

Greenhouse / Manufacturing for Lease



W3731 State Highway 23
Montello WI 53949



Presented By:

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of W3731 State Highway 23, Montello, Wisconsin ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agent for the Owners are:

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Property Summary

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Property Summary

Lease Rate	\$5.75/sf MG
Space Available	7,200 sf & 800 sf
Terms	5 years
Utilities	Natural Gas, Electric Two backup generators 3-200 Amp service
Year Built	2015
Tenant Responsible	Utilities & Janitorial

Property Highlights

- Year-round greenhouse with store front, warehouse, or manufacturing space
- Excellent visibility and access from Highway 23
- Approximately 8 miles east of Interstate 39
- New well and septic
- High speed internet & fiber to building
- Private restroom
- Cold storage optional
- Outdoor gardens and seating areas available
- Office/house also available, potential for a work/live setup

Property Description

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Greenhouse Features:

- Premium quality greenhouse designed for year-round production
- Naturally Ventilated with peak vents and roll-up sidewalls
- All openings are fully screened for bio-security
- Wadsworth Greenhouse Controller with Weather Station and Automation for all environmental control components
- North end is covered with insulated metal (ideal for fish culture or retail areas)
- South end is covered with polycarbonate (ideal for plant growth)
- Very nice-looking, engineered structure with blue insulated metal on the north end, facing the road
- Overhead, natural gas heaters
- Hot water heating system
- Automated shade/energy curtain in all bays
- Horizontal Airflow Fans
- 2 Auto-Start Generac Generators for continuous power during outages
- Double door bio-secure entryways
- Food processing area
- Sinks and washing stations

Potential Uses:

- Great Farm-to-Table opportunity
- Year-round food production
- Aquaponic farming (fish & plants)
- Hydroponic farming (soilless plant production)
- Indoor farming with retail farm store
- Vegetable farming
- Fish farming, permits are obtainable
- Bedding plant nursery
- Retail plant/tree nursery
- Tropical plant nursery
- Native plant/grass nursery/production
- Repurpose site for industrial, office, storage, retail, winery, brewery, distillery, warehouse.

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Nelson and Pade, Inc.® built the greenhouse facility for education and demonstration of their Clear Flow Aquaponic Systems®. Recently, all courses were transitioned from in-person to online, making the greenhouse space unnecessary for Nelson and Pade's training programs. This creates an opportunity for another entity to lease the premium greenhouse space.

Nelson and Pade, Inc.® is located on the same 12-acre property as the greenhouse that is available for lease.

Nelson and Pade, Inc.® provides aquaponic systems, training, and support to individuals, entrepreneurs, governments and schools who want food security, food quality, and a positive return on their investment. Unlike traditional agriculture, we use 1/6 of the water to sustainably grow 8 times more food per acre, without the use of pesticides, herbicides, or chemical fertilizers, year 'round, in any climate.

For a qualified greenhouse tenant, Nelson and Pade, Inc.® will offer discounted aquaponic systems, training and supplies to help with the start up of the tenant's business.

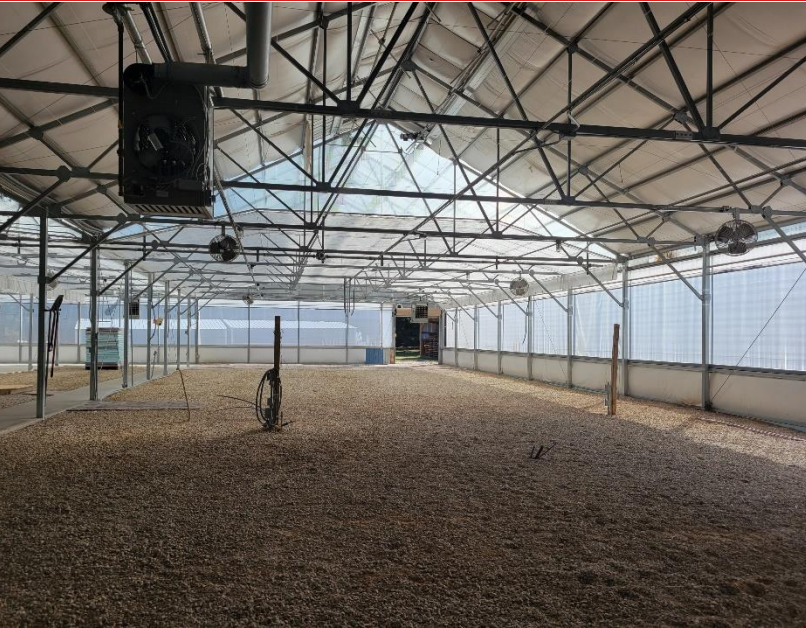
Exterior Photos

W3731 State Highway 23, Montello WI 53949



Interior Photos

W3731 State Highway 23, Montello WI 53949



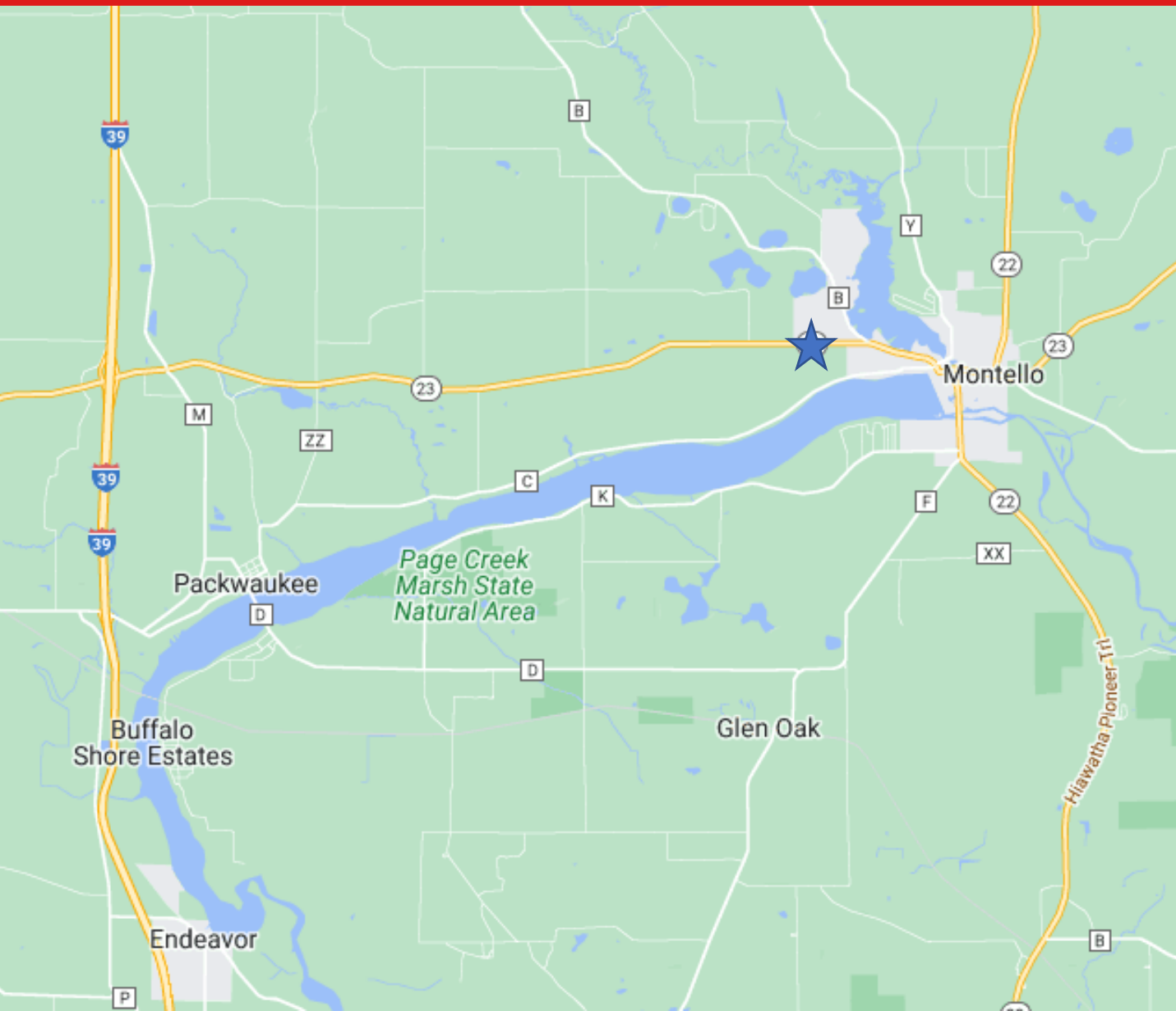
Aerial Map

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Location Map

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<u>Location</u>	<u>Distance</u>
Fond du lac	50 miles
Madison	64 miles
Green Bay	97 miles
Milwaukee	116 miles
Eau Claire	143 miles
Chicago	204 miles