

"Aggressively Pursuing Your Real Estate Needs"

# 11225 West Heather Avenue Milwaukee, WI 53224

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

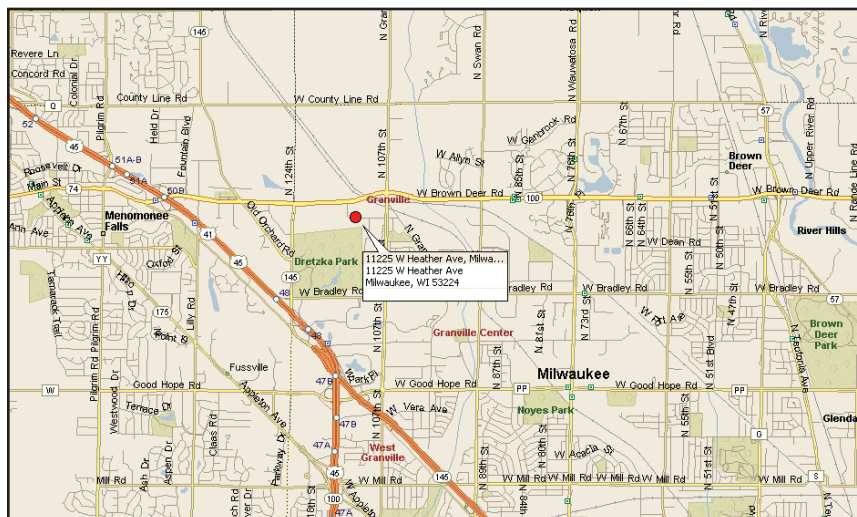


**SALE PRICE: \$5,600,000**

**CONTACT:**  
**Samuel M. Dickman Jr.**  
Sam-jr@dickmanrealestate.com  
**(414) 271.6100**

## Industrial Investment Property for Sale

<b>Location:</b>	The building is located 11 miles from Milwaukee CBD and less than 1 mile from I-41 which intersects I-94 connecting Milwaukee to Chicago.
<b>Total Building Size:</b>	95,500 square feet
<b>Office Space:</b>	5,000 square feet
<b>Total Land Size:</b>	9.01 acres
<b>Expansion:</b>	The lot size allows the building to be expanded by another 30,000 square feet.
<b>Construction:</b>	Tilt-up concrete; pre cast panels
<b>Year Built:</b>	2001
<b>Ceiling Clearance:</b>	24'
<b>Sprinkler:</b>	Wet pipe sprinkler system
<b>Loading:</b>	6 interior docks, 1 drive-in door
<b>Expansion:</b>	Yes
<b>Lighting:</b>	High efficiency
<b>Occupancy:</b>	The property is 100% leased to Integrated Filing Solutions until October 31, 2022.
<b>NOI:</b>	\$461,781



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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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**2014 BUDGET SUMMARY - CASH BASIS**

Property **11225 Heather LLC**

NRSF **95,500**

Date **11/6/2013 15:58**

<b>Account Description</b>	<b>2014 Budget</b>	<b>PSF</b>
<b>INCOME</b>		
Base Rent	\$ 461,783	\$ 4.84
Rent Abatement/Concession	-	-
<b>Total Rental Income</b>	<b>\$ 461,783</b>	<b>\$ 4.84</b>
Operating Expense Recoveries	\$ 31,237	\$ 0.33
Real Estate Tax Recoveries	111,051	1.16
<b>Total Recovery Income</b>	<b>\$ 142,289</b>	<b>\$ 1.49</b>
<b>TOTAL INCOME</b>	<b>\$ 604,071</b>	<b>\$ 6.33</b>
<b>EXPENSES</b>		
<b><i>Recoverable Operating Expenses</i></b>		
R&M - Contract Services	\$ 500	\$ 0.01
R&M - Miscellaneous	-	-
Utilities	-	-
Management Fees	21,142	0.22
Insurance	9,595	0.10
Real Estate Taxes	111,051	1.16
Real Estate Tax Professional Fees	-	-
<b>Total Recoverable Operating Expenses</b>	<b>\$ 142,289</b>	<b>\$ 1.49</b>
<b>NET OPERATING INCOME</b>	<b>\$ 461,783</b>	<b>\$ 4.84</b>