



NOW UNDER CONSTRUCTION!

Welcome to Clear Lake's Newest Storage Facility!

The site has a total of five buildings, (64) storage units in all. We will offer larger storage options not typically seen in and around Clear Lake. Units will be large enough to store your pontoon boats, larger boats, classic cars, campers & motor homes, business assets, household assets, and can be used for most anything you can imagine, including "man caves" and "she sheds".

NORTH BUILDING — 12 "STORAGE CONDOS" NOW FOR SALE

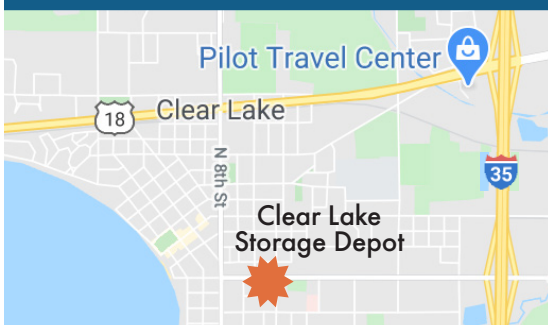
Storage Area is 20' x 50' = 1000 ft²

Mezzanine/Loft Area is 20' x 20' = 400 ft² (optional)

Base Sales Price = \$142,000

- All steel construction, inside & out
- Insulated walls with floor to ceiling drywall
- Radiant heat with duct work & thermostat
- Insulated ceilings
- Insulated 12' by 14' overhead door
- Remote overhead garage door opener
- Zoned CI-1 (intensive commercial)
- Steel locking service door
- 1hr firewall between each unit
- HOA dues TBD (paid annually)
- City utilities rough in – water, sanitary and storm sewer
- City water w/individual meters
- Alliant Energy electric and gas w/individual meters
- Internet/Phone – CL Tel Communications
- LED lights & GFI electric outlets
- Internet communications available
- Commercial floor drain with sand/oil separator
- 24hr Surveillance and security lighting
- Private courtyard parking
- Owner pays property taxes for own units

GREAT LOCATION! RESERVE YOURS TODAY!



CONTACT: DAVID J ALBRIGHT

515-360-5063

DVDLBRGHT2@AOL.COM

CLEAR LAKE STORAGE DEPOT

1311 4TH AVE. SOUTH — CLEAR LAKE, IA

WWW.CLSTORAGEDEPOT.COM



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NORTH BUILDING — 12 "STORAGE CONDOS" NOW FOR SALE

Storage Area is 20' x 50' = 1000 ft²

Mezzanine/Loft Area is 20' x 20' = 400 ft² (optional)

Base Sales Price = \$138,000

- All steel construction, inside & out
- Insulated walls with floor to ceiling drywall
- Radiant heat with duct work & thermostat
- Insulated ceilings
- Insulated 12' by 14' overhead door
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- Zoned CI-1 (intensive commercial)
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