

"Aggressively
Pursuing Your
Real Estate
Needs"

2345 & 2401 W. Mill Road Glendale, WI 53209

THE
DICKMAN
COMPANY, INC.
REAL ESTATE



PRICE: \$1,900,000
LEASE RATE: Negotiable

CONTACTS:
Zach Noble
Zach@dickmanrealestate.com
Nick Keys
Nick@dickmanrealestate.com
(414) 271.6100

Flex Buildings for Sale or Lease

SUMMARY

Buildings: 8
Total Property Size: 48,056 SF

PROPERTY FEATURES

- Excellent Investment Opportunity for owner/user or investor
- Existing Income Exceeds \$230,000/Year Gross (Please inquire for Rent Roll)
- Very stable self storage income
- Some recent improvements include:
 - Newly asphalted lot
 - New furnace in office building
 - Electrical upgrades
 - Radiant Heat in shop
 - New doors on mini-storage

TAX INFORMATION

Parcel Size: 2.50 Acres
Zoning: B5 Business - Office Zoning District
2015 Assessment: \$1,190,300
2015 Taxes: \$32,613.71

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REAL ESTATE

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.

1264

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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Drafted by Attorney Debra Peterson Conrad

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Flex Space Available

BUILDING ONE - Front Office / Shop (Available)

Total Size: 6,600 SF
Office: 1,640 SF
Warehouse: 5,020 SF
Construction: Metal
Ceiling Height: 12' - 14'
Loading: (3) Drive-Ins (1 - 12' x 12' & 2 - 10' x 10')
Floor Drains: Yes
Lease Rate: Please Inquire

BUILDING TWO - Cold Storage Warehouse (Available)

Total Size: 3,060 SF
Construction: Metal
Ceiling Height: 20'
Loading: (5) 18' Drive-Ins (Oversized for dump truck loading)
Notes:

- Insulated but not currently heated (could be added)
- Previously used for salt storage

Lease Rate: Please Inquire

BUILDING THREE, FOUR & FIVE - Self-Storage

Total Size: 12,256 SF
Units: 68
Unit Sizes: 53 - 10' x 20'
15 - 10' x 10'
Notes:

- Historically rents at or near 100% occupancy
- Currently 60 units occupied generating over \$70,000/year

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Industrial & Office Space for Lease

BUILDING SIX - Front Office / Shop

Total Size: 7,080 SF
Office: 3,080 SF
Warehouse: 4,000 SF

Available Space: (1) Single Office Suite - \$450/month, Gross
(1) Double Office Suite - \$600/month, Gross

Construction: Masonry
Ceiling Height: 18'
Loading: (2) 14' Drive-Ins
Floor Drains: Yes
Notes:

Two-Story office is divided into six office suites. Mix of single, double and apartment style offices. 4 of the 6 offices are rented, generating over \$20,000/year gross. All suites have their own bathroom.

BUILDING SEVEN - Middle Shop

Total Size: 7,000 SF
Warehouse: 7,000 SF
Construction: Metal
Ceiling Height: 14'
Loading: (1) 12' Drive-In
Floor Drains: Yes
Bathroom: Yes
Notes: Air Exchange System
Lease Rate: Please Inquire

BUILDING EIGHT - Rear Shop (Available)

Total Size: 12,000 SF
Warehouse: 12,000 SF
Construction: Metal
Ceiling Height: 20'
Loading: (1) 16' Drive-In
Floor Drains: Yes
Bathroom: Yes
Notes: Air Exchange Sytem, Service Pits for Repair
Lease Rate: \$6,000/month, Modified Gross

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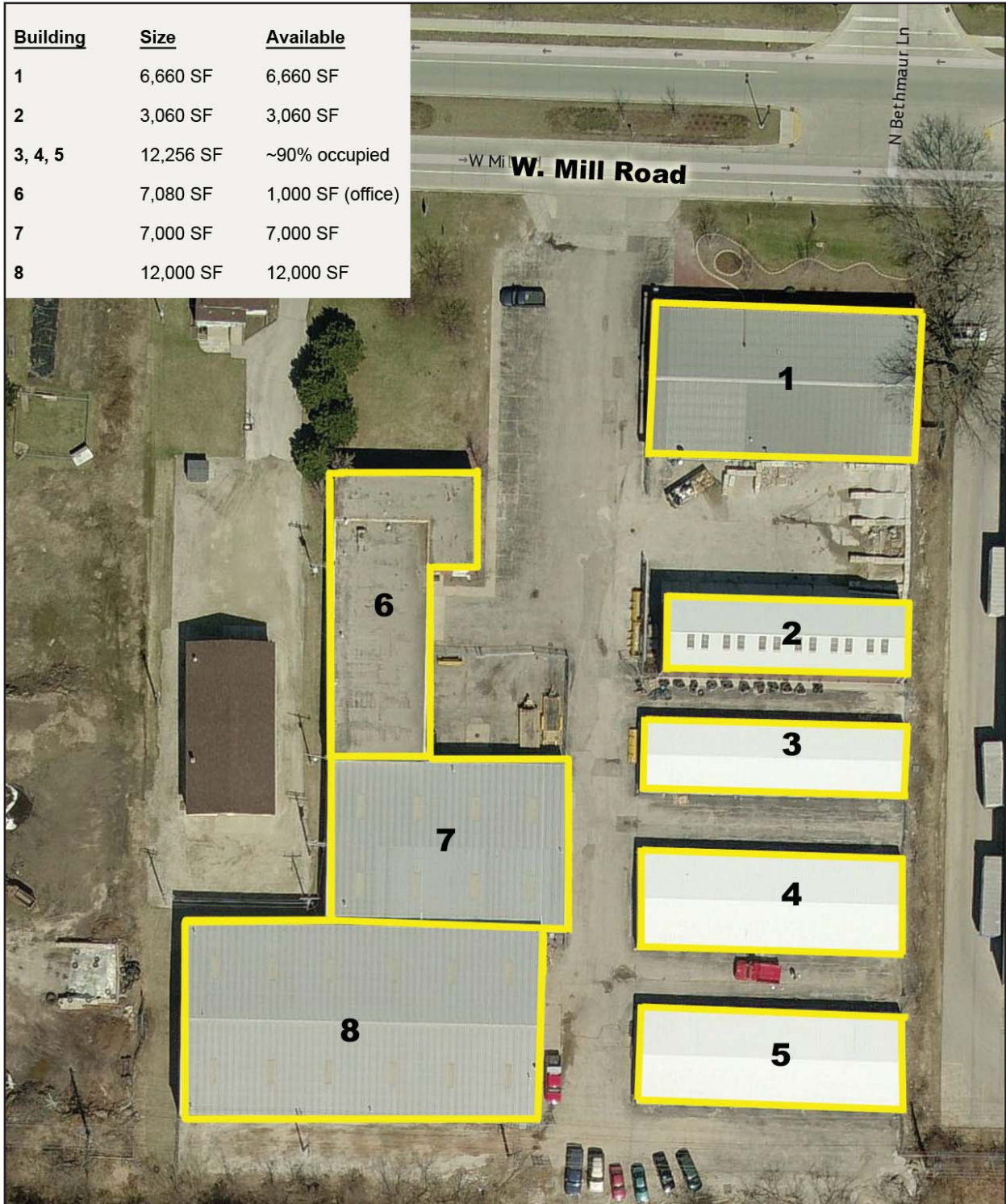
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<u>Building</u>	<u>Size</u>	<u>Available</u>
1	6,660 SF	6,660 SF
2	3,060 SF	3,060 SF
3, 4, 5	12,256 SF	~90% occupied
6	7,080 SF	1,000 SF (office)
7	7,000 SF	7,000 SF
8	12,000 SF	12,000 SF



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