

KETTLE  
PARK  
WEST

# BUILDING 4A

## Commercial Space for Lease



**Total Building Size:** 10,000 SF

**Available Space:** 10,000 SF

**Signage:** Building

**Lease Rate:** Contact FDG

**Lease Type:** NNN

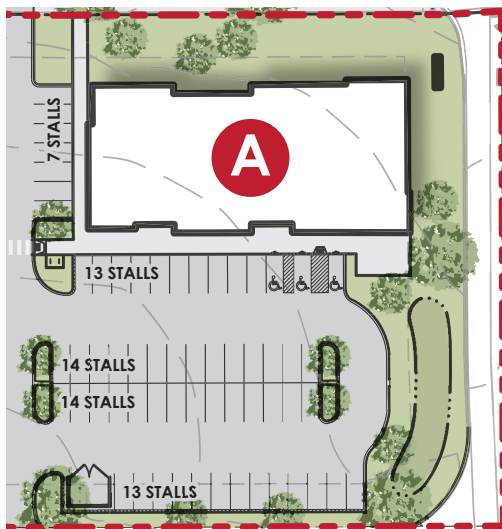
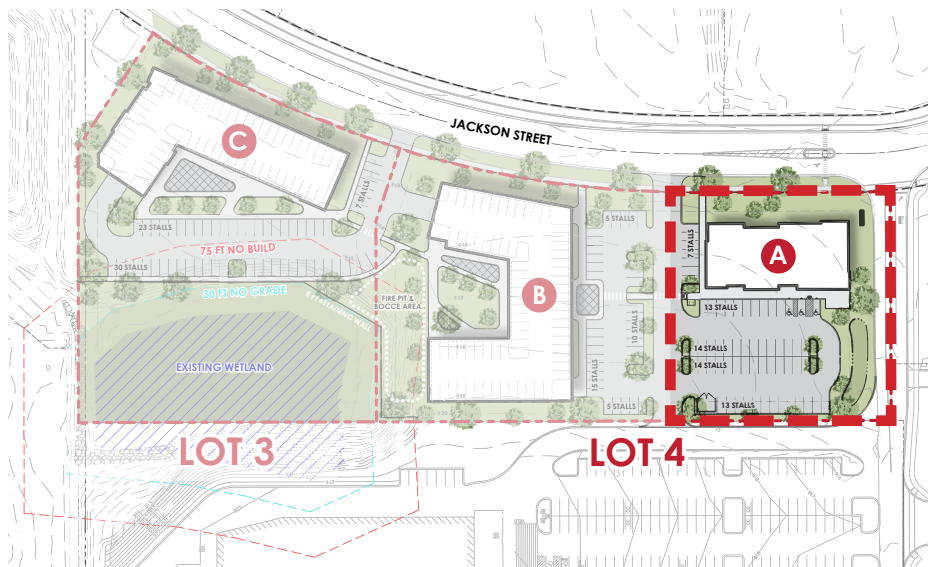
**NNN Rate:** \$5.50 PSF (estimate)

**Delivery:** Warm gray shell

**HVAC:** 1 ton per 400 square feet

**Electrical:** 200 amp panel

*\*Delivery scope & terms are subject to change*



### SITE HIGHLIGHTS

- Last remaining outlot adjacent to the Walmart Supercenter (lot directly North of Walmart)
- Fully approved building on prominent corner lot of the development
- 50 total parking stalls



Victor Baeten  
Slaby & Associates | 608.333.4130  
victorb@slabyandassociates.com

Dean Slaby  
Slaby & Associates | 608.333.4130  
deans@slabyandassociates.com



Konner Kearney  
FDG | 608.848.9050  
ktk@forwarddevgroup.com