

"Aggressively Pursuing Your Real Estate Needs"

# 3201-3245 & 3251 S. 20th St Milwaukee, WI 53215

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

**PRICE: \$5,350,000**  
**LEASE RATE:**  
**\$3.25 - \$3.95/SF NNN**



**CONTACTS:**  
**Samuel M. Dickman, Jr.**  
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**(414) 271.6100**

## Industrial Building for Sale or Lease

### SUMMARY

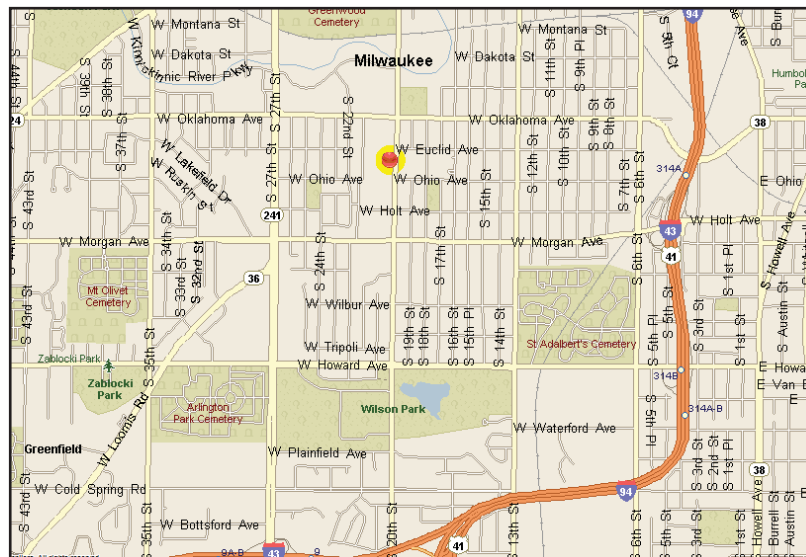
<b>Total Property Size:</b>	145,000 SF
<b>Total Available Space:</b>	145,000 SF
<b>Minimum Divisible:</b>	10,000 SF
<b>Zoning:</b>	IL2
<b>Estimated NNN Expenses (2013):</b>	\$0.84/SF

### PROPERTY FEATURES

- Trailer Parking Available
- Flexible Floor Plans
- Low CAM & Taxes
- Isolation Room for Vibration Testing
- Floor Drains
- Minutes from I-43/94
- Food Grade Certified

### TAX INFORMATION

<b>Parcel Size:</b>	6.69 Acres
<b>Tax Key Number:</b>	5340932000
<b>2012 Taxes:</b>	\$70,580.05



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1169

**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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## BUILDING ONE

<b>Building Size:</b>	92,000 SF
<b>Available Space:</b>	92,000 SF
<b>Minimum Divisible:</b>	32,000 SF
<b>Ceiling Height:</b>	24'
<b>Column:</b>	40' x 50'
<b>Dock Doors:</b>	Four (4)
<b>Drive-Ins:</b>	Two (2) - 12' x 14'
<b>Lighting:</b>	T8 High Efficiency Fluorescent
<b>Power:</b>	480/240 Volt, 3 Phase, 1200 Amps
<b>Sprinkler:</b>	Yes



## BUILDING TWO - North Unit

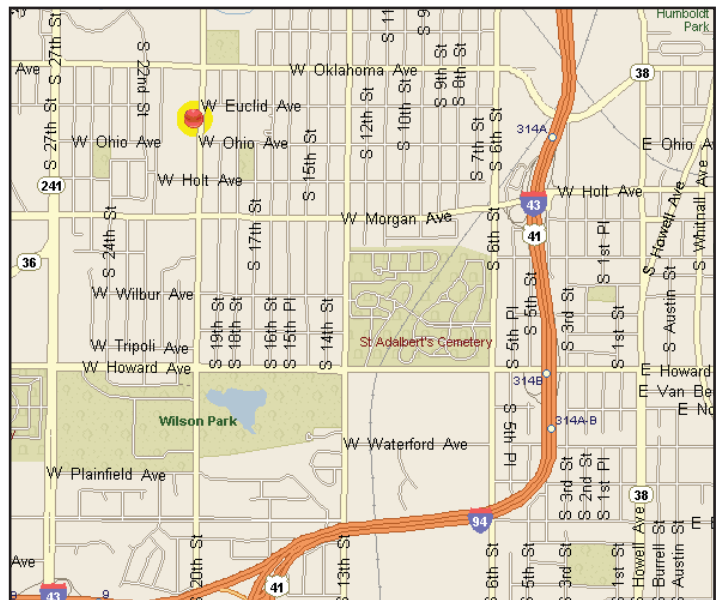
<b>Building Size:</b>	800 SF - Office 19,505 SF - Warehouse 20,305 SF - Total
<b>Ceiling Height:</b>	14' Clear
<b>Column:</b>	50' x 20'
<b>Dock Doors:</b>	Three (3)
<b>Drive-Ins:</b>	Two (2) - 12' x 14'

## BUILDING TWO - South Unit

<b>Building Size:</b>	2,000 SF - Office 20,695 SF - Warehouse 22,695 SF - Total
<b>Ceiling Height:</b>	20' - 23' Clear
<b>Column:</b>	48' x 25'
<b>Dock Doors:</b>	Two (2) 10' x 10', Leveler
<b>Drive-Ins:</b>	One (1) 12' x 14'
<b>Lighting:</b>	T8 High Efficiency Fluorescent
<b>Power:</b>	240 Volt, 3 Phase, 400 Amps
<b>Floor Drain:</b>	Yes

## BUILDING THREE

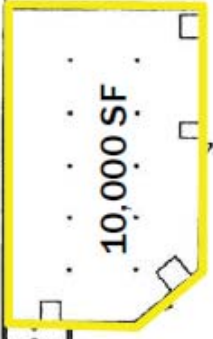
<b>Building Size:</b>	700 SF - Isolation Room 10,000 SF - Warehouse 10,700 SF - Total
<b>Ceiling Height:</b>	14'
<b>Column:</b>	20' x 25'
<b>Dock Door:</b>	One (1) 10' x 8' Leveler
<b>UPS Dock:</b>	One (1)
<b>Drive-In:</b>	One (1) 10' x 10'
<b>Power:</b>	240 Volt, 3 Phase, 400 Amps
<b>Heat:</b>	Gas Fired Unit
<b>Air/Water Lines:</b>	Yes



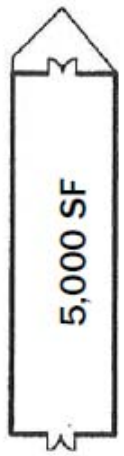
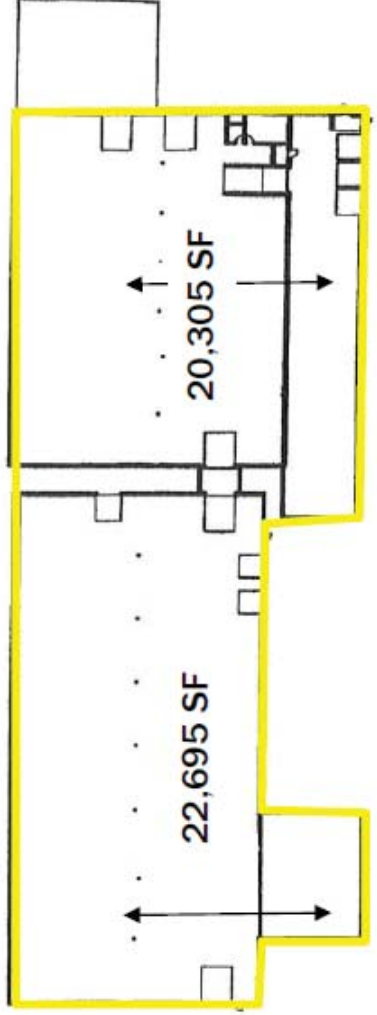
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**Building 3**



**Building 2**



**Building 1**

