

Project Description

Weiss Commercial Real Estate LLC Warehouse at 3100 Berlin Drive

7-21-21

Dear City of La Crosse Plan Commission,

Please consider for approval this preliminary plan package on behalf of Weiss Commercial Real Estate LLC.

WCRE is under contract to purchase roughly 10.7 acres at 3100 Berlin Drive in the La Crosse International Business Park. WCRE and its owners Casey Weiss, Chris Weiss, and Maria Peterson are owners of 11 commercial properties in western Wisconsin. Our properties are primarily distribution warehouses and light manufacturing buildings leased to large commercial tenants.

WCRE plans to construct a 134,400 SF industrial warehouse on the site at 3100 Berlin Drive, similar in design as some of the other larger facilities in this park. The project will be marketed for lease throughout the construction period, with anticipation of securing 1 to 2 large commercial tenants near the time of completion.

WCRE has seen an encouraging amount of activity and interest for buildings of this type. Our entities have leased a variety of spaces in other buildings we own to a variety of businesses in the La Crosse area in recent years. We have observed that minimal vacancy exists in the market. Because of these factors, we believe conditions are appropriate to create new industrial space for lease. We anticipate our tenant prospects to most likely use the building for distribution purposes, but the building is set up to allow for light/high-tech manufacturing as well.

We are excited to pursue this project and believe it has great potential to add to the City's tax base and bring additional employment to the region. Thank you again for considering our preliminary plan package.

Sincerely,

Casey Weiss
Managing Member
Weiss Commercial Real Estate LLC
608-304-5700