



Exciting Commercial Opportunity at Oregon Trail Commerce Center

Location: Unit T, 2211 Oregon St. Oshkosh, WI

Versatile Space Ready for Your Vision

Unlock the potential of this prime commercial space! Formerly a restaurant, Unit T has been completely gutted, offering a blank canvas for your new venture. Nestled in the Oregon Trail Commerce Center (formerly LakeAire Center), this location boasts a paved and well-lit parking lot accommodating over 500 vehicles and features prominent signage on the building.

Features:

- **Adaptable Space:** Tailor the unit for a new restaurant or explore entirely unrelated uses.
- **White Box Option:** Embrace a clean slate at \$7.00 per sq. ft. plus utilities.
- **Turn Key Solution:** Let the Landlord handle the details; rent determined based on your specific needs.
- **Contractor Flexibility:** Opt for your contractor to craft the space to suit your exact requirements at your expense.

Why Choose Unit T?

- **Strategic Location:** Situated in a thriving commerce center.
- **Ample Parking:** 500+ vehicle capacity in a well-maintained lot.
- **Visibility:** Prominent signage ensures your business stands out.

Options to Suit Your Business:

- White Box:** \$7.00 per sq. ft. plus utilities.
- Turn Key:** Customized rent based on your needs.
- Contractor Choice:** Tailor the space with the contractor of your choice.

Contact G. Earl Real Estate, Inc. to Discuss Your Vision 920.426.0417

Seize this opportunity to shape a dynamic space that aligns perfectly with your business goals. Let's turn your vision into reality—schedule a discussion today!