

Brokerage

FOR LEASE 1409 Vandenbroek Road Little Chute, WI

Investment

Warehouse Space

Lease Rate	\$5.45/SF (NNN)
Leasable Space	+/- 2,800 SF (Storage Space)
Minimum Divisible	+/- 440 SF
Maximum Contiguous	+/- 2,800 SF
NNN Fees	+/- \$1.95
Real Estate Taxes	\$3,200 (2017)

Property Features

- Clean garage/storage that measures
 +/- 2,800 SF
- Ample parking area
- Six grade level garage doors

Location

Management

 Use Interstate 41 and head towards Little Chute, take exit 146 toward Little Chute, merge onto Freedom Road, turn right onto Elm Drive, left onto Vandenbroek Road, on right side of road



For more information, please contact Jim Bunjovac (920) 470-9198 jross@jrossassoc.com

J. Ross & Associates, LLC 2631 N. Meade St., Suite 102 Appleton, WI 54911 Phone: (920) 428-8884 www.jrossassoc.com

This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.