



Brooks Industrial Park Contractors Building

Dimensions: 100x120x20' tall steel frame construction with 2/12 pitch roof. Height would allow for two stories inside the building for offices or extra storage. Future 80x80x16' tall building with 2/12 pitch.

Future 80x80 facing Hwy 50: This unit is not going to be built until we have a tenant in mind so we can customize the floorplan. Examples would be motorcycles, boats, equipment, etc. All items to display will need prior authorization from Dave Hertz. Idea is to keep it looking nice and not too busy or take away from the look of the building or tenants in the building.

West Units facing Commerce St: Include on walk door, window & 16x16 insulated door with opener. Min size will be 40' of width by 50' depth. Sizes can be adjusted for first tenant basis. Signage will be allowed above window and tenants can use green area in front of building for display area for their trade items. Examples would be contractors, truckers, small businesses.

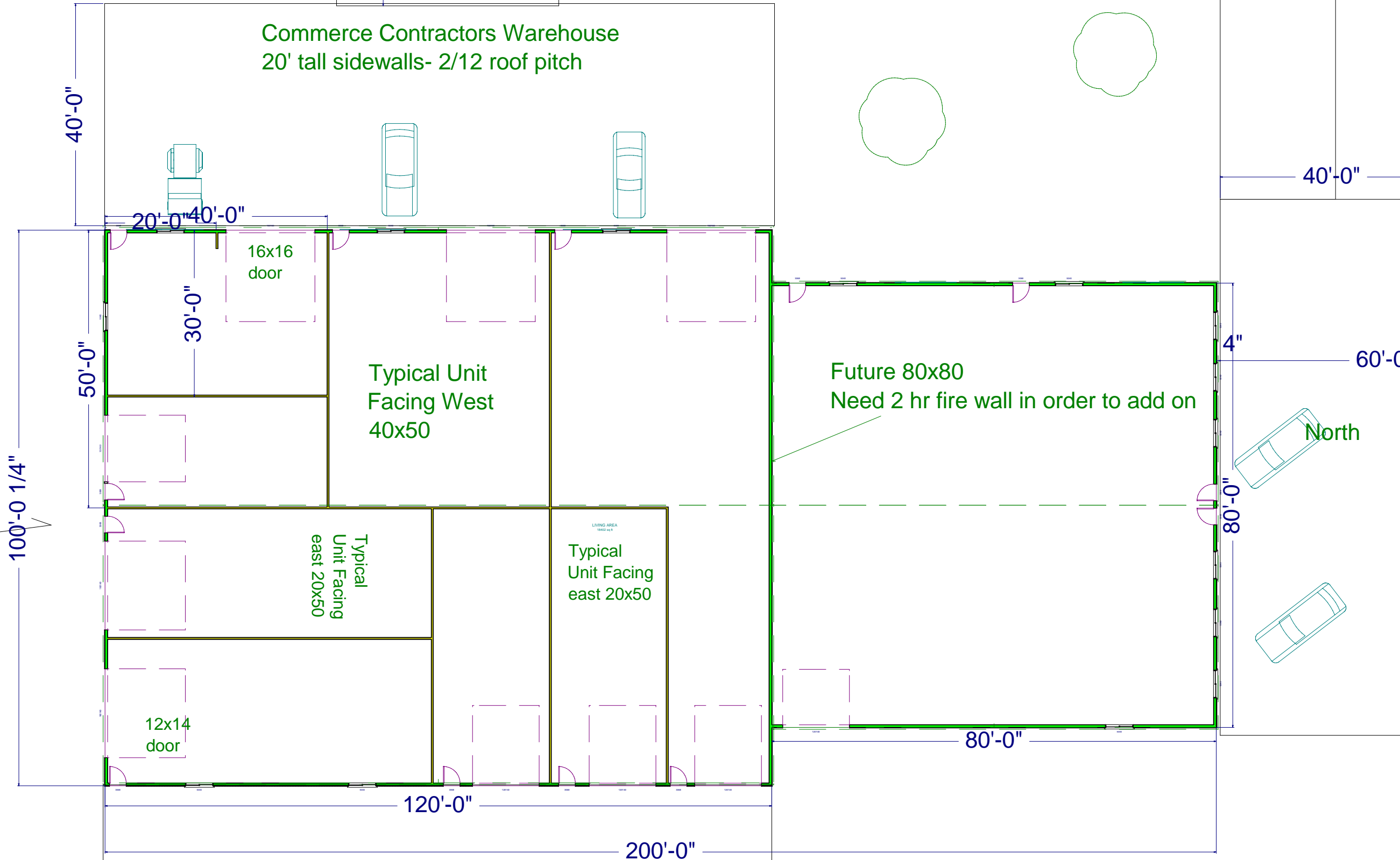
South & East Units : Typical size would be 20' width by 50' depth. Depth would depend on what the frontage tenant uses for space. Includes walk door and 12x14 insulated door with opener.

South outdoor storage area: This area would be a gravel lot that tenants could store equipment or supplies. Each tenant would have same sq ft of outdoor storage space as what they leased in the building. Subject to change depending on tenants (but this is a starting point)

What's included in the rent: Concrete floor, insulated walls and ceiling, electrical conduit stubbed into tenants area and water and sewer stubbed into tenants area. Concrete parking lot on north side and 20' slab on south side. Tenant will be responsible for plumbing, electrical, and HVAC and any framing or modifications they wish to do. Midwest would also provide a loading dock and limited use of a payloador or forklift for loading/unloading supplies.

Estimated Pricing: \$.75 sq ft per month for north units and \$.50 sq ft per month for south units. Longer term leases on North units could qualify for lower rate.

Commerce Contractors Warehouse
20' tall sidewalls- 2/12 roof pitch



40'-0"

40'-0"

20'-0" 40'-0"

16x16 door

30'-0"

Typical Unit Facing West 40x50

Future 80x80
Need 2 hr fire wall in order to add on

60'-0"

North

100'-0 1/4"

50'-0"

4"

80'-0"

12x14 door

Typical Unit Facing east 20x50

LIVING AREA 10x12 sq ft

80'-0"

120'-0"

200'-0"

