

# OFFICE / WAREHOUSE SPACE - FOR LEASE

845 Market Street, Oregon, WI 53575

## OFFICE / WAREHOUSE SPACE FOR LEASE

### Major Retailers:

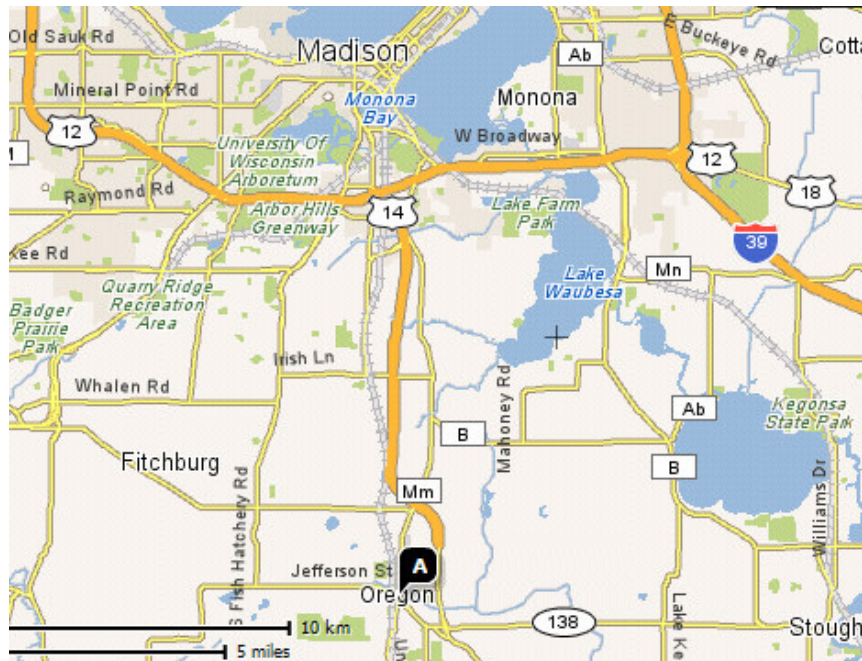
- McDonalds
- Subway
- Burger King
- Walgreens
- Kwik Trip
- True Value
- Movie Gallery

### For more information, contact:

Paul Lynch Jr.  
T: 608-206-7596  
F: 425-988-8996  
plha@charter.net

PLH & Associates, LLC  
301 Medinah Street  
Oregon, WI 53575

plh-associates.com



### DEMOGRAPHICS:

Total Population:  
1 Miles - 3,049  
3 Miles - 11,823  
5 Miles - 19,808  
10 Miles - 151,424

Avg HH Income:  
1 Mile - \$75,333  
3 Miles - \$80,619  
5 Miles - \$87,034  
10 Miles - \$97,924

### DETAILS:

- Available space: see next page for building plan
- Up to 13,515 Sq Ft of space – 10,515 heated warehouse, 3,000 Office Space
- \$8.00-14.00 per SF NNN
- Lease Terms negotiable
- Railroad access (approx. 2009) - Easy Access to Hwy 14
- Expandable End Wall for most space possibilities
- Just under an acres of Outdoor Storage Area



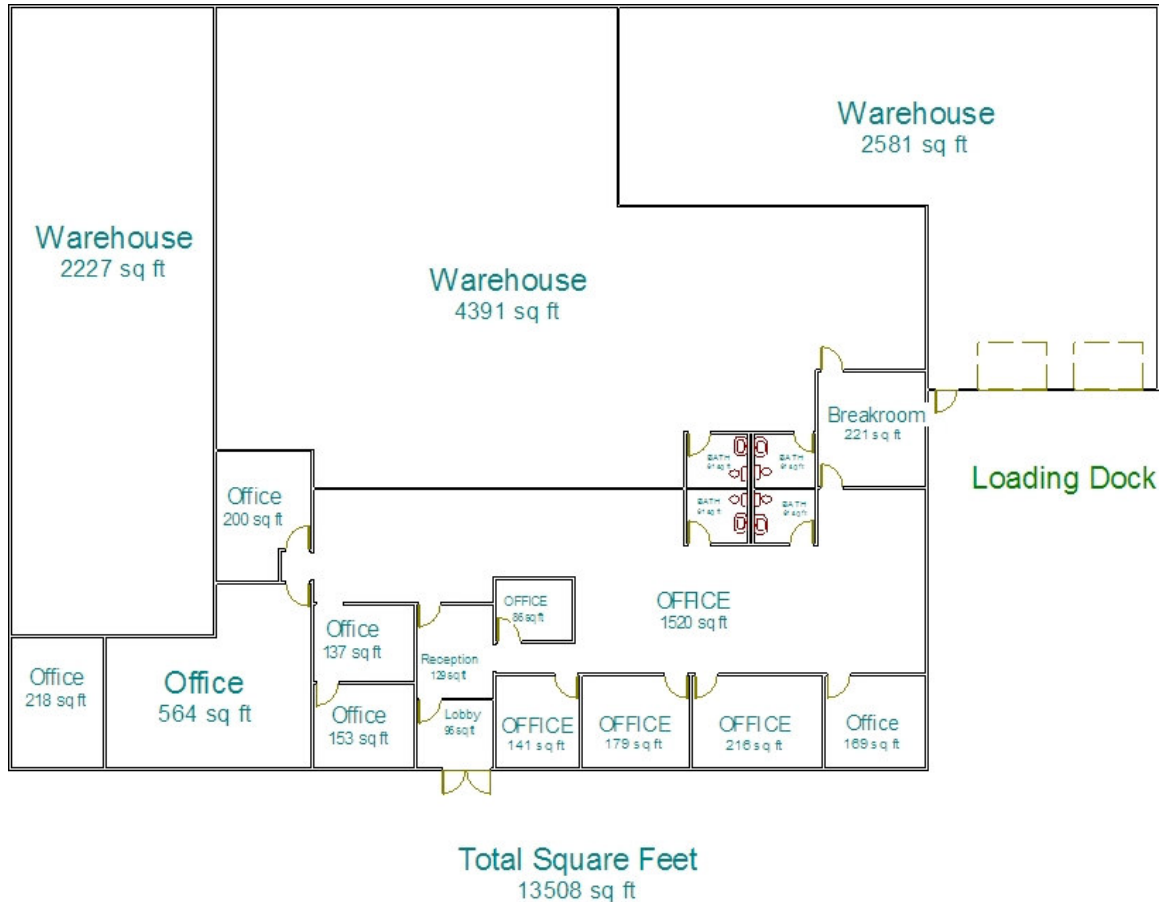
**PLH & ASSOCIATES, LLC**  
REAL ESTATE INVESTMENTS  
CONSTRUCTION SERVICES  
PROPERTY MANAGEMENT

Information secured from sources deemed reliable, PLH & Associates, LLC make no representations or warranties, expressed or implied, as to the accuracy of information. References to square footage, real estate taxes, CAMs, and/or age are approximate. Tenants must verify the information and bear all risk.

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## FLOOR PLAN



**PLH & ASSOCIATES, LLC**

REAL ESTATE INVESTMENTS  
CONSTRUCTION SERVICES  
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