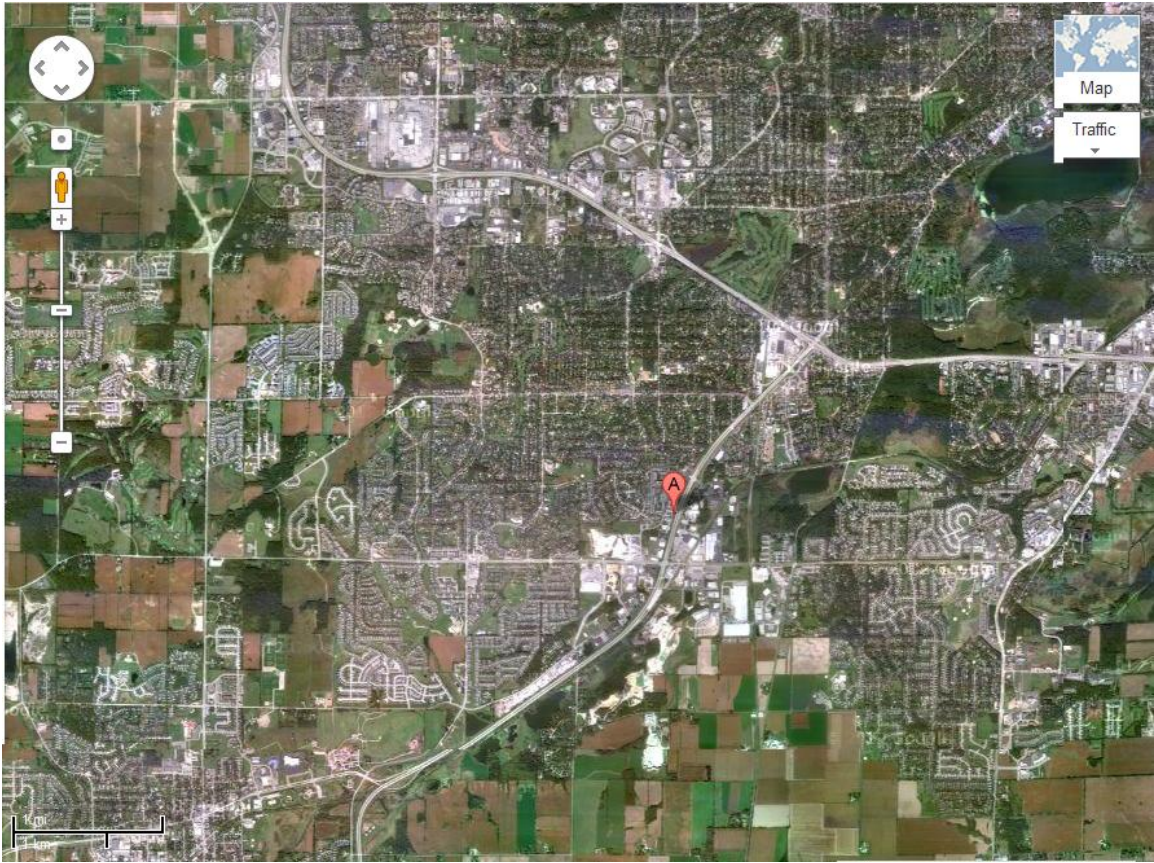


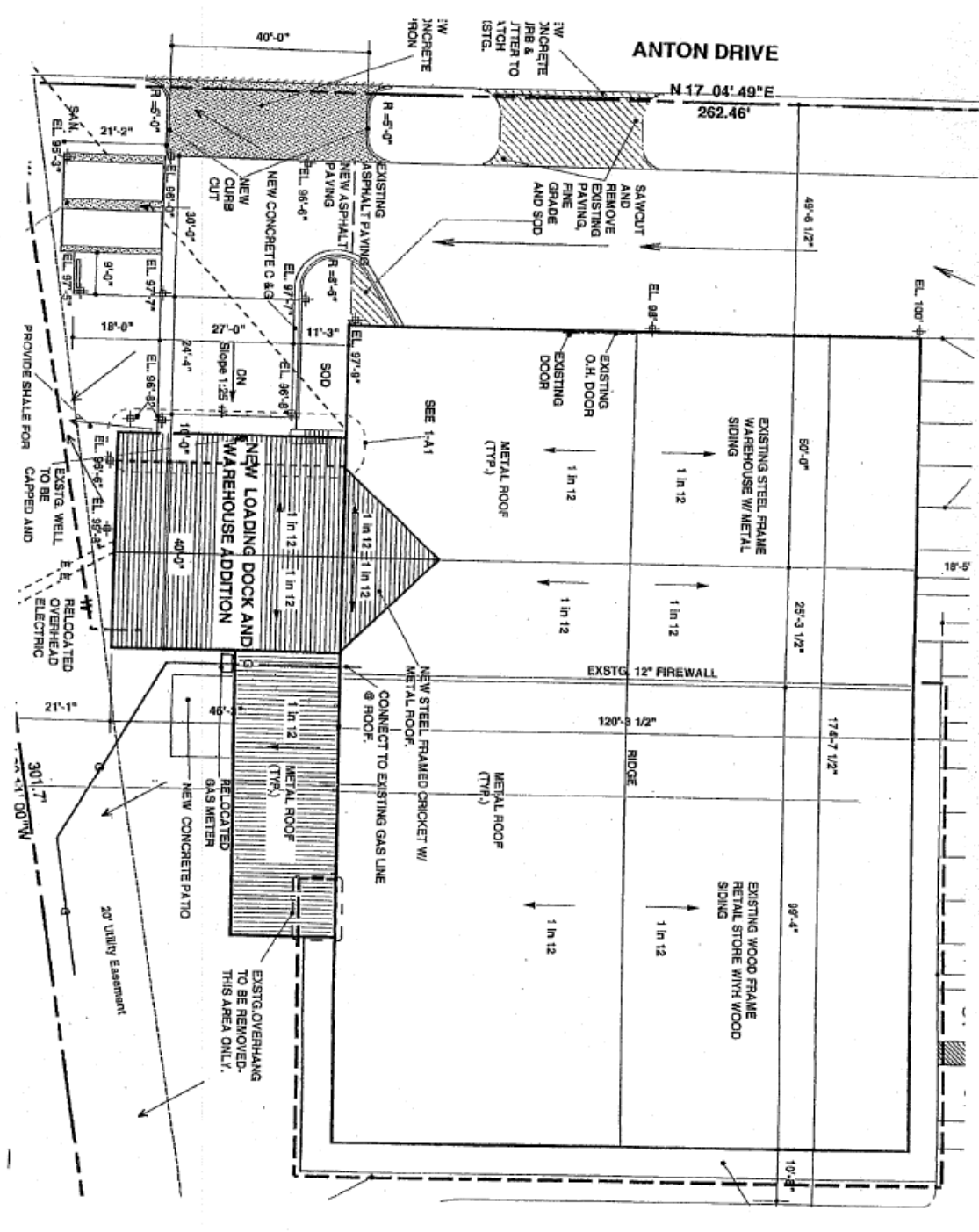


Net Leased Investment Opportunity
Verona Road Corridor with Tremendous Highway Exposure
NEW PRICE \$975,000 ~~\$1,290,000~~

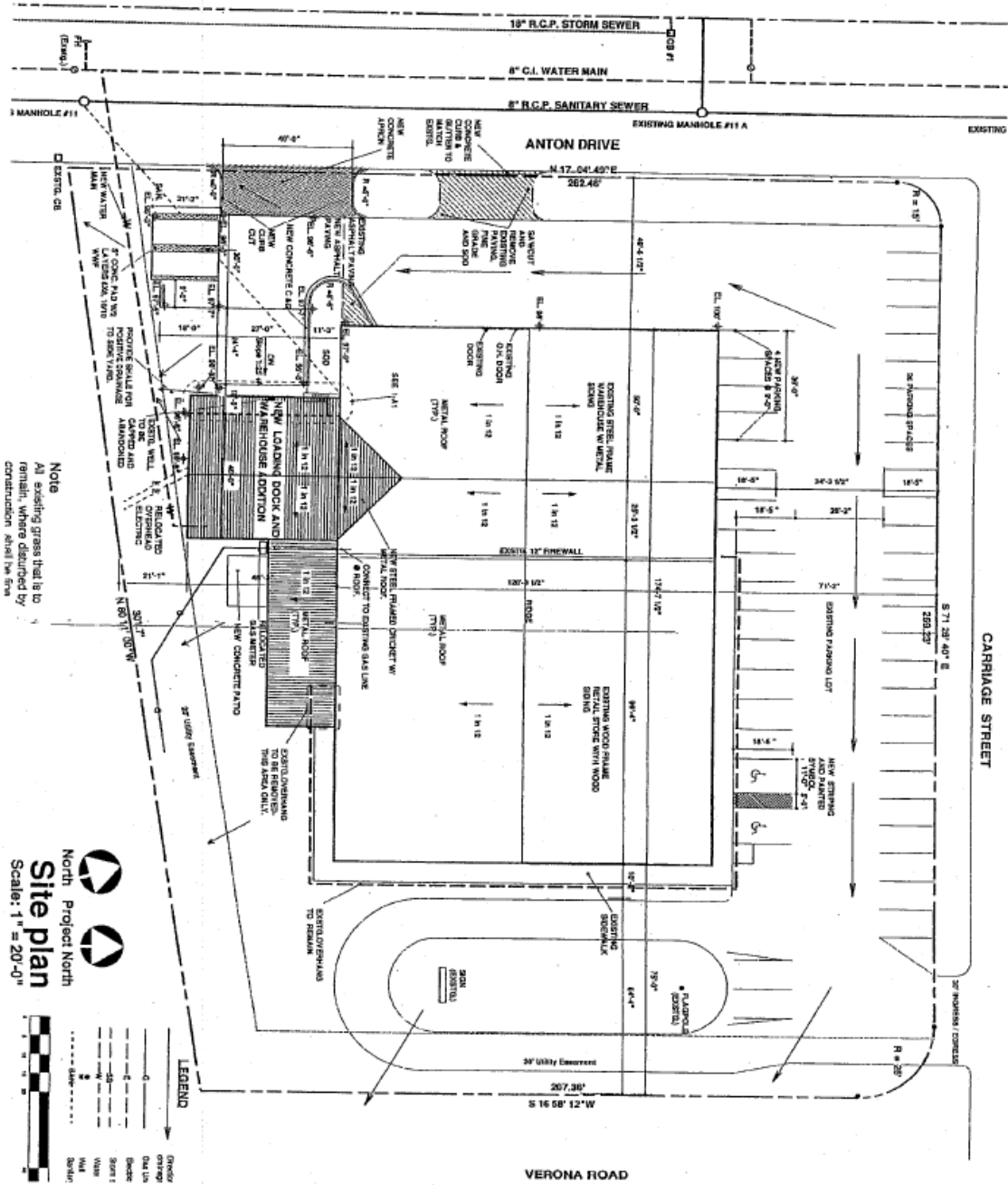


- Building Description:** Very well maintained retail showroom/warehouse building. Approx. 22,500 square foot fully sprinklered commercial building that has 12,580 s.f. of retail showroom, 7,140 s.f. of warehouse and 2,842 s.f. of office space.
- Address/Legal:** 5302 Verona Road, Fitchburg, WI. Lot 2 Certified Survey Map #335, City of Fitchburg, WI
- Lot Size:** 76,056 s.f. / 1.746 Acres. 207 feet of frontage facing Verona Road (US Hwy. 18/151)
- Zoning:** B-G General Business, City of Fitchburg
- Parking:** 40 surface stalls and u shaped entrance drive.
- Traffic Counts:** 47,900 vpd.
- Lease Information:** Net Leased to Thomasville Furniture. Terms available upon signing a non-disclosure statement.





Building Plan
5302 Verona Road



Site Plan
5302 Verona Road