

# AVAILABLE SHEBOYGAN OUTLOTS VANGUARD DRIVE - SHEBOYGAN, WI



**Address:** 4511 Vanguard Drive - Sheboygan, WI  
**Suite Number:** C  
**Space:** 2,431 Sq. Ft. (approx. 52' x 47')  
**CAM:** \$2.35/SF  
**Tax:** \$2.80/SF  
**Insurance:** \$.25/SF

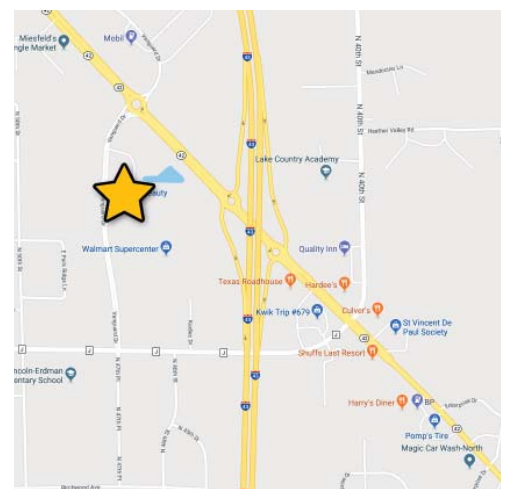
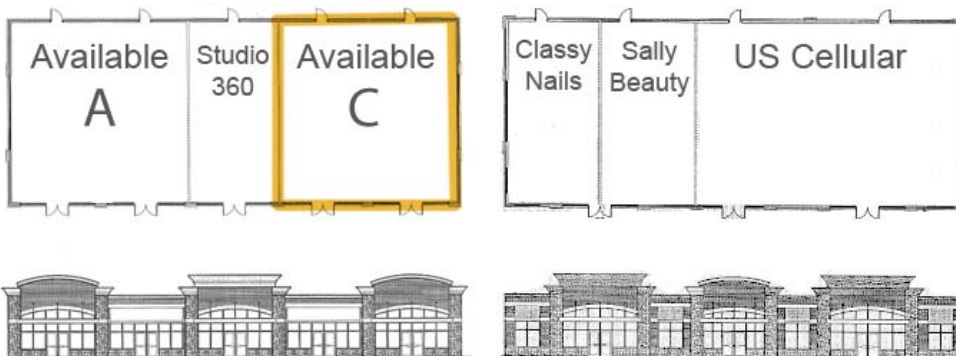
**Suite Description:** Excellent commercial retail or office space with great window exposure to WalMart Supercenter parkinglot.

**Property Description:** Bring your new or expanding business to this shopping center in a growing residential and commercial area just minutes north of Sheboygan. These outlot suites are directly adjacent to the Wal-mart Supercenter off Hwy 43 & 42 on Vanguard Drive in Sheboygan, WI.

Great Location and visibility off the Hwy 43 & 42 exchange  
 Traffic Counts: I-43: 30,000 VPD  
 Hwy 42: 15,500 VPD



For More Information Contact:  
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General Notes

- (1) DROP-CEILING HEIGHT:  
9' 9-11/16"
- (2) ROOF TRUSS HEIGHT:  
11' 11"
- (3) ROOF DECK HEIGHT:  
15' 3"
- (4) SQUARE FOOTAGE:  
2,472

No.	Revision/Issue	Date

**IMMUNOACTIVE  
DESIGNS BY AMH**  
 CONTACT: ALEXA HOLSONBACK  
 800-222-0255 S. IRWIN AVE  
 GREEN BAY, WI 53001

Project Name and Address  
 SHEBOYGAN OUTLOTS - UNIT C  
 4511 VANGUARD DRIVE  
 SHEBOYGAN WI 53083

Project	UNIT C
Date	06/06/2016
Scale	
SCALED TO FIT	
A1	

