

**Building #206**  
**Airport Industrial Park**  
**Located at 275 E. Aeronca Ave.**

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**AS IS – WHERE IS**

**Size & Building**

Building #206 located at 275 E. Aeronca Ave.

- 2,804 square feet, concrete floor
- Insulation: Wall foam board & blown in attic
- Overhead Door
- Water & Sewer: 1” Water meter
- Electrical: 3-Phase/100 AMP
- Office Spaces
- ADA Restroom & Entrance
- Dry Goods Storage
- Mop sink

**Monthly Rent**

\$ 890.00 Base Rent  
\$ 114.27 Leasehold Tax (12.84%)  
**\$ 1,004.27 Per Month**

**Utilities**

\$ 32.00 Base Water Fee + State Leasehold Tax per Month (12.84%)  
\$ 37.00 Base Sewer Fee + State Leasehold Tax per Month (12.84%)

Consumption: Water/sewer meter read on a monthly basis. Additional “usage” or consumption fee per month will apply.

Other Utilities: All other provided utilities through the local utility companies and will need to be put under tenant’s name.

**Surety Deposit**

- Tenant to pay 1-month surety deposit
- Airport to keep money on file during duration of lease
- Refund ONLY upon move-out with no building issues
- \$959 due at time of lease signing

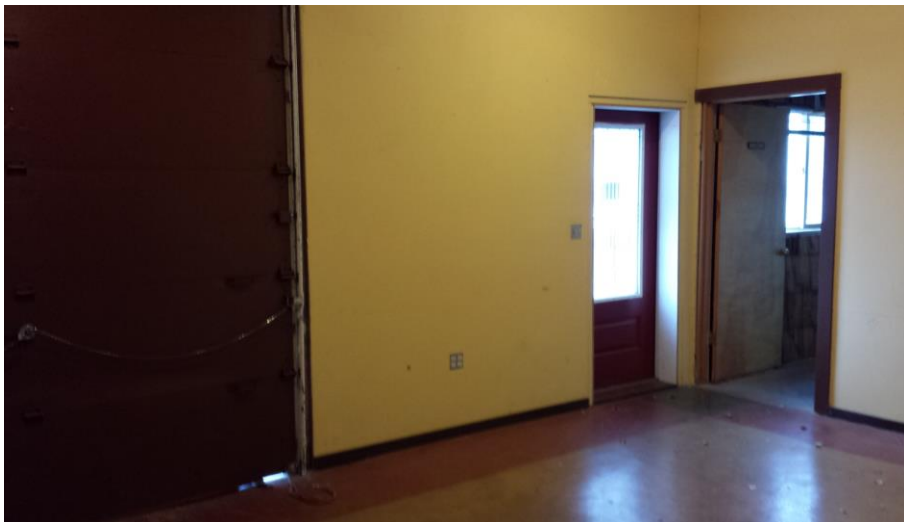
**Insurance**

Lessee shall provide airport with Insurance Certificate, naming Port as “additional insured” evidencing Commercial General Liability as specified in the lease agreement. Minimum requirements listed in lease agreement.

## Other

- Maintain mowing/weed spraying on East end of building and gravel lot in front of entrance.

## Pictures





**Location**

