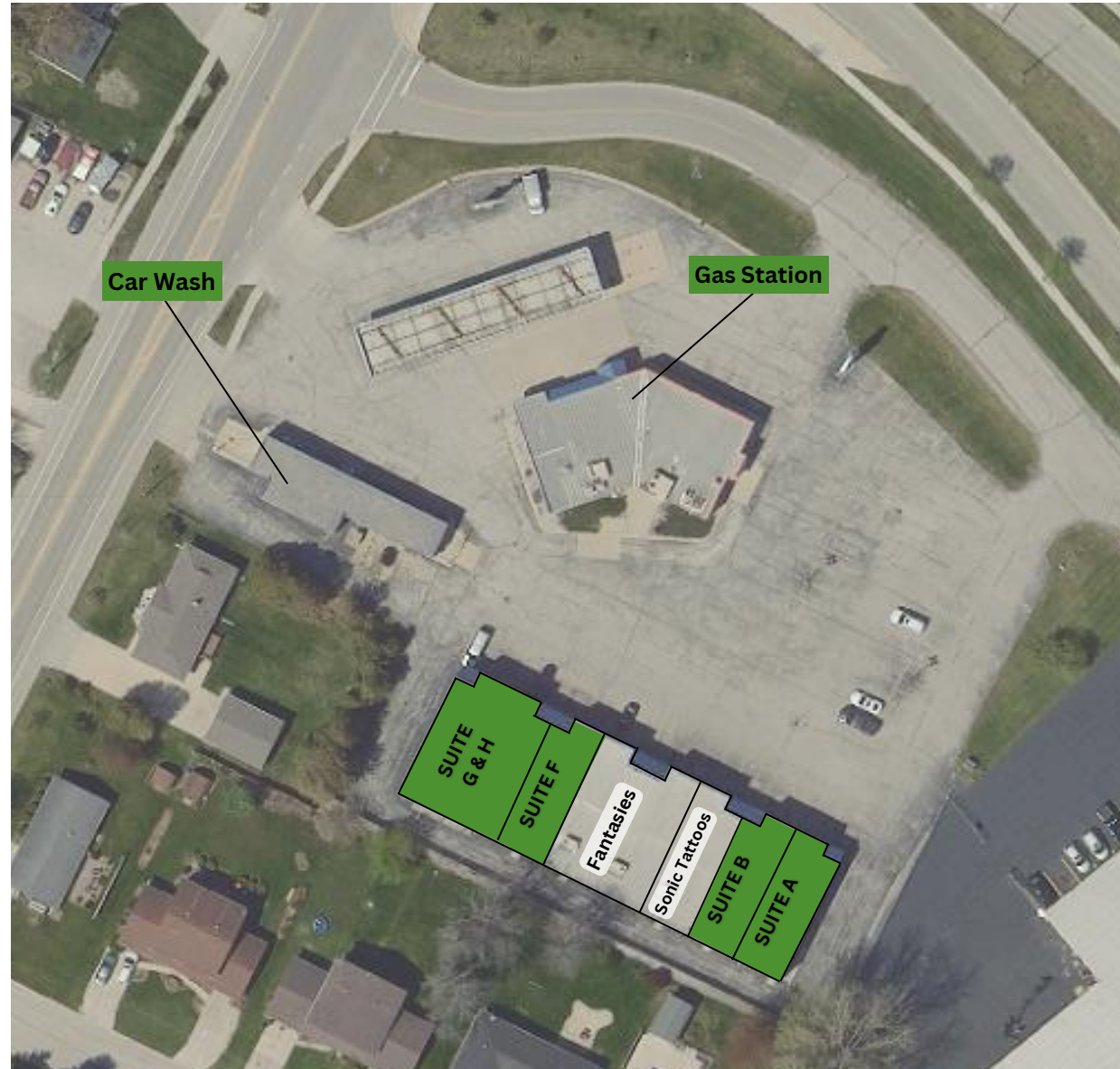
- 8 washer connections/11 dryer connections
- 2" water line
- 200 amp panels x 2
- Weil McLain Plus 100 Water Storage Tank x 2
- Weil McLain Gold GV 2 Boiler x 2
- ADA bathroom
- Concrete floor

Suite F (1,500sqft)

- ADA bathroom
- Mop sink
- 40 gallon water heater
- Office/storage room #1: 10' x 7'
- Office/storage room #2: 10' x 5'
- Flooring combination tile, concrete, and carpet

Suite G&H (3,000sqft)

- 3,000 sqft
- Reception area/desk
- ADA bathroom x 2
- Office/storage room: 6' x 10'
- 40 gallon water heater
- Washer/dryer hookup
- Flooring mixture of tile and linoleum



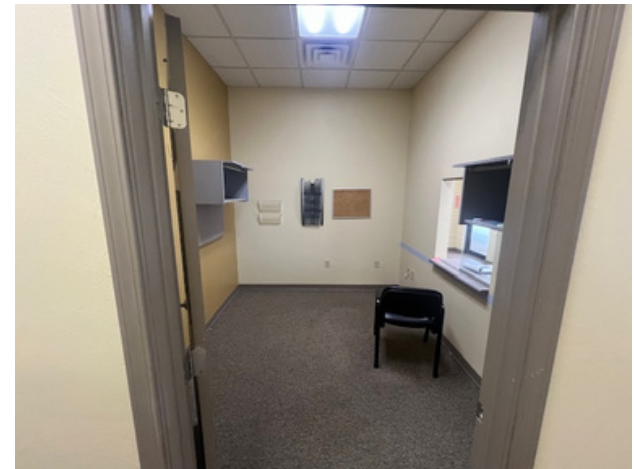
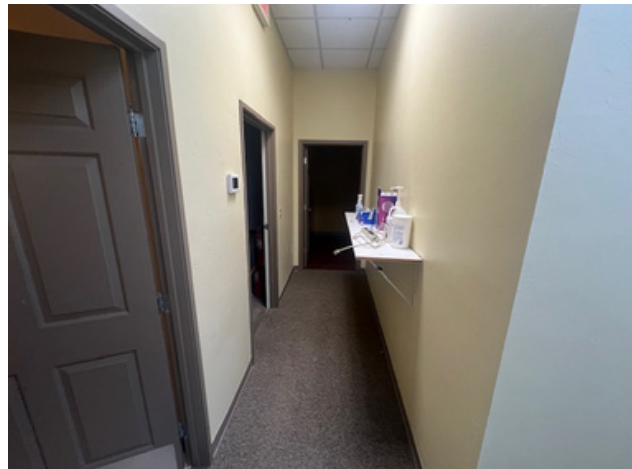
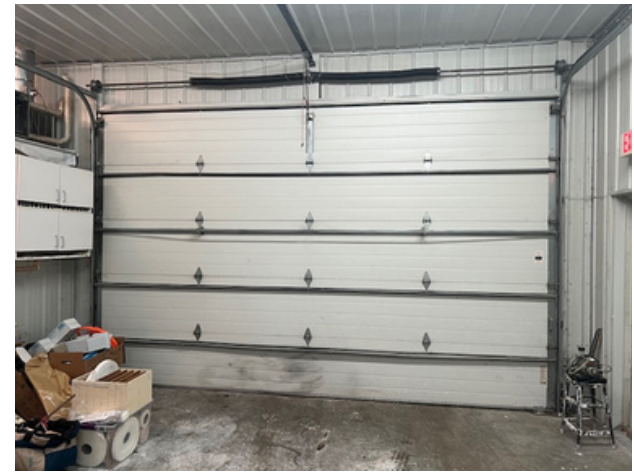
Car Wash (2,128sqft)



Car Wash (2,128sqft)



Suite A (1,500sqft)



Suite B (1,500sqft) / Suite F (1,500sqft)



Suite G&H (3,000sqft)

