



# Heated Shop Spaces

7261 Commerce Plaza Drive - Neenah, WI 54956

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Breezewood Rentals heated shop and storage spaces are perfect for your startup or other small business or hobby shop as well as a place to park your collectable car, boat, or RV. All units come with in floor heat, floor drain, and a wash sink. All units also have bathroom access (common, shared, or single tenant depending on how many units you occupy). With 800 amps of total on site power, each unit has a 6 breaker electrical panel (3 phase, 220, and 120 available) to service any of your electrical needs. All units are approximately 14' x 48' - or 672 sq. ft. with 16' ceilings. Demising walls are removable, so if you want to combine two or more units into one big open unit - no problem.

Based on intended usage, we have several flat rate rental options to choose from. Flat rate rental puts your mind at ease because heat, electric, water, taxes, snow plow etc. is all included. No need to guess what your expenses are going to be which can be a big headache for any small business. Terms are one year minimum with 90-days notice required thereafter. Here are the following usage categories and rates:

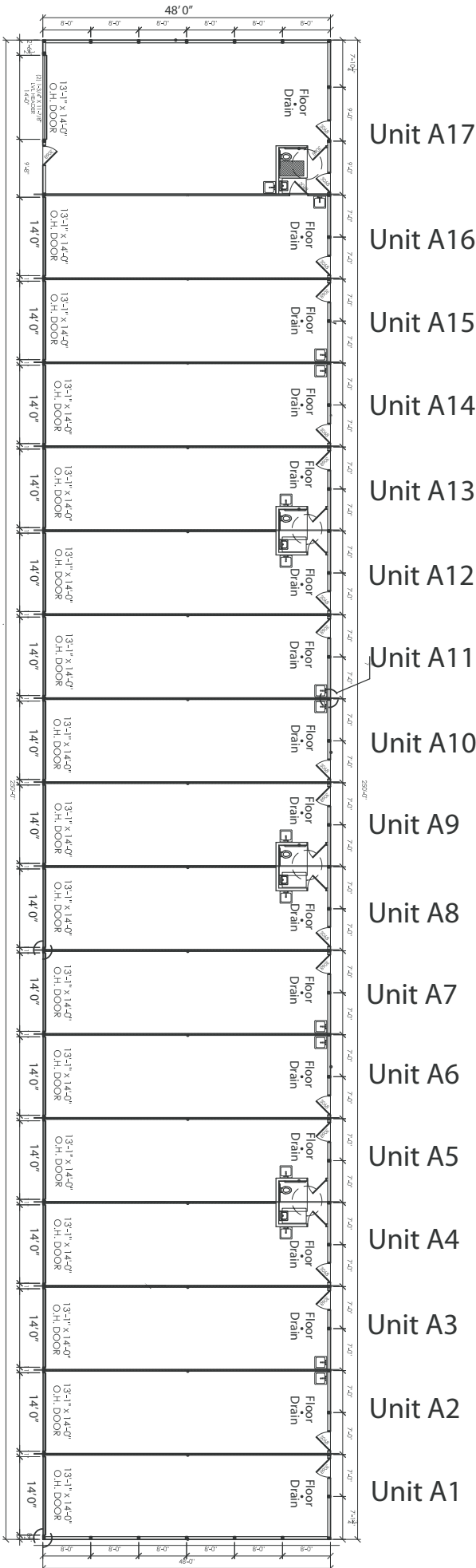
Usage Type	Avg. Min. Heat Level	Usage	In Person Payment Flat Rent Rate*	ACH / Credit Card or 12 mo Advance Save 5%**
Low Usage, Low Heat	40 deg.	Storage Only	\$350/mo	<b>\$340/mo</b>
Low Usage, High Heat	65 deg.	Storage Only	\$370/mo	<b>\$360/mo</b>
Moderate Usage, Low Heat	40 deg.	<25 Hrs. per Week	\$370/mo	<b>\$360/mo</b>
Moderate Usage, High Heat	65 deg.	<25 Hrs. per Week	\$390/mo	<b>\$380/mo</b>
High Usage, Low Heat	40 deg.	25-50 Hrs. per Week	\$390/mo	<b>\$380/mo</b>
High Usage, High Heat	65 deg.	25-50 Hrs. per Week	\$405/mo	<b>\$395/mo</b>
Custom usage/temperature ratings are available per customer basis.				
*Rates are for annual usage and cannot be changed on a monthly basis.				
**Pay monthly automatically with a credit card or ACH and receive approx. \$10 off. Or, pay 12 months in advanced in cash or check and receive approx. 5% off.				

These units are in high demand and rent quickly. We encourage you to call us and get on our waiting list if were full.

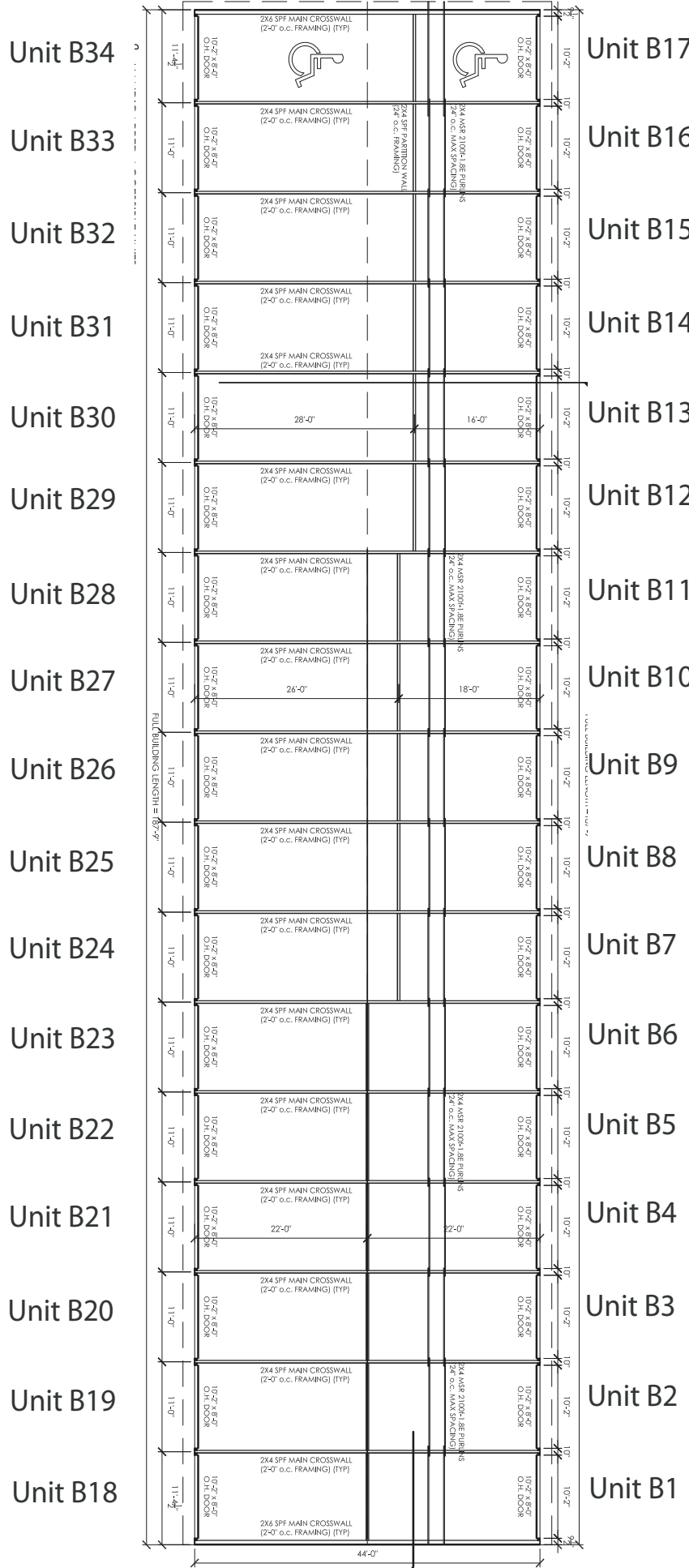
## NOW FEATUREING SECURITY CAMERAS SURVEILING ENTIRE PREMISE!!!

(For all heated and mini units, A-F)

We have cameras pointing in virtually every direction looking at all of the entry/exit points as well as the overhead storage doors themselves. These high end cameras are state of the art, infrared (can see at night), and have forensic zoom capabilities. You will not find this level of security at most other facilities!



Located right next to Breezewood Heated Shop Rentals, Breezewood Mini Storage is a great solution to your cold storage needs with many sizes to choose from. 3 months minimum rentals, 2 months advanced deposit required.



Sizes and Rates Bldg B				
8' Tall Doors				
Depth	Width	Door Height	In Person Payment Rate*	ACH / Credit Card or 12 mo Advance Save 5%**
10'	11'	8'	\$57	\$52
12'	11'	8'	\$65	\$60
14'	11'	8'	\$71	\$66
16'	11'	8'	\$74	\$69
18'	11'	8'	\$77	\$72
20'	11'	8'	\$79	\$75
22'	11'	8'	\$83	\$78
24'	11'	8'	\$85	\$81
26'	11'	8'	\$87	\$83
28'	11'	8'	\$93	\$89
30'	11'	8'	\$101	\$95
32'	11'	8'	\$107	\$101
34'	11'	8'	\$114	\$108
36'	11'	8'	\$120	\$114
44'	11'	8'	\$145	\$138

\*\*Pay monthly automatically with a credit card or ACH and receive 5% off. Or, pay 12 months in advanced in cash or check and receive approx. 5% off.

Sizes and Rates Bldg D and F				
10' Tall Doors				
Depth	Width	Door Height	In Person Payment Rate*	ACH / Credit Card or 12 mo Advance Save 5%**
16'	11'	10'	\$76	\$71
18'	11'	10'	\$80	\$75
20'	11'	10'	\$82	\$77
22'	11'	10'	\$86	\$81
24'	11'	10'	\$88	\$83
26'	11'	10'	\$90	\$85
28'	11'	10'	\$96	\$91
32'	11'	10'	\$115	\$110

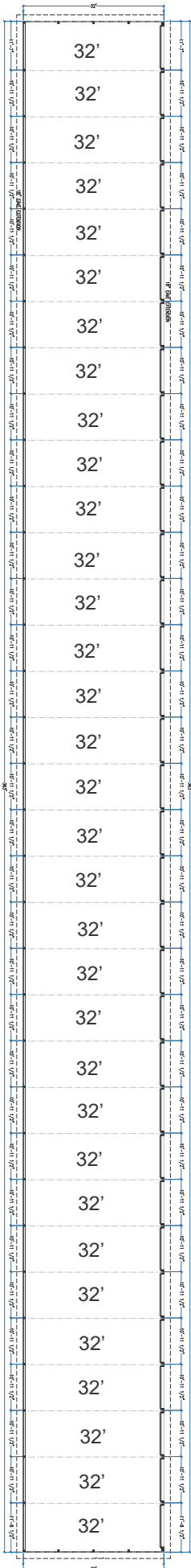
\*\*Pay monthly automatically with a credit card or ACH and receive about 5% off. Or, pay 12 months in advanced in cash or check and receive approx. 5% off.

**What we have, that most mini storage units don't:**  
**Well Lit Parking Lot**  
 Our mini storage units have bright LED lights surrounding the entire unit, and are located right next to the very busy Highway 76. The better the lighting, the more secure. And there are plenty of sets of eyes keeping a watch out for suspicious behavior. The road we are on is a common route where patrol cars do drive by's for security purposes. Our main office is also across the street, so we keep a close eye during business hours.

**Water Access**  
 There is an outdoor well station where you can hook up to running water (non winter months). It makes it easy to give your vehicle or equipment a quick wash before putting away, or fill your water tank before going on a trip.

**RV Dump Station**  
 There is an RV dump station on site that runs directly to our holding tank to dispose of your waste.

**Easy Access**  
 We have a double culvert driveway access and gravel all the way around the building so you can avoid having to back in or out of the facility. We also have units with larger than normal driveway spaces to aid in backing your equipment in and out of your unit.

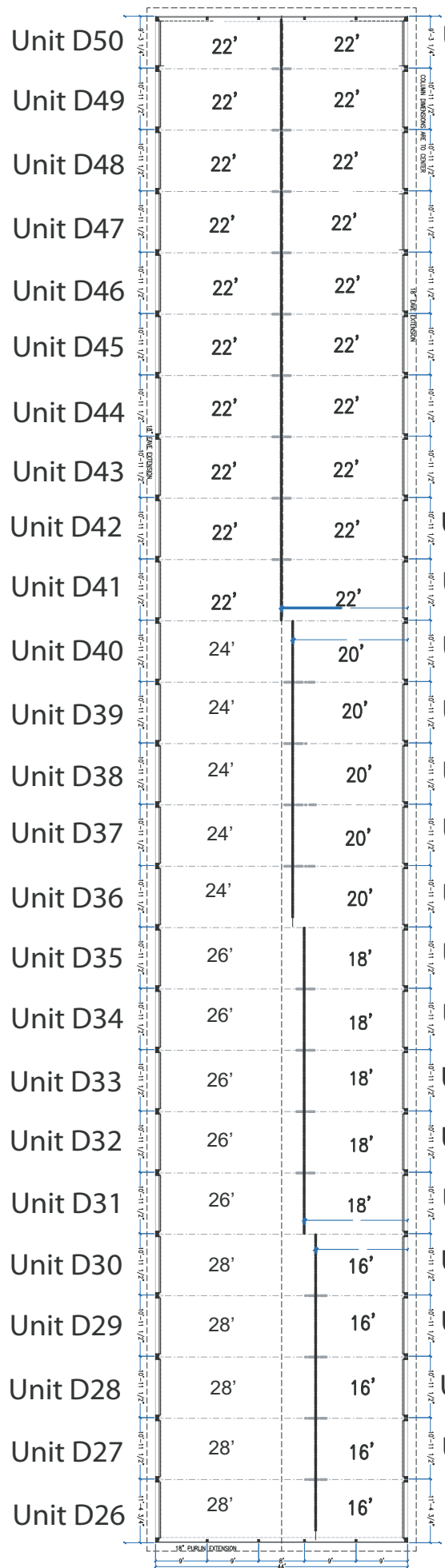


- Unit F33
- Unit F32
- Unit F31
- Unit F30
- Unit F29
- Unit F28
- Unit F27
- Unit F26
- Unit F25
- Unit F24
- Unit F23
- Unit F22
- Unit F21
- Unit F20
- Unit F19
- Unit F18
- Unit F17
- Unit F16
- Unit F15
- Unit F14
- Unit F13
- Unit F12
- Unit F11
- Unit F10
- Unit F9
- Unit F8
- Unit F7
- Unit F6
- Unit F5
- Unit F4
- Unit F3
- Unit F2
- Unit F1

# BUILDING F



**FREE Power for Trickle Charger!**  
 All units in building F come with a 5 amp outlet for trickle charger use.  
 15 amp also available for an extra charge. Please call for current rates.



- Unit D25
- Unit D24
- Unit D23
- Unit D22
- Unit D21
- Unit D20
- Unit D19
- Unit D18
- Unit D17
- Unit D16
- Unit D15
- Unit D14
- Unit D13
- Unit D12
- Unit D11
- Unit D10
- Unit D9
- Unit D8
- Unit D7
- Unit D6
- Unit D5
- Unit D4
- Unit D3
- Unit D2
- Unit D1

# BUILDING D





## 24/7 Security Camera Surveillance on Entire Premise



Breezewood Rentals now has 24/7 security camera surveillance on the entire Neenah storage campus. We have cameras pointing in virtually every direction looking at all of the entry/exit points as well as the overhead storage doors themselves. These high end cameras are state of the art, infrared (can see at night), and have forensic zoom capabilities. You will not find this level of security at most other facilities.

These are not just fake "deterrent" cameras, but actually record all activity in the area 24/7 to not only deter but to aid in law enforcement. In addition, we have a close relationship with the Winnebago County Sheriff who does drive by patrols and constantly monitors for suspicious activity.

# Breezewood Rentals, LLC

## Heated Shop and Storage Rental Application

### CREDIT AUTHORIZATION

1. I/We (the borrower/s and/or lessee/s) have applied for credit from Breezewood Rentals, LLC (company). As a part of the application process, Breezewood Rentals, LLC may verify information contained in my/our application and in other documents required in connection with this transaction.
2. I/We authorize you, the company, to utilize information including, but not limited to: social security number, employment, income, assets, credit history documents including bankruptcy and/or foreclosure documentation as deemed necessary.
3. I/We hereby authorize Breezewood Rentals, LLC to act on the company's behalf to obtain and verify such information listed above. Furthermore, I/We authorize Breezewood Rentals, LLC. or designated entity engaged by the Company, to pull and re-pull credit as deemed necessary to satisfy our obligation with the Company.
3. A copy of this authorization may be accepted as an original.

\_\_\_\_\_  
Applicant's Signature      Date

\_\_\_\_\_  
Applicant's SS#

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Phone Number

\_\_\_\_\_  
Applicant's Drivers License Number

\_\_\_\_\_  
Applicant's Home address

\_\_\_\_\_  
Applicant's business Name (if applicable)

**Please answer the following questions so we can get a feel for what type of space you are looking for:**

Intended use of space: \_\_\_\_\_

Usage Level (circle one):    Storage only            Moderate Usage (<25 hours per week)            High Usage (25-50 hours per week)

Heat requirements (circle one):    40 degrees            65 degrees            Other \_\_\_\_\_

How long do you anticipate renting space at our facility? \_\_\_\_\_

How many 14' x 48' units are you interested in? \_\_\_\_\_

Would you want the units separated, or would you want them to be one big open space? \_\_\_\_\_

On a scale of 1 to 10, how interested are you in renting from us? \_\_\_\_\_

What is your preferred move in date? \_\_\_\_\_

If we run out of room in our current building, would you be interested in renting the next building being built in the spring of 2012? \_\_\_\_\_

**Please fax this completed credit application to (208) 275-1357**

**or mail to 7260 Commerce Plaza Drive, Neenah WI 54956**