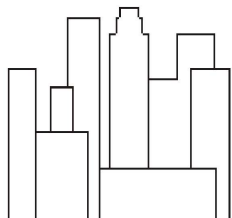


425 South Military Avenue



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
Commercial Real Estate Specialists



FOR
LEASE

INFORMATION

Occupied by:	Vacant /Month-to-Month	Size - 3 spaces available:	
Construction:	Brick - 1-story		- 643 sq ft
Zoning:	Business		- (2) 831 sq ft suite
Parking:	Brick - 1-story		- approximately 1800 sq ft suite w/frontage - will divide
Condition:	Good		

DESCRIPTION

Janitorial:	Paid by Landlord	Lawn/Snow:	Paid by Landlord
Heat:	Paid by Landlord	A/C:	Paid by Landlord
Electric:	Paid by Tenant	Water:	Paid by Landlord

TERMS

Rent: Asking \$12.50/s.f. gross "as is" - includes janitorial.
Terms: Negotiable - Owner is seeking a minimum Lease Term of three to five years.
Lease is full service.

COMMENTS

Multi-tenant professional building site offers good exposure to heavy traffic counts and access to Highway 41. Excellent frontage facing Military.

CONTACT

VANDER ZANDEN REAL ESTATE COMPANY, LLC
107 SOUTH MADISON STREET - GREEN BAY, WISCONSIN 54301

920.437.9797 Phone

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.