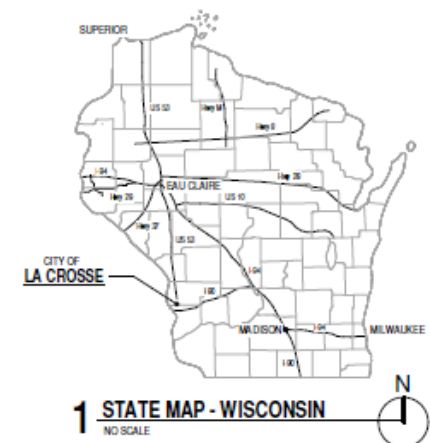


For Lease: New 134,400 SF Warehouse
3210 - 3220 Berlin Drive, La Crosse, WI 54601



- 134,400 SF new construction warehouse on 8.4 acres
- Building features 16 docks, 2 drive-in doors, and 28'-32' clear height
- Located at a stoplight intersection along WI Hwy 16
- 1 mile from Exit 5 access to I-90
- Large site with plenty of parking for trucks and employees, plus additional land available next door
- Space can be demised down to 48,000 SF
- Interior can be modified to tenant specifications

Contact: Casey Weiss
608-304-5700
casey@acreprop.com

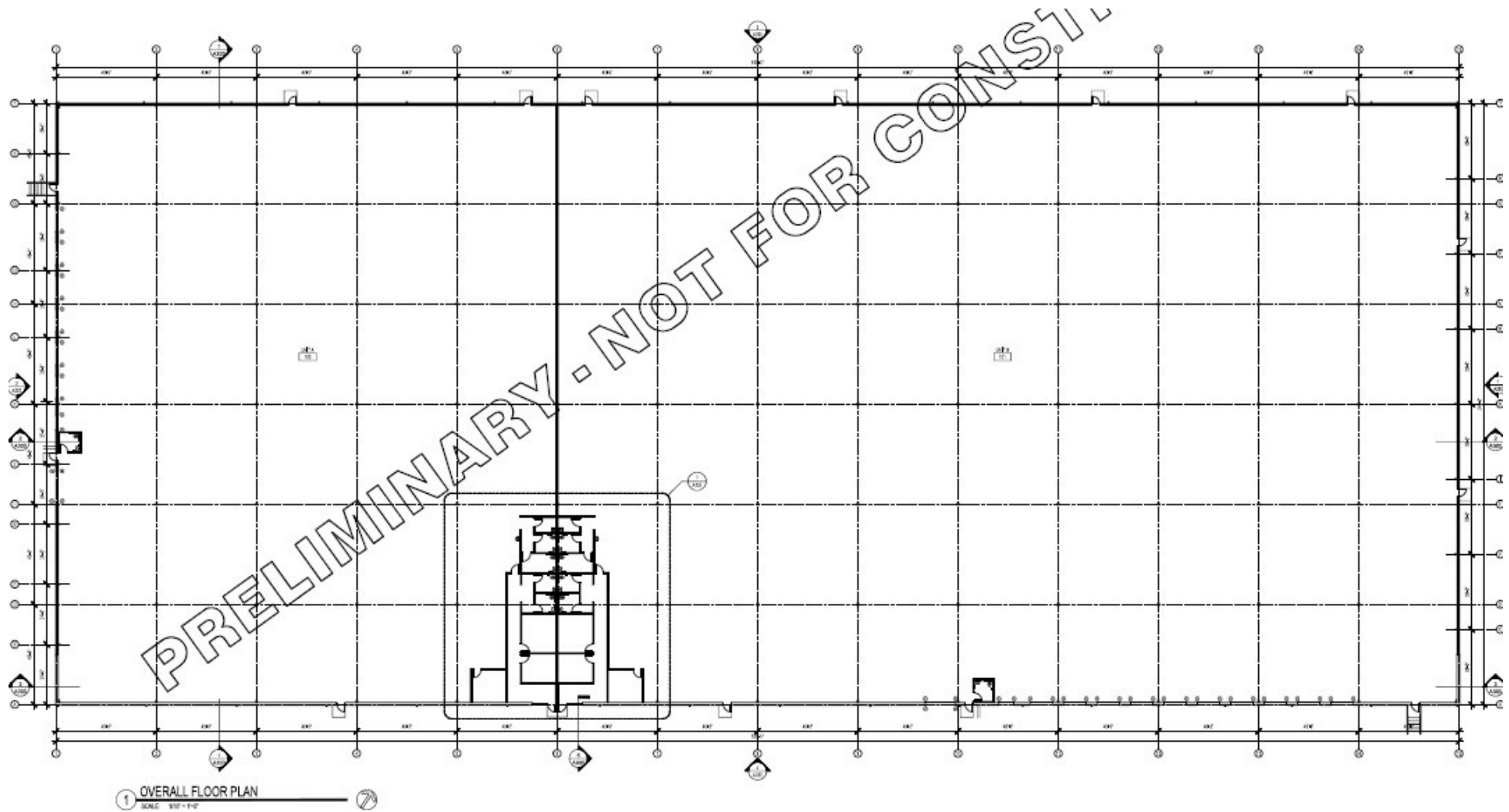


www.ACREPROP.com

For Lease: New 134,400 SF Warehouse
3210 - 3220 Berlin Drive, La Crosse, WI 54601



Floor Plan



For Lease: New 134,400 SF Warehouse

3210 - 3220 Berlin Drive, La Crosse, WI 54601



Site Plan

SITE DEVELOPMENT DATA:

SITE ADDRESS: 3100 BERLIN DRIVE, LA CROSSE, WI
PARCEL ID 241 0217300025
DEVELOPMENT AREA: 365,020 SF (8.4 AC±)

PROPOSED LAYOUT

560' X 240' WAREHOUSE BUILDING

BUILDING AREA:

TOTAL BUILDING AREA = 134,400 SF
TOTAL PAVED AREA = 93,275 SF
TOTAL CONCRETE APRON AREA = 20,152 SF
TOTAL SIDEWALK AREA = 2,214 SF
TOTAL IMPERVIOUS AREA = 250,041 SF (68.0%)
OPEN SPACE REMAINING = 114,979 SF (32.0%)

REQ'D PARKING STALLS: 134,400 SF / 1,100SF = 122 STALLS
PROVIDED PARKING STALLS: 114 PARKING STALLS

NOTES:

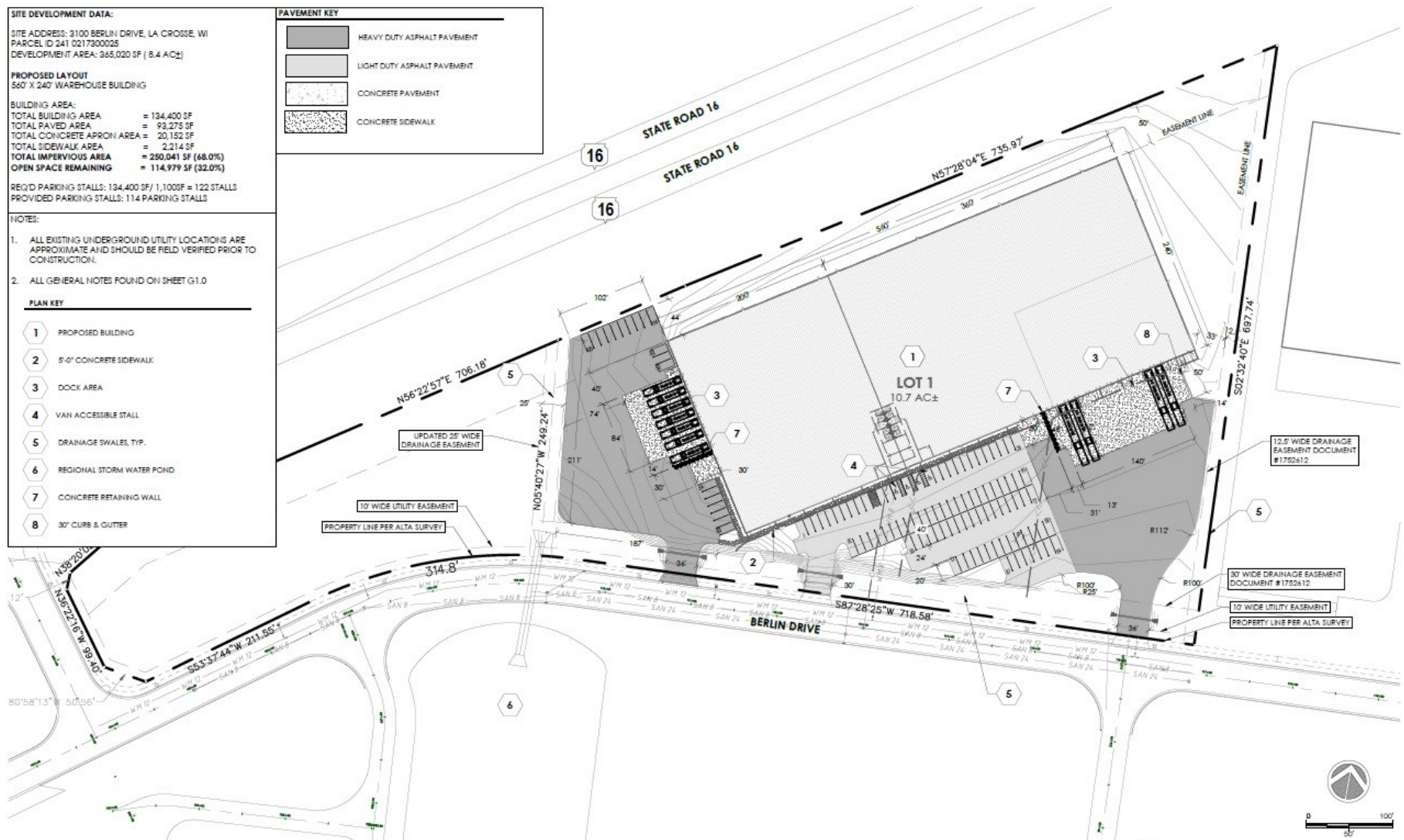
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL GENERAL NOTES FOUND ON SHEET G1.0

PLAN KEY

- 1 PROPOSED BUILDING
- 2 5'-0" CONCRETE SIDEWALK
- 3 DOCK AREA
- 4 VAN ACCESSIBLE STALL
- 5 DRAINAGE SWALES, TYP.
- 6 REGIONAL STORM WATER POND
- 7 CONCRETE RETAINING WALL
- 8 30" CURB & GUTTER

PAVEMENT KEY

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	DATE:	SHEET
WAREHOUSE WEISS COMMERCIAL REAL ESTATE LLC	3100 BERLIN DRIVE, LA CROSSE, WI	PROPOSED LAYOUT	REVISIONS BLDG UPDATE	Q21082	12/1/21	C2.0



CENTRAL STATE
CONSTRUCTION, LLC

18341 STATE HWY 131 • TOWN, WI 54685
608-375-4023 (OFFICE) • www.centralstateconstructionllc.com
This document contains confidential or proprietary information of Central State Construction, LLC. It is to be used only for the project and site to which it applies. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without prior written permission in writing from Central State Construction, LLC.

PLAT DATE: 12/1/21
PLAT BY: GGR

For Lease: New 134,400 SF Warehouse
3210 - 3220 Berlin Drive, La Crosse, WI 54601



Neighborhood Aerial



For Lease: New 134,400 SF Warehouse
3210 - 3220 Berlin Drive, La Crosse, WI 54601



Regional Aerial



For Lease: New 134,400 SF Warehouse

3210 - 3220 Berlin Drive, La Crosse, WI 54601



WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Access Commercial Real Estate

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- 2 **BROKER DISCLOSURE TO CUSTOMERS**
- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
- 6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly.
 - 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
 - 10 disclosure of the information is prohibited by law.
 - 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
 - 12 prohibited by law (See Lines 47-55).
 - 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
 - 14 confidential information of other parties (See Lines 22-39).
 - 15 ■ The duty to safeguard trust funds and other property the broker holds.
 - 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
 - 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
- 21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
- 22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
- 23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
- 24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
- 25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
- 26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
- 27 PROVIDING BROKERAGE SERVICES TO YOU.
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
- 31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
- 33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 **CONFIDENTIAL INFORMATION:** _____
- 36
- 37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____
- 38
- 39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)
- 40 **CONSENT TO TELEPHONE SOLICITATION**
- 41 I/we agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
- 42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
- 43 withdraw this consent in writing. List Home/Cell Numbers: _____
- 44 **SEX OFFENDER REGISTRY**
- 45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
- 46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5630.
- 47 **DEFINITION OF MATERIAL ADVERSE FACTS**
- 48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
- 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
- 52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
- 53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
- 54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
- 55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright 2007 by Wisconsin REALTORS® Association

Access Commercial Real Estate, N3589 Peters Road La Crosse, WI 54601
Cathy Weiss

Phone: (608)780-1822

Drafted by Attorney Debra Peterson Conrad

Fax: (608)311-5369

Brochure

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

www.ACREPROP.com