

# Flex Space for Lease

COMMERCE PARKWAY  
COTTAGE GROVE, WI



<b>Size</b>	3,000 to 25,000 Sq.Ft. Divisible in any increment Above 3,000 Sq. Ft.
<b>Availability</b>	1ST Quarter 2007
<b>Docks</b>	Yes
<b>Drive in doors</b>	Yes
<b>Eave Height</b>	20'
<b>Rate office</b>	Determined from actual office layout.
<b>Rate Warehouse</b>	\$6.50 /Sq.Ft. NNN (\$1.30) est.
<b>Additional Office Rate</b>	Quoted on actual needs
<b>Building Power</b>	2000 amp 480v Service

New **TILT-UP** Building with Lots of power, Great Location at Hwy N and Interstate. Daycare, gas restaurants in park. Highly efficient insulation (R38) Approx.

Our in house construction team can assist you in laying out your new space, and estimating costs to determine office rate.



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**KERRY 608.345.4470**

**RUEDEBUSCH**  
**COMMERCIAL**  
**INVESTMENTS**

**Contact: Jeff or Carl**  
**Phone 608-243-9070 Fax 608-249-2032**  
**E-MAIL [Jeff@Ruedebusch.com](mailto:Jeff@Ruedebusch.com)**

All information furnished regarding this property for lease, land, or financial is from sources deemed reliable. No guarantee or representation is made as to the accuracy thereof. Contact Jeff Ruedebusch for additional information.

# SITE PLAN

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# FLOOR PLAN

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## Property Stats:

Site Size	5.34 Acres
Building SF	47,500
Available SF	47,500
Building Dimensions (Approx)	400' X 110'
Bay spacing	25'
Parking Stalls	94 Stalls
Eave Height	20'
Zoned	PI



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