

AVAILABLE FOR LEASE

1201 N. Stevens Street

Rhineland, Wisconsin 54501

3,095 SF · Showroom / Office + Warehouse · Three-year term

MONTHLY RENT \$2,200/mo \$8.53 / SF / yr	BUILDING AREA 3,095 SF Single-tenant building	LEASE TERM 3 years Leased as-is	AVAILABLE Jan 1, 2027 Projected start
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THE SPACE

A freestanding 3,095 square foot building on a high-visibility corner along N. Stevens Street, a heavily traveled north-south corridor. An approximately 600 SF customer-facing showroom and office sits up front, with an approximately 2,400 SF warehouse and shop behind it - a natural fit for a service business, contractor, or retailer. The tenant has the whole building. It is being renovated before occupancy: the showroom is getting all-new electrical, drywall, and a polyaspartic floor coating, and the building is getting a new HVAC system, a new electrical subpanel, a new restroom, and fresh exterior paint. The lot includes a yard and a gravel parking area.

LEASE TERMS

Lease term	3 years
Building area	3,095 SF
Showroom / office	~600 SF
Warehouse / shop	~2,400 SF
Security deposit	\$2,200 (one month)
Projected start	January 1, 2027
Monthly rent	\$2,200

THE PROPERTY



Rendering of the planned exterior. Actual finished appearance may differ.

RENOVATED BEFORE OCCUPANCY

- Roofs replaced 2021 and 2022
- New exterior siding and fresh paint
- New HVAC system
- New electrical subpanel
- Showroom: all-new electrical, drywall & polyurea / polyaspartic floor coating
- New restroom with matching floor coating

TENANT RESPONSIBILITIES

- All utilities
- Lawn care & snow removal
- Interior janitorial & upkeep
- Tenant liability & contents insurance
- Signage, permits & business licensing

AT A GLANCE

- Freestanding, single-tenant building on a corner lot
- Customer-facing front with shop space behind
- Leased as-is - no build-out allowance
- Detached garage (~600 SF) available by separate negotiation
- On-site gravel parking - unstriped, no marked accessible stall
- Tenant to verify zoning & code compliance for its intended use
- Also available for purchase
- Showings by appointment

LEASING CONTACT

Vital Industries

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Information contained herein is believed to be accurate but is not warranted. Rates, availability, and terms are subject to change and to execution of a mutually acceptable lease. Renovation items listed are to be completed before occupancy. Start date is tentative and depends on completion of that work. Tenant is solely responsible for confirming with City of Rhineland zoning and building inspection officials that its intended use is permitted, and for determining any occupancy, code, permit or build-out requirements applicable to that use.