

**◆ ◆ NOW LEASING ◆ ◆
NEW DEVELOPMENT
HEATED WAREHOUSE UNITS
WESTEND LOCATION
FALL/WINTER 2025 OCCUPANCY**

- ◆ Three brand new warehouse buildings featuring heated office / warehouse units that range from 2,000 and 3,250 square feet
- ◆ Located on South 29th Street West behind the Old Mr. Thrifty's Buildings addressed as 1142, 1144 and 1146 S. 29th Street West
- ◆ Great location with good access off the South Frontage Road and I-90
- ◆ All units are heated with 14' overhead doors. A small office and ADA bathrooms are included. Customization available for additional cost
- ◆ Controlled industrial zoning
- ◆ \$14.00 per square foot + \$2.00 estimated NNN for first year
- ◆ 1146 South 29th Street West, Unit 4 has five (5) separate offices and approximately 1,000 SF of heated warehouse. Total space is 2,000 SF and leases for \$3,000 per month including base and estimated CAM expenses.
- ◆ Only 2 units left
- ◆ Reserve now with signed lease and security deposit

**Contact Rob Veltkamp
Rob Veltkamp Brokerage
406-656-2201 or 406-855-9089**