

COMMERCIAL STORAGE/CONTRACTORS SHOP PROPERTY FOR LEASE

## FOR LEASE - NEW CONSTRUCTION (OCT. 2021) COMMERCIAL STORAGE/CONTRACTORS SHOP

2920 W. Highview Drive, Appleton, WI 54914

### PROPERTY OVERVIEW

2920 W. Highview Drive - Town of Grand Chute

NEW FLEX SPACE for lease in multi-tenant building

2 units of 2,250 SF each OR 1 unit of 4,500 SF

Lease Rate \$2,000 per unit (GROSS) + utilities

Each unit has overhead door, bathroom, and office

Adjacent smaller storage units available for overflow

Easy access to INTERSTATE 41 via Wisconsin or College Avenues



### BOB ROSSI

C: 920.810.4647

bobr@northstar-commercial.com



COMMERCIAL STORAGE/CONTRACTORS SHOP PROPERTY FOR LEASE

# FOR LEASE - NEW CONSTRUCTION (OCT. 2021) COMMERCIAL STORAGE/CONTRACTORS SHOP

2920 W. Highview Drive, Appleton, WI 54914



**BOB ROSSI**

C: 920.810.4647

[bobr@northstar-commercial.com](mailto:bobr@northstar-commercial.com)



COMMERCIAL STORAGE/CONTRACTORS SHOP PROPERTY FOR LEASE

# FOR LEASE - NEW CONSTRUCTION (OCT. 2021) COMMERCIAL STORAGE/CONTRACTORS SHOP

2920 W. Highview Drive, Appleton, WI 54914

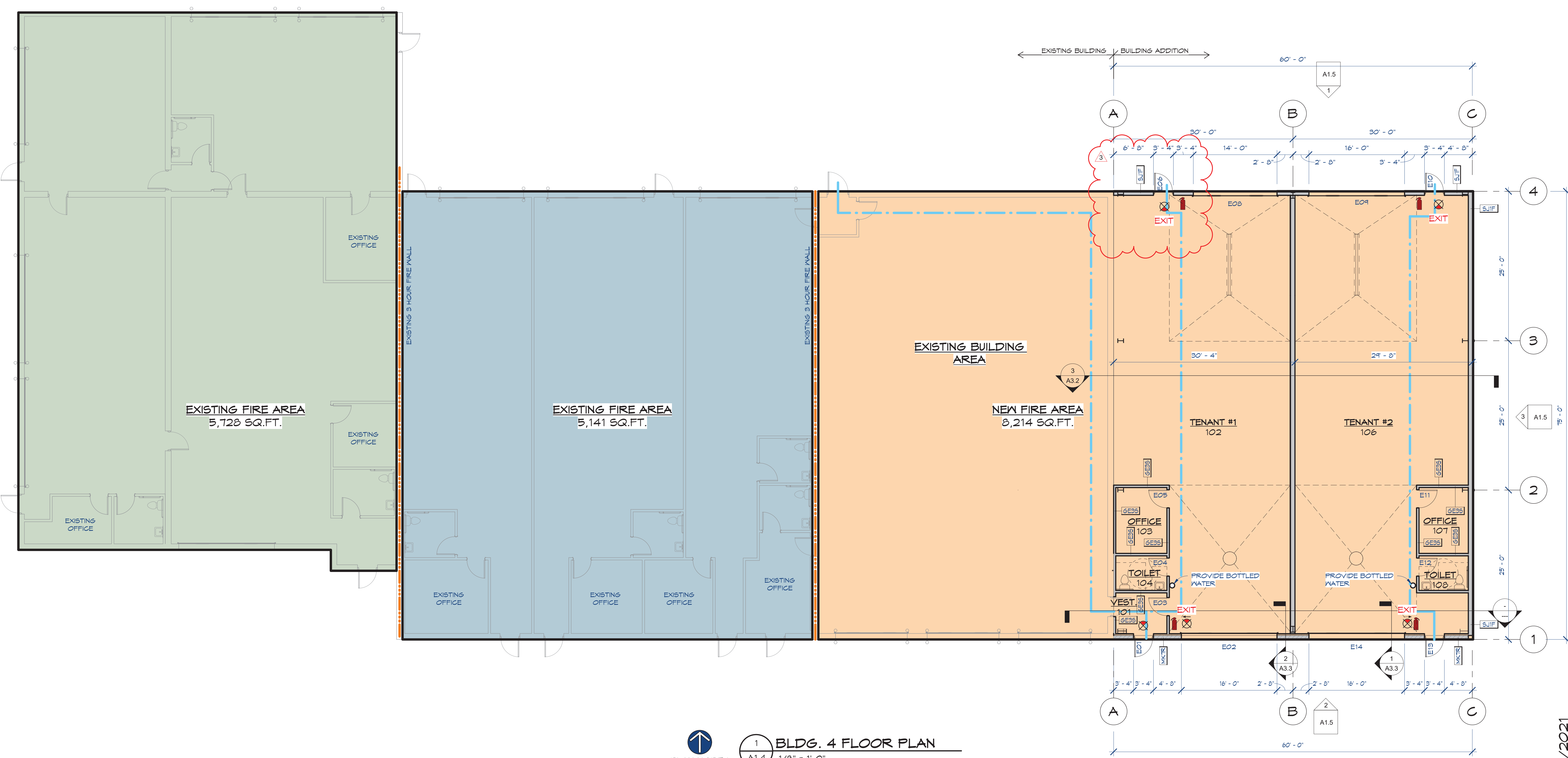


**BOB ROSSI**

C: 920.810.4647

bobr@northstar-commercial.com





1 BLDG. 4 FLOOR PLAN  
 PLAN NORTH  
 A1.4 1/8" = 1'-0"

**LIFE SAFETY INFO / CODE SUMMARY**

**BUILDING & ADA CODE:**  
 • INTERNATIONAL BUILDING CODE (IBC) 2015 EDITION  
 • IBC 2015 AMENDMENTS  
 • IGC A111.1, 2009 EDITION

**CONSTRUCTION TYPE:**  
 • BUILDING 1: TYPE 2B

**FIRE PROTECTION:**  
 • NFPA 13 SPRINKLER SYSTEM: NO  
 • MANUAL SYSTEM: NO

**OCCUPANT CLASSIFICATION:**  
 • USE: S-1 STORAGE

**BUILDING SIZE:**  
 • EXISTING BUILDING:  
 PHASE 1 - BUILT PRE 2000 - 14,139 SF  
 PHASE 2 - BUILT 2021 - 4,500 SF  
 TOTAL AREA = 18,239 SF

**ALLOWABLE HEIGHT:**  
 • S-1 STORAGE / TYPE IIB CONSTRUCTION: 2 STORIES  
 35'-0" HEIGHT MAX.

**ALLOWABLE AREAS:**  
 • PER TABLE 503: 17,500 SF  
 • SPRINKLER INCREASE: NO  
 • INCREASE DUE TO FRONTAGE:  
 FRONTAGE LENGTHS:  
 134' NORTH 30' EAST 134' SOUTH 30' WEST  
 MINIMUM WIDTH OPEN SPACE:  
 15'-6" 21'-4" 35'-0" 15'-6"

TOTAL FRONTAGE: 164 FEET  
 TOTAL PERIMETER: 328 FEET  
 AREA INCREASE:  $(100) [(164/328 - 0.25) (20/30)] = 33.33\%$   
 TOTAL FIRE AREA = 9,000 + 0(9,000 SF) + 2,910 SF = 11,910 SF

**OCCUPANT LOAD:**  
 • STORAGE UNITS = 0 OCCUPANTS  
 • THESE ARE OCCUPIED UNITS

**SANITARY FIXTURES:**  
 • EXISTING BUILDINGS USE: STORAGE/BUSINESS  
 • NEW BUILDING USE: STORAGE/BUSINESS  
 • DISTANCE TO FIXTURES: ALL FACILITIES TO THE MOST REMOTE LOCATION IS LESS THAN 500'-0" REQUIRED BY IBC 2902.3.1 ACCESS.  
 • FACILITIES NEEDED PER IBC TABLE 2902.1 (SEE BELOW)  
 S-1 STORAGE - 36 MEN-WOMEN / 100 = 0.36 UNITS  
 B-1 BUSINESS - 21 MEN-WOMEN / 25/50 = 0.84 UNITS

	MEN		WOMEN		LAV	BATH	DF	SS
	URNE	WC	WC	WC				
REQUIRED	0	1	1	2	0	1	1	
PROVIDED	0	1	1	2	0	1	1	

ISSUED FOR CONSTRUCTION 3/26/2021

No.	Date	Description
1	4/19/21	Door height changes
3	8/5/21	Owner Changes

Page Information

Drawn By: JLN  
 Approved By: JLN  
 Project No.: 20-2231  
 Date: 05/13/20  
 Sheet No.:

A1.4

PROPOSED BUILDINGS FOR:  
**POSITIVE VENTURES LLC**  
 2920 HIGHVIEW DRIVE, APPLETON, WI 54914  
**BLDG 4 - FLOOR PLAN**



# FOR LEASE - NEW CONSTRUCTION (OCT. 2021) COMMERCIAL STORAGE/CONTRACTORS SHOP

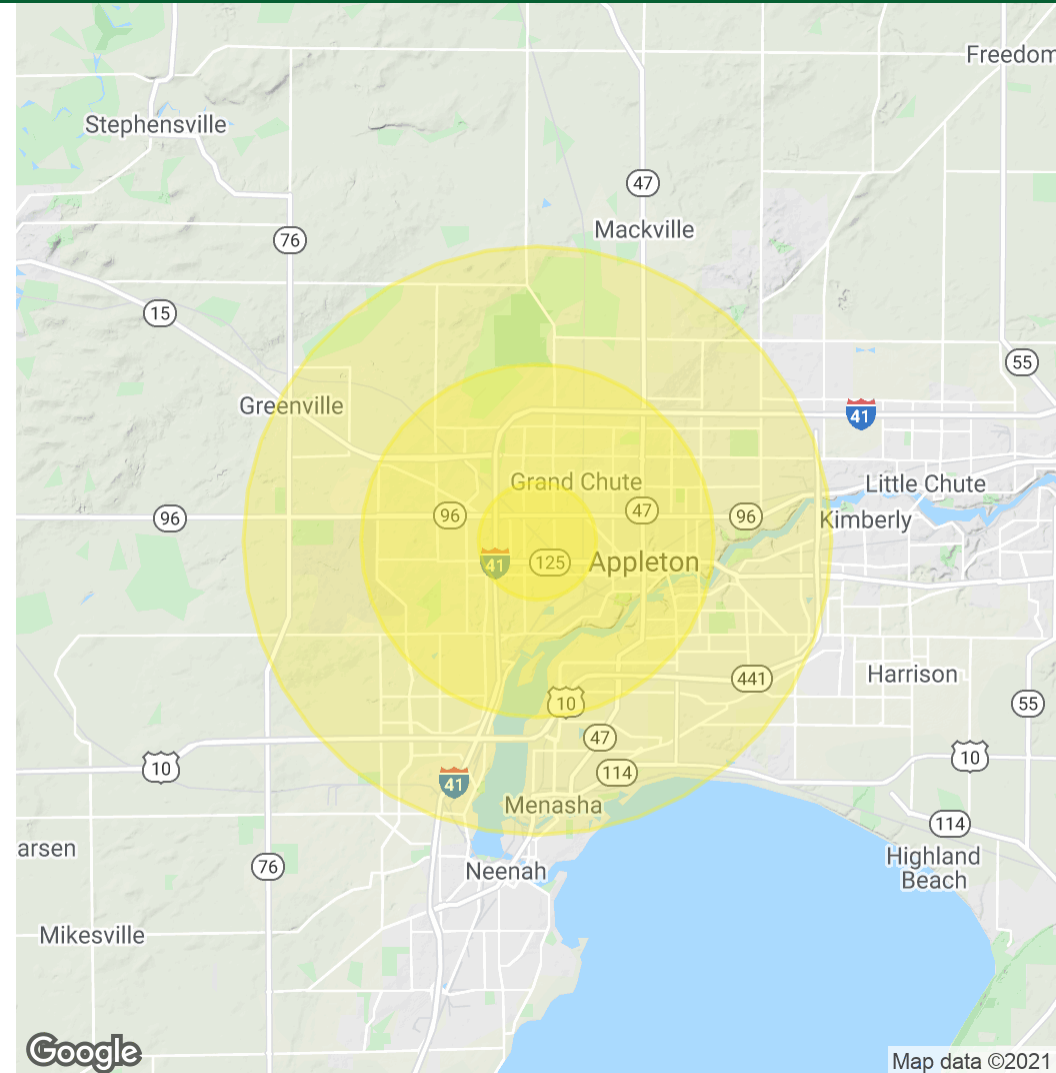
2920 W. Highview Drive, Appleton, WI 54914

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,664	58,720	137,919
Average Age	32.7	34.5	36.0
Average Age (Male)	30.6	33.0	34.4
Average Age (Female)	33.4	36.1	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,806	25,520	58,224
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$58,525	\$57,874	\$61,931
Average House Value	\$173,607	\$149,807	\$168,183

\* Demographic data derived from 2010 US Census



**BOB ROSSI**

C: 920.810.4647

bobr@northstar-commercial.com

