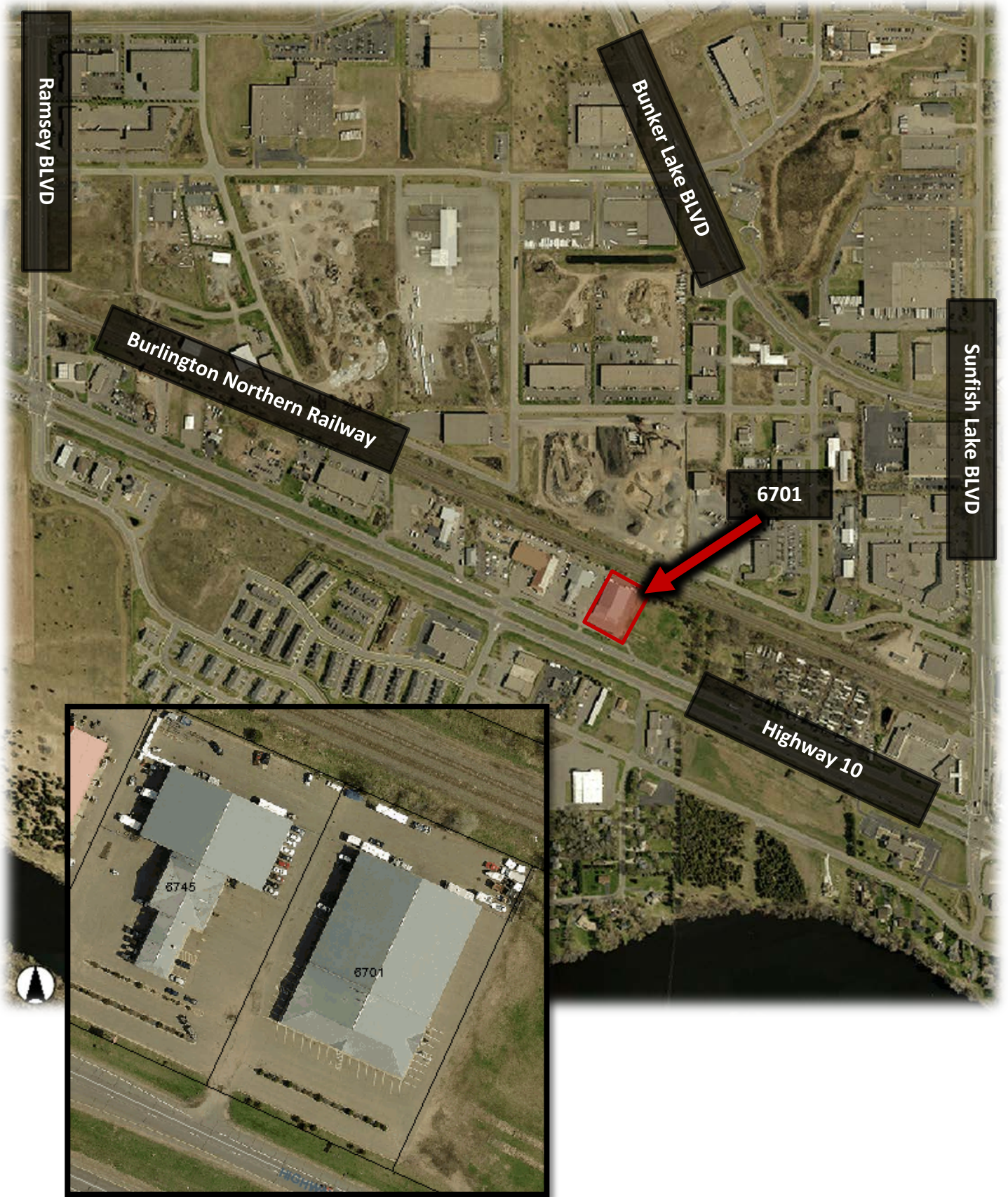


# AVAILABLE LEASABLE SPACE

6701 Highway 10



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6701 Highway 10

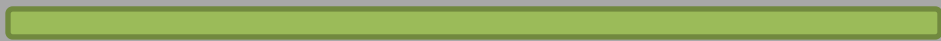
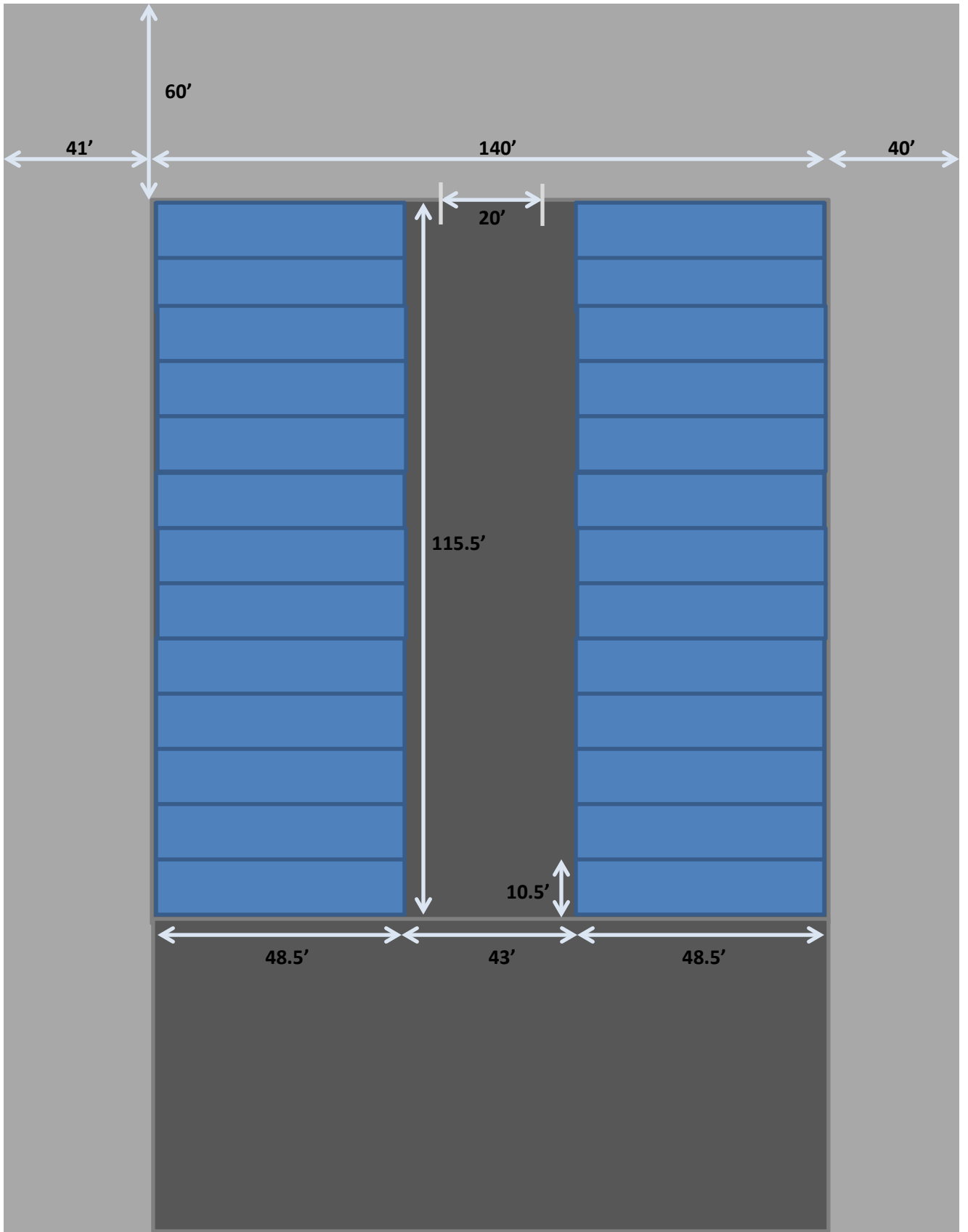
Burlington Northern Railway



6701

Highway 10





**BACKGROUND**

- 6701 Highway 10
- Lot 3 Block 1, Deal Industrial Park
- 1.84 Acre Site (Total)
- Count Valuation \$961,300 (Total)
- Sec. 117-120. - H-1 Highway 10 Business District.
- Electricity only, cold storage
- Main garage door is powered, 20' wide
- Each stall has a 10', metal, manual garage door
- 22 full stalls, 48.5' x 10.5'

**SQUARE FOOTAGE**

- 28,140 total square feet
- 9,520 office square feet
- 18,620 cold storage square feet, leasable space

**ASKING PRICE, 18,620 SQUARE FEET OF COLD STORAGE**

- \$1.98 per square foot
- \$3,072 per month
- \$36,867 per year

**NOTES:**

- Lease includes taxes and property insurance (not insurance of stored units)
- Electricity available, leaseholder is responsible for paying
- Leaseholder is responsible for snow removal and lawn maintenance (if applicable)
- All stalls have access via metal pull up doors, main bay has access via power metal garage door