

"Aggressively Pursuing Your Real Estate Needs"

# 2300 N. Sylvania Avenue Sturtevant, WI 53177

THE  
**DICKMAN**  
COMPANY, INC.  
REAL ESTATE

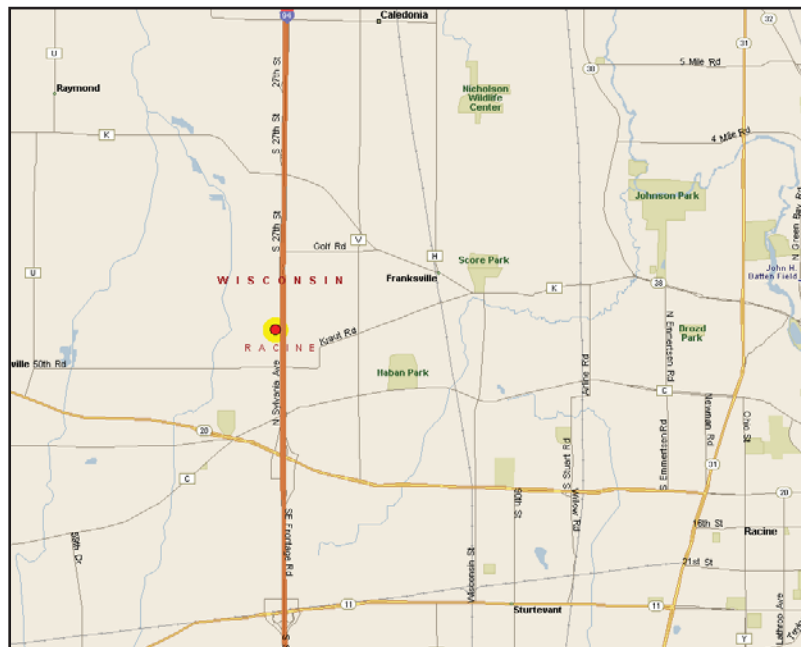


**LEASE RATE:**  
**\$4,500/Month MG + Utilities**

**CONTACT:**  
**Cale Berg**  
Cale@dickmanrealestate.com  
**Zach Noble**  
Zach@dickmanrealestate.com  
**(414) 271.6100**

## Industrial Building for Lease

- Building Size:** 6,812 SF  
**Available Space:** 3,014 SF - 6,812 SF  
**Construction:** Metal (Insulated)  
**Clear Height:** 17'  
**Drive-Ins:** 4 (12' x 15')  
**Floor Drains:** Yes  
**Heat:** Gas Modine  
**Zoning:** M-3  
**Lot Size:** +/- 1.5 Acres Available  
**Parking:** Ample Truck/Trailer spots available  
**Features:**
- Newly reconstructed Fall 2017
  - I-94 visibility
  - Outside storage for materials, truck/trailer, equipment, etc.
  - Easy I-94 Access at Highway 20 and Highway K



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REAL ESTATE

1425

**CORFAC**  
International

626 E. Wisconsin Avenue • Suite 1020 • Milwaukee, Wisconsin 53202 • Phone: (414) 271-6100 • Fax: (414) 271-5125

Information contained herein was provided by Seller, Lessor and/or third parties. While it is believed to be reliable, Broker makes no warranty or representation as to the accuracy thereof.

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
  - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

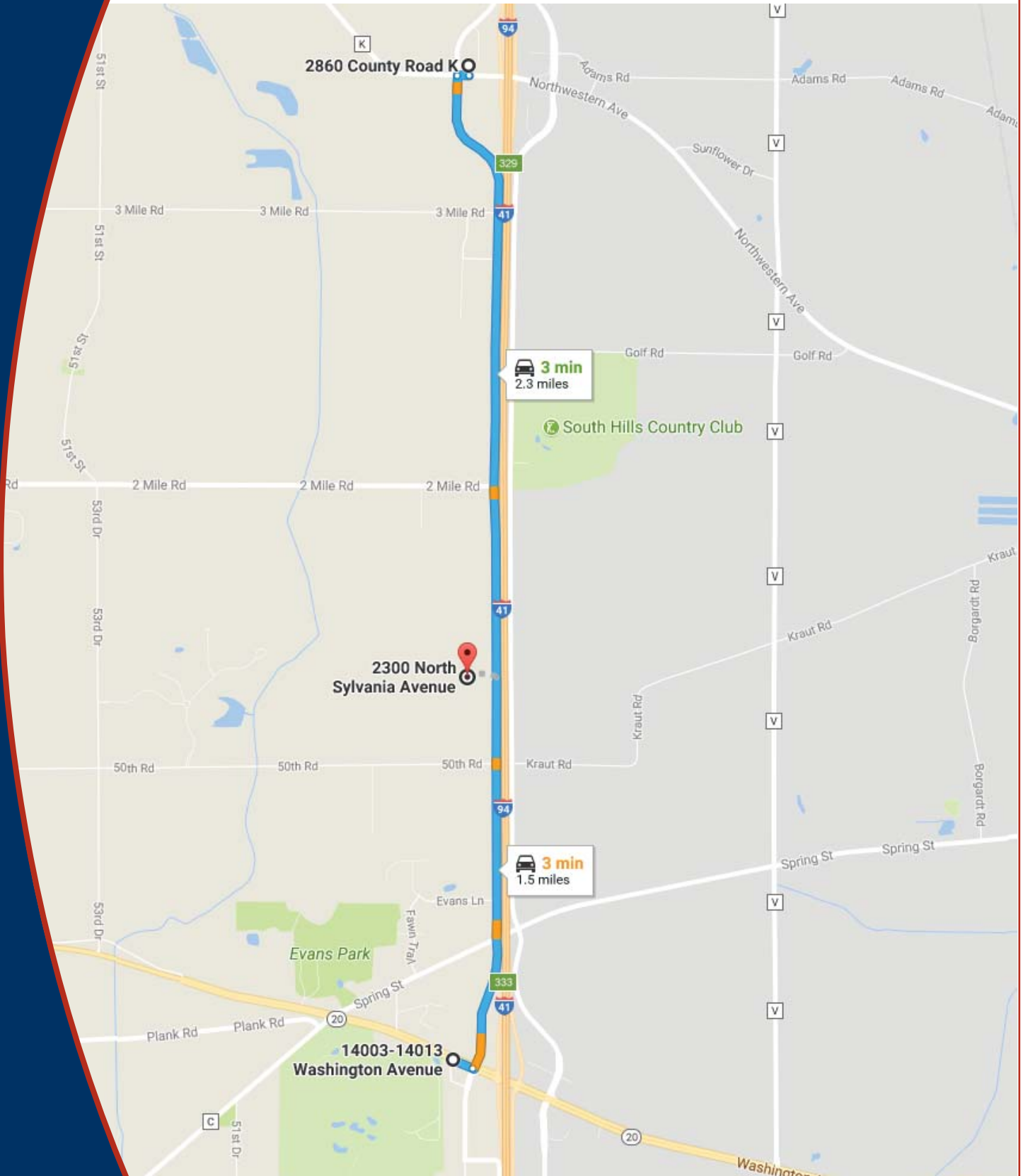
48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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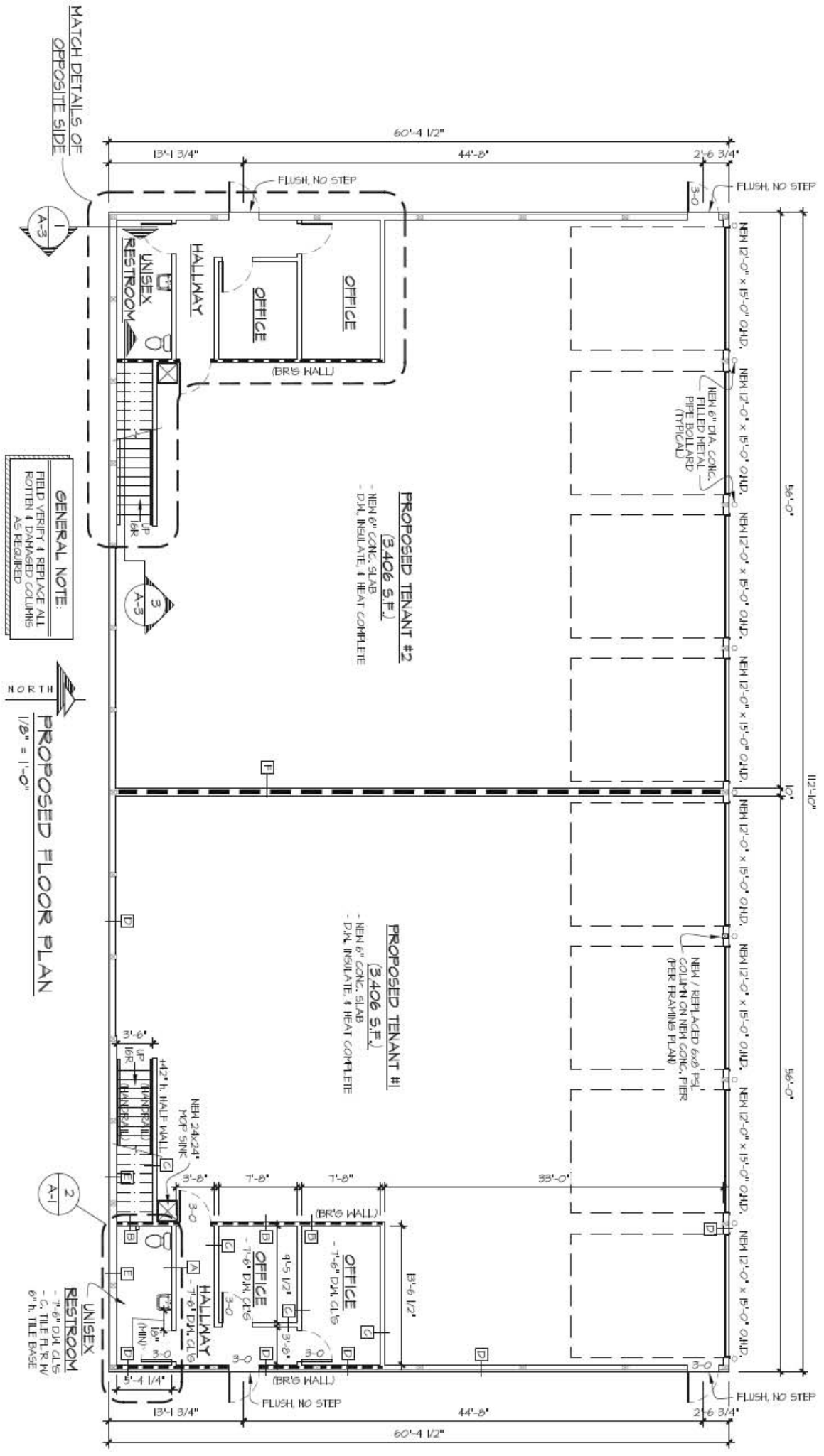
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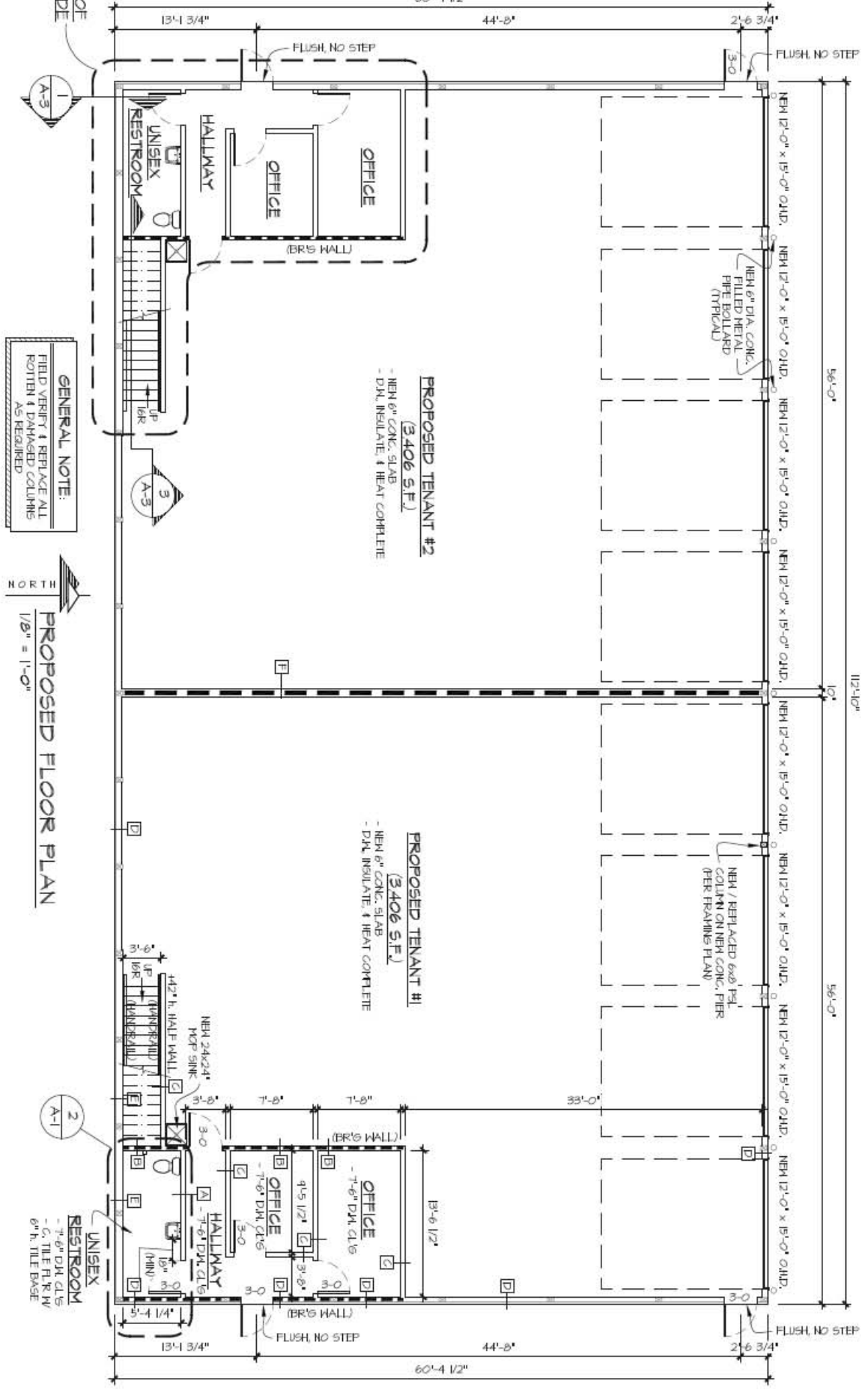


MATCH DETAILS OF  
OPPOSITE SIDE

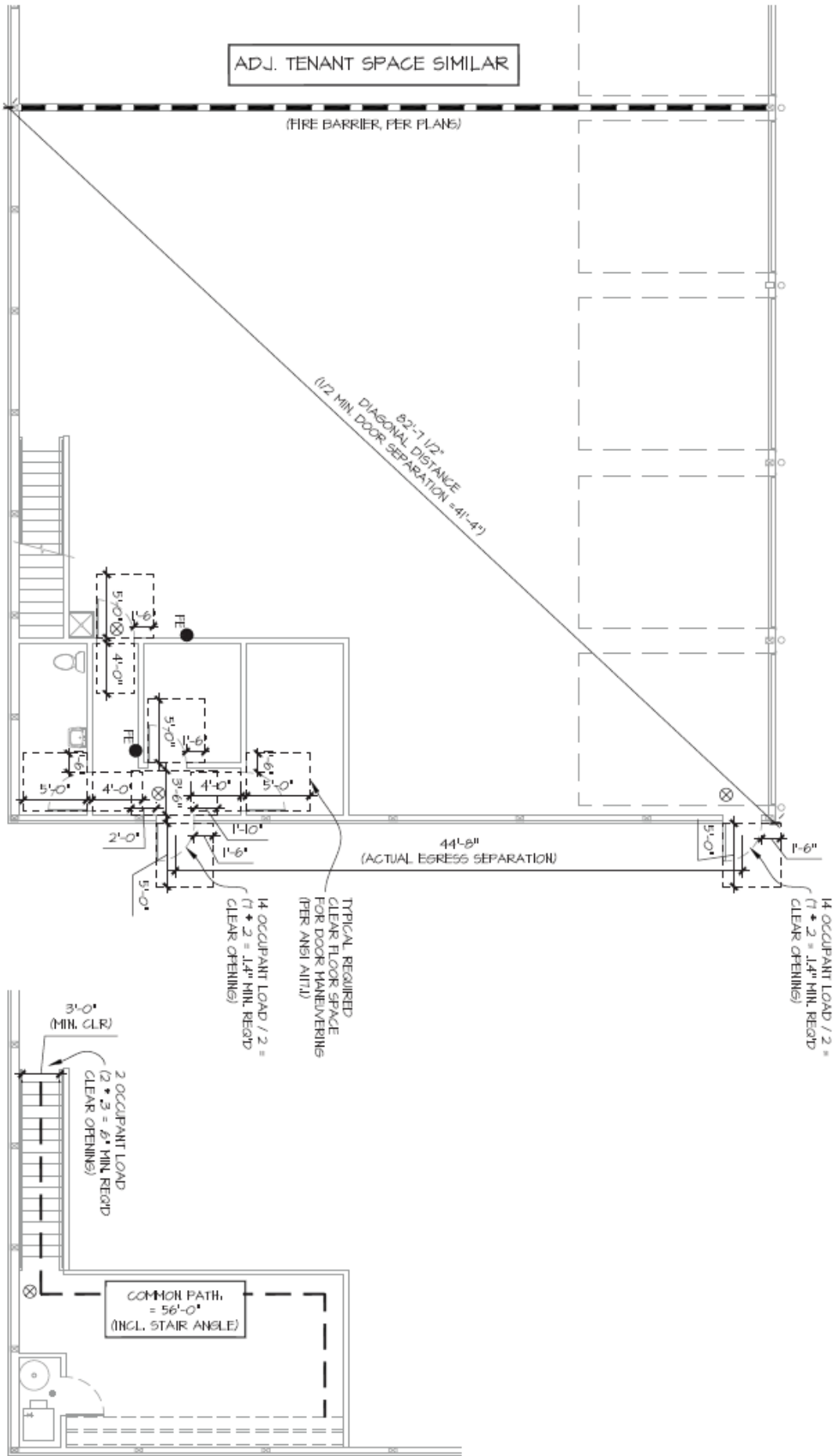
**GENERAL NOTE:**  
FIELD VERIFY & REPLACE ALL  
ROTTEN & DAMAGED COLUMNS  
AS REQUIRED

**PROPOSED FLOOR PLAN**  
1/8" = 1'-0"

**UNISEX RESTROOM**  
- 7'-6" DIA. CLS  
- G. TILE FLOOR  
- 6" R. TILE BASE



**UNISEX RESTROOM**  
- 7'-6" DIA. CLS  
- G. TILE FLOOR  
- 6" R. TILE BASE



ADJ. TENANT SPACE SIMILAR

(FIRE BARRIER, PER PLAN 5)

82'-1 1/2"  
DIAGONAL DISTANCE  
(1/2 MIN. DOOR SEPARATION = 41'-4")

44'-8"  
(ACTUAL EGRESS SEPARATION)

14 OCCUPANT LOAD / 2 =  
(1 \* 2 = .14" MIN. REQ'D  
CLEAR OPENING)

TYPICAL REQUIRED  
CLEAR FLOOR SPACE  
FOR DOOR MANEUVERING  
(PER ANSI A117.1)  
14 OCCUPANT LOAD / 2 =  
(1 \* 2 = .14" MIN. REQ'D  
CLEAR OPENING)

2 OCCUPANT LOAD  
(2 \* 3 = 6" MIN. REQ'D  
CLEAR OPENING)

COMMON PATH,  
= 56'-0"  
(INCL. STAIR ANGLE)



NORTH

**PROPOSED EGRESS PLAN**  
1/8" = 1'-0"



NORTH

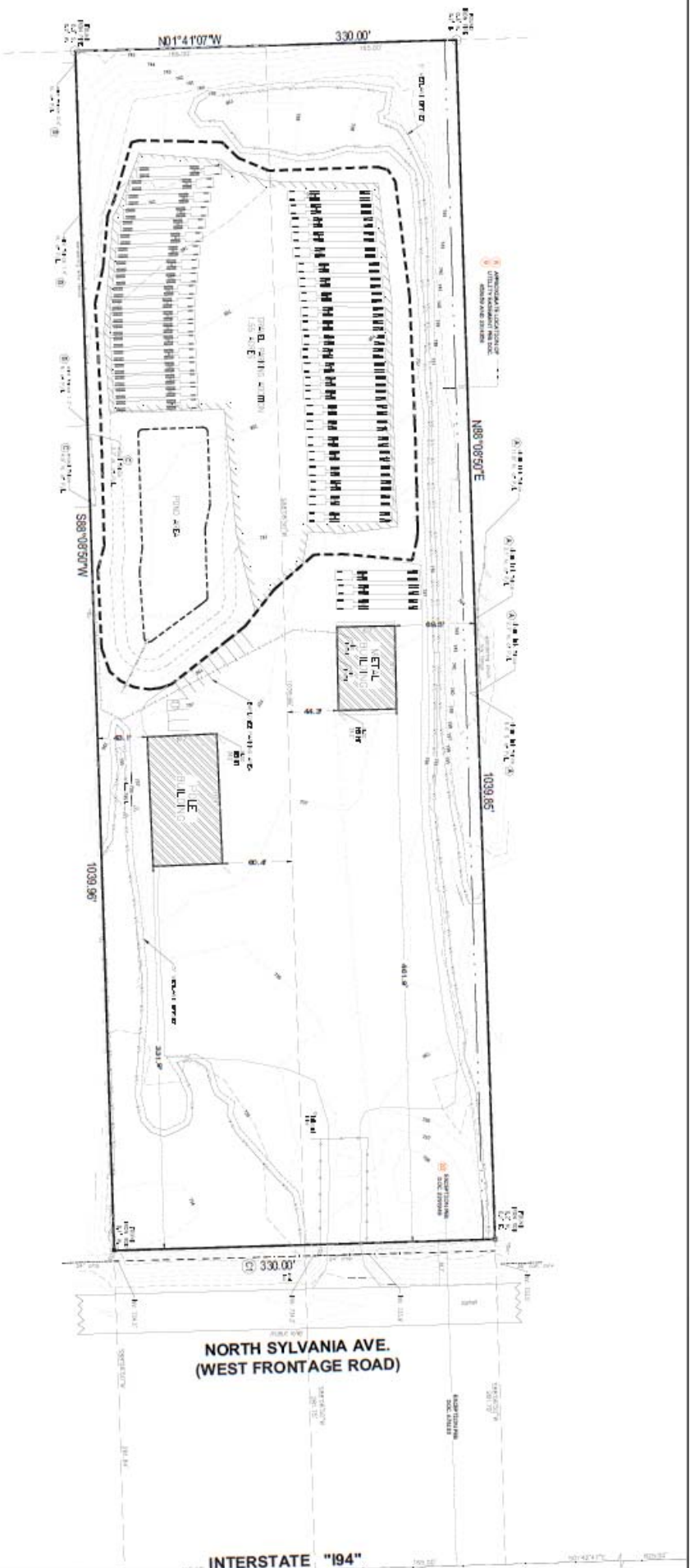
**PROP. MEZZANINE EGRESS PLAN**  
1/8" = 1'-0"

**PLAN KEY:**

- ⊗ = NEW ILLUMINATED "EXIT" SIGNAGE W/ EMERGENCY BACKUP LIGHTING
- ⊗ = NEW DIRECTIONAL, ILLUMINATED "EXIT" SIGNAGE W/ EMERGENCY BACKUP LIGHTING

**FIRE EXTINGUISHER KEY:**

- FE = NEW 5LB. CLASS ABC FIRE EXTINGUISHER, "UL 2A-10B-C" IN NEW SEMI-RECESSED CABINET W/ 4" MAXIMUM PROJECTION. SEE DETAIL 2/7-1



DATE	DESCRIPTION	BY	CHK'D
10/20/2010	ISSUE FOR PERMIT	JL	SL
08/27/2010	ISSUE FOR PERMIT	JL	SL
08/27/2010	ISSUE FOR PERMIT	JL	SL
08/27/2010	ISSUE FOR PERMIT	JL	SL

PROPOSED SITE PLAN  
 2300 N. SYLVANIA AVE  
 IN AUTO INC  
 STURBEVANT, WI



10/20/2010  
 JL  
 SL  
 C-1