

For sale

**N22 W22922 Nancy's Court
Waukesha, Wisconsin**

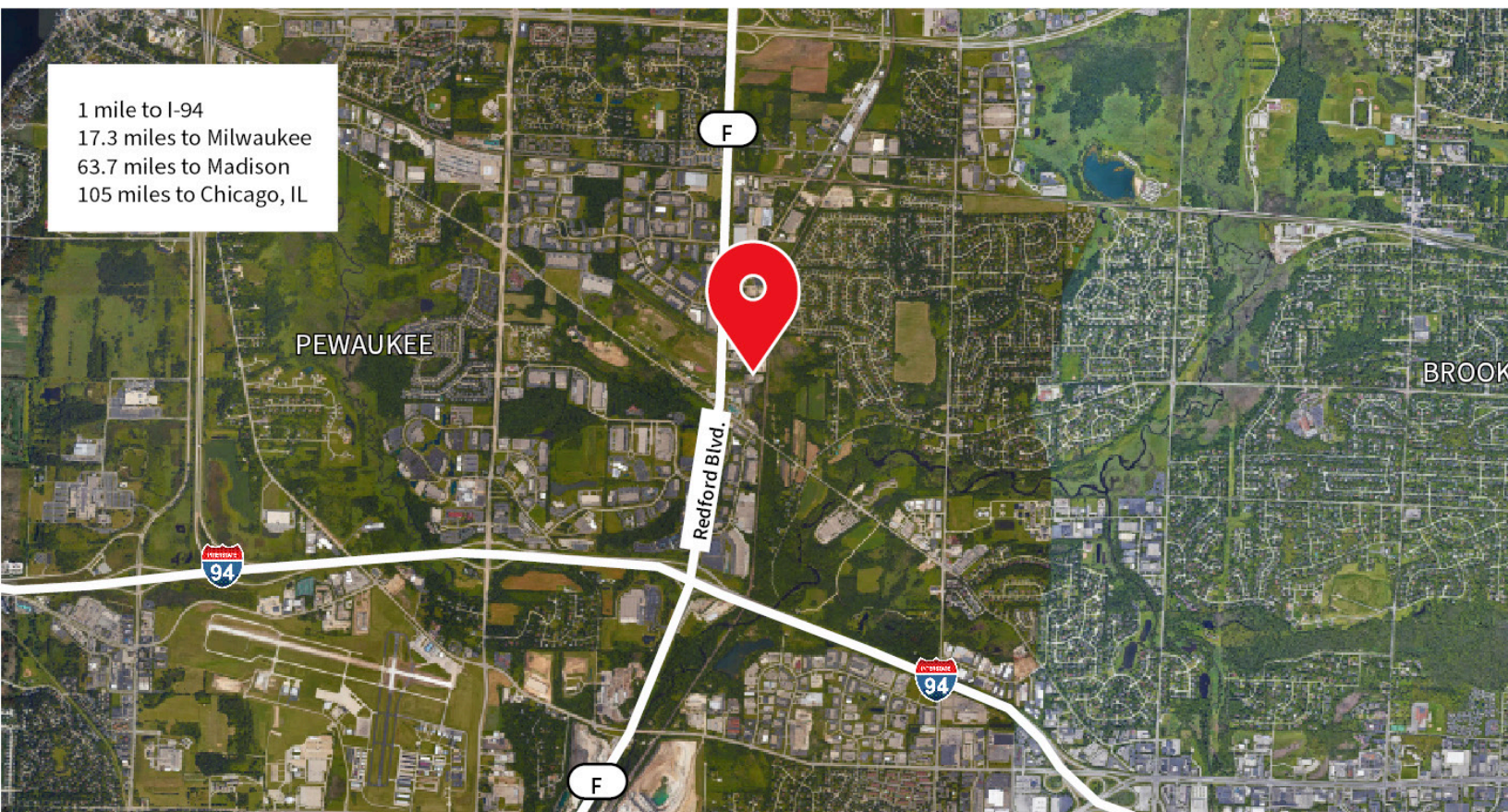
Expandable Industrial Building
located just one mile north of I-94
along Highway F

Building Specifications

Sale Price: \$4,100,000

Total building size:	34,540 s.f.
Warehouse :	20,827 sf (floor drains in warehouse)
Total Office:	13,713 s.f.
First floor office:	4,533 s.f.
Second floor office:	9,180 s.f.
Lot size:	3.46 acres
Year built:	1999
Drive-ins:	3 (10' w x 14' h)
Docks:	2

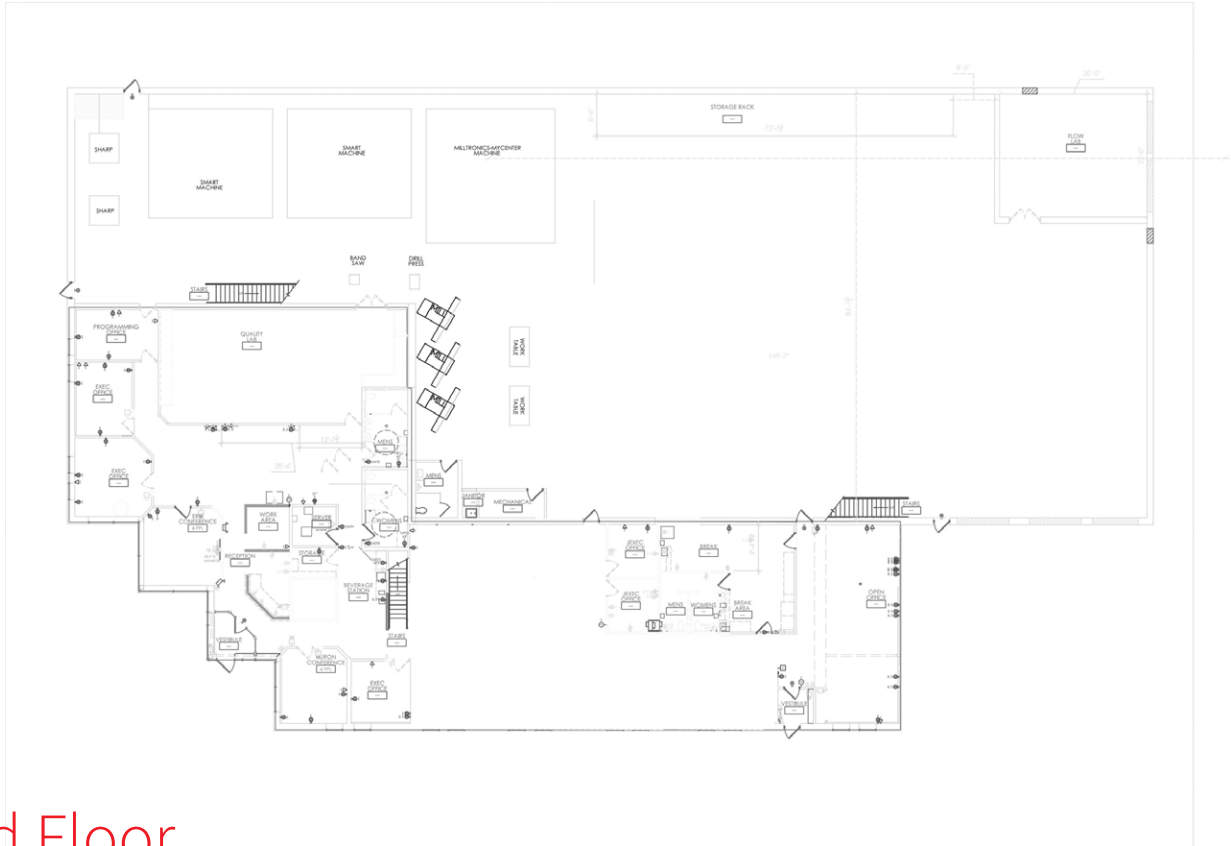
Clear height:	9-20'
Zoning:	M-6 industrial
Power:	240 v 3 phase, 800 amp 120 v 3 phase, 1200 amp TBV
Construction:	Split-faced masonry with steel frame
Parking:	1.65 / 1,000 s.f.
Lighting:	LED
HVAC:	100%
Real Estate Taxes:	\$22,141.48 (2025)
Ample training & conference room space	



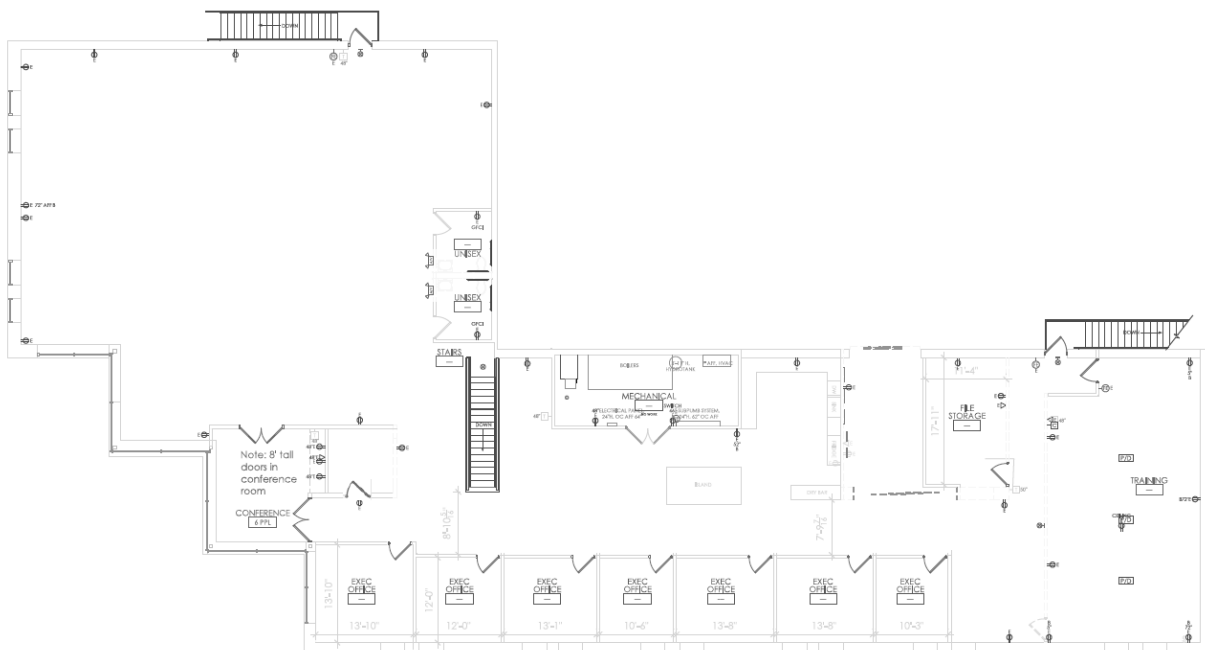


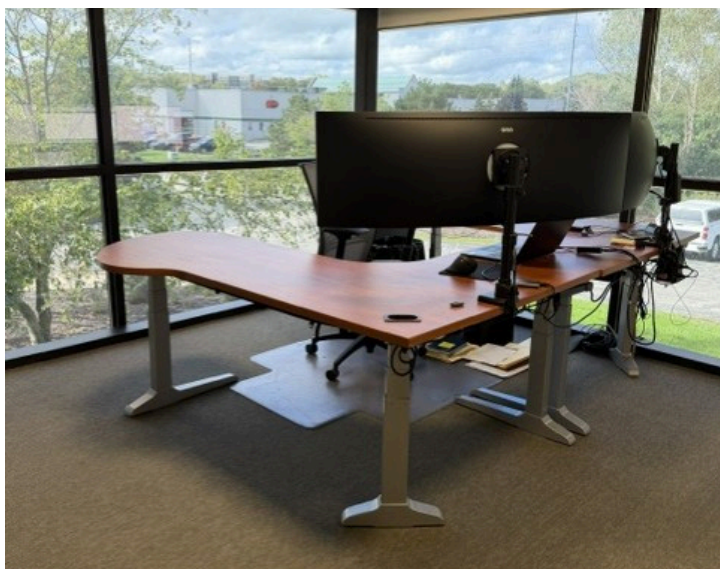
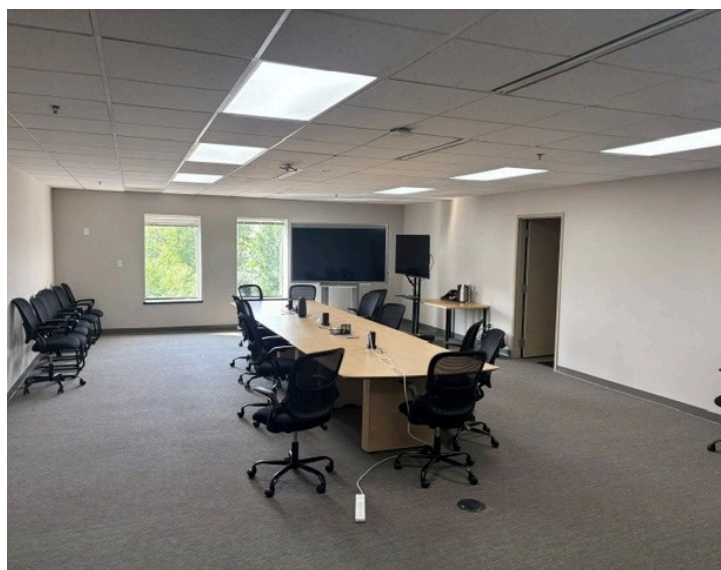
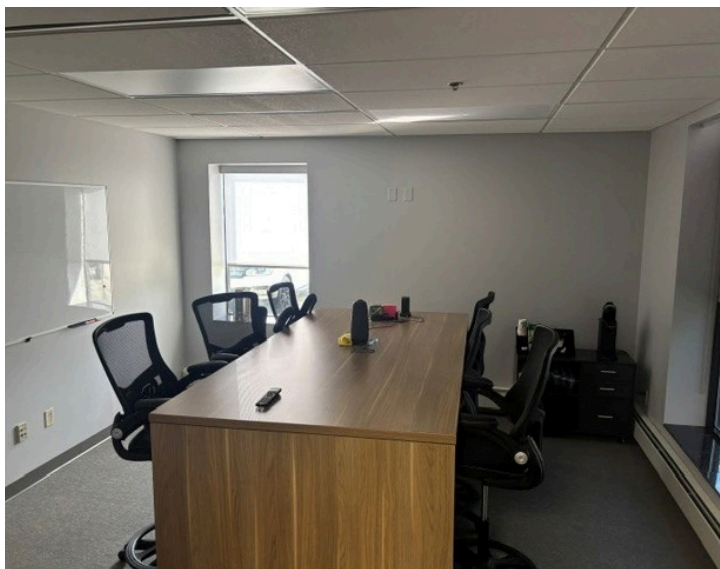
Floorplans

1st Floor



2nd Floor





N22 W22922 Nancy's Court Waukesha, Wisconsin

34,540 SF on 3.46 acres located just
one mile north of I-94 along Highway
F in Waukesha

Significant renovations include:

- Office remodel
- Elevator installation
- Warehouse mezzanine installation
- Warehouse lighting upgrade (LED)
- New HVAC
- Roof replacement (2018)



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the 2following disclosure statement:

3**DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7customer, the following duties: 8(a)The duty to provide brokerage services to you fairly and honestly. 9(b)The duty to
exercise reasonable skill and care in providing brokerage services to you.

10(c)The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12(d)The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14(e)The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17(g)The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23**CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1.Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2.Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a 34later
time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35**CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38**NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____

(Insert information you authorize to be disclosed, such as financial qualification information)

42**DEFINITION OF MATERIAL ADVERSE FACTS**

43"Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46or affects or would affect the party's decision about the terms of such a contract or agreement.

47"Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51contract or agreement made concerning the transaction.

52**NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54<http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Drafted by Attorney Debra Peterson Conrad