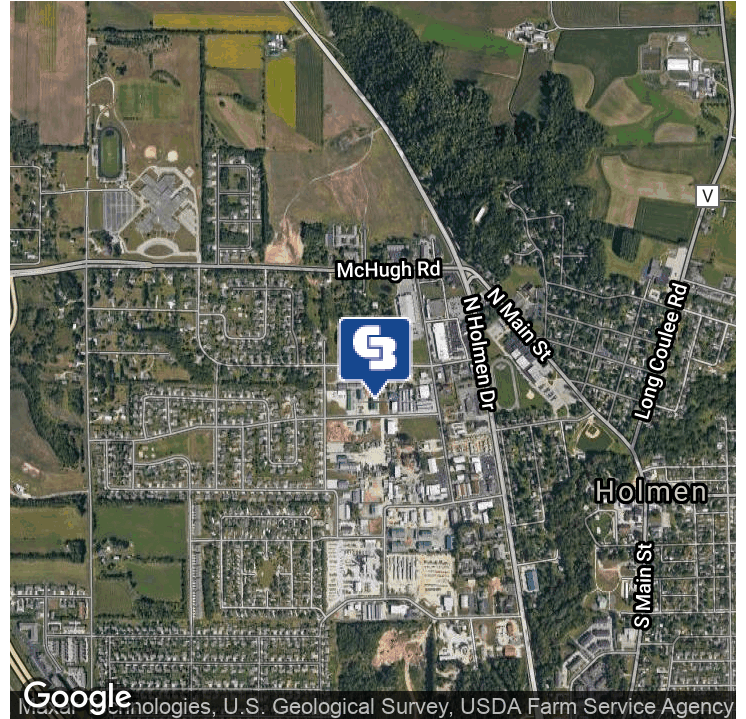




## 703 WESTERN AVE

Holmen, WI 54636

LEASE



### OFFERING SUMMARY

Available SF: 2,000 - 8,400 SF

Lease Rate: \$7.00 SF/yr (NNN)

Lot Size: 1.2 Acres

Year Built: 2012

Building Size: 8,400 SF

Zoning: Commercial

### PROPERTY HIGHLIGHTS

- \$5600 a month includes NNN
- 16' high ceilings
- 3- 14' Drive in doors
- 1 Dock door
- steel construction
- 3 Phase electric

### DEMOGRAPHICS

	3 MINUTES	5 MINUTES	10 MINUTES
Total Households	883	2877	8186
Total Population	2473	7480	21,284
Average HH Income	\$74,881	\$76,954	\$77,256

### OTHER RESOURCES

[Commercial Website](#)

CBCWORLDWIDE.COM

Cathy Fox  
608 386 8115  
cathy@cbrivervalley.com



RIVER VALLEY



## 703 WESTERN AVE

Holmen, WI 54636

LEASE



### PROPERTY OVERVIEW

Just what you have been looking for...8400 heated Sf with 3 overhead doors, one dock door 16' ceilings, restrooms, 3 phase electric, 1500 SF heated/AC 4+ office spaces, with mezzanine above for storage, in the Holmen industrial park. \$7 SF NNN. Base rent of \$4900/month + NNN = \$5600 a month. Clean well taken care of space, ready for your business.

### LOCATION OVERVIEW

Highway 35 in Holmen, to Commerce to Northstar to Western Ave Located in northern La Crosse County and incorporated in 1946, Holmen is one of Wisconsin's fastest growing communities, evolving from a small rural community of 2,500 residents in 1980, to a thriving community of approximately 11,000 today. Home to the annual Kornfest Festival, and situated at the western foot of La Crosse County's beautiful bluffs, the Village boasts a strong business community, an exceptional school system, and a series of parks, trails and comforts that make our community a special place to call home. There is a deep sense of community pride and ownership shared by all our residents and businesses, who envision the Village moving forward, while preserving its character and outstanding quality of life. Economic development opportunities abound, as the Village extends seven miles from north to south along State Hwy. 53 and 35, making access to Interstate-90, area shopping, major employment centers and other regional amenities ideal!



[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)