



Property Information

Location: Interstate Industrial Park

La Crosse, WI

34,000 SF Building Size: 1.56 acre Lot Size:

South Space: 14,000 SF Availability:

> North Space: 20,000 SF Spaces can be combined

Clear Height: 14' to 18'

OH Doors: South Space:

3 - 14' high drive-ins

North Space: 2 - docks

1 - 14' high drive-in

HVAC: Unit heaters

Zoning: M-2 Heavy Industrial \$4.75 per SF NNN Lease Rate:

Highlights

- 34,000 SF warehouse building located in La Crosse, WI's best industrial park
- South bay of building has 3 drive-in doors and floor drains, north bay has 2 docks and 1 drive-in door
- Spaces can be combined for a single 34,000 SF tenant
- Building has functional warehouse layout and several office areas
- Originally built for distribution and works well for truck/automotive uses

Contact

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www.**Accesscre**.com

For Lease: Industrial/Warehouse Space 2713-2721 Hemstock St, La Crosse, WI 54603



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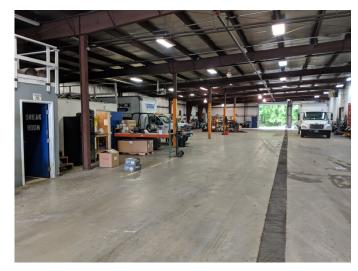




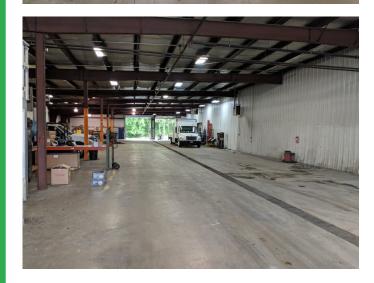
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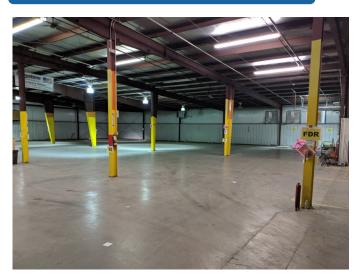
South Space







North Space







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2713-2721 Hemstock St, La Crosse, WI 54603



WISCONSIN REALTORS® ASSOCIATION

Access Commercial Real Estate

4801 Forest Run Road Madison, Wisconsin 53704

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 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 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 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:

37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

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39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

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:

- 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 608-240-5830.

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.

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