

"Aggressively Pursuing Your Real Estate Needs"

# 4145 Courtney Road Franksville, WI 53126



**LEASE RATE:**  
**\$5.00/Sq. Ft. NNN-Warehouse**  
**\$10.00/Sq. Ft. NNN-Office**

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

## Industrial/Flex Building for Lease

|                             |  |               |              |              |                  |                  |
|-----------------------------|--|---------------|--------------|--------------|------------------|------------------|
| <b>Total Building Size:</b> | 35,040 square feet   |               |              |              |                  |                  |
| <b>Available Space:</b>     | 8,760 - 26,280 square feet of contiguous space available   |               |              |              |                  |                  |
| <b>Suite Configuration:</b> | <u>Total</u>   | <u>Office</u> | <u>Whse.</u> | <u>Docks</u> | <u>Drive-ins</u> | <u>Available</u> |
| Suite 1                     | 10,160   | 4,200         | 5,960        | 1            | 1                | 10/1/2016        |
| Suite 2                     | 7,360  | BTS           | 7,360        | 1            | 1                | 1/1/2017         |
| Suite 3                     | 8,760  | BTS           | 8,760        | 1            | 1                | 1/1/2017         |
| <b>Lot Size:</b>            | 3.06 acres   |               |              |              |                  |                  |
| <b>Construction:</b>        | Masonry block  |               |              |              |                  |                  |
| <b>Parking:</b>             | 65 parking stalls  |               |              |              |                  |                  |
| <b>Cranes:</b>              | (2) 10-ton bridge cranes (Bay 1)   |               |              |              |                  |                  |
| <b>Clear Height:</b>        | 22'  |               |              |              |                  |                  |
| <b>Loading:</b>             | (4) docks<br>(4) drive-in doors  |               |              |              |                  |                  |
| <b>Power:</b>               | 3 Phase, 480 Volt  |               |              |              |                  |                  |
| <b>Comments:</b>            | - High-end office available (could be removed or modified to suit).<br>- Tenant improvement allowance available.<br>- Great location, visible from I-94, less than 1 mile to on/off ramp |               |              |              |                  |                  |

**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**

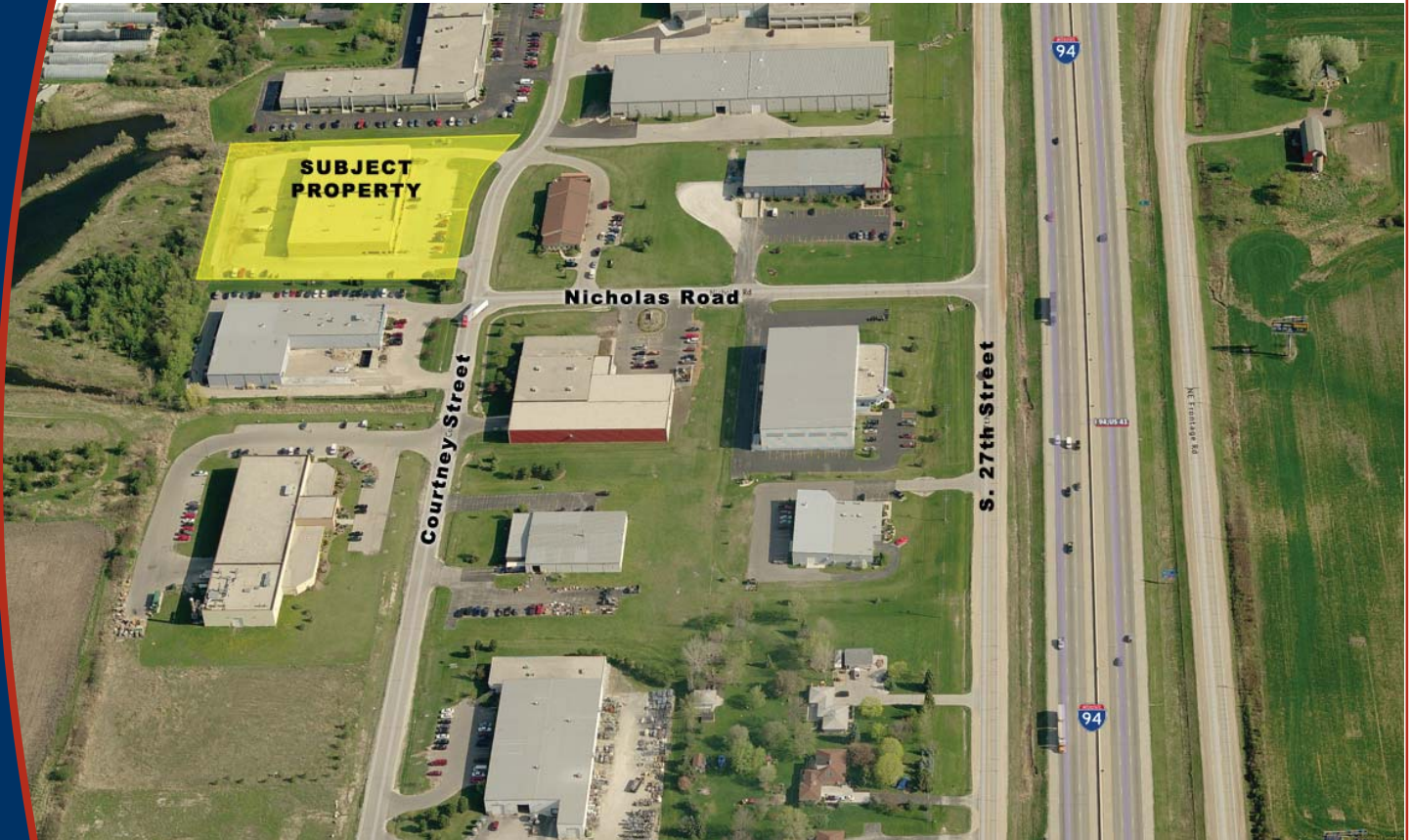
48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision 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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REAL ESTATE

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

**CORFAC**  
International

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.

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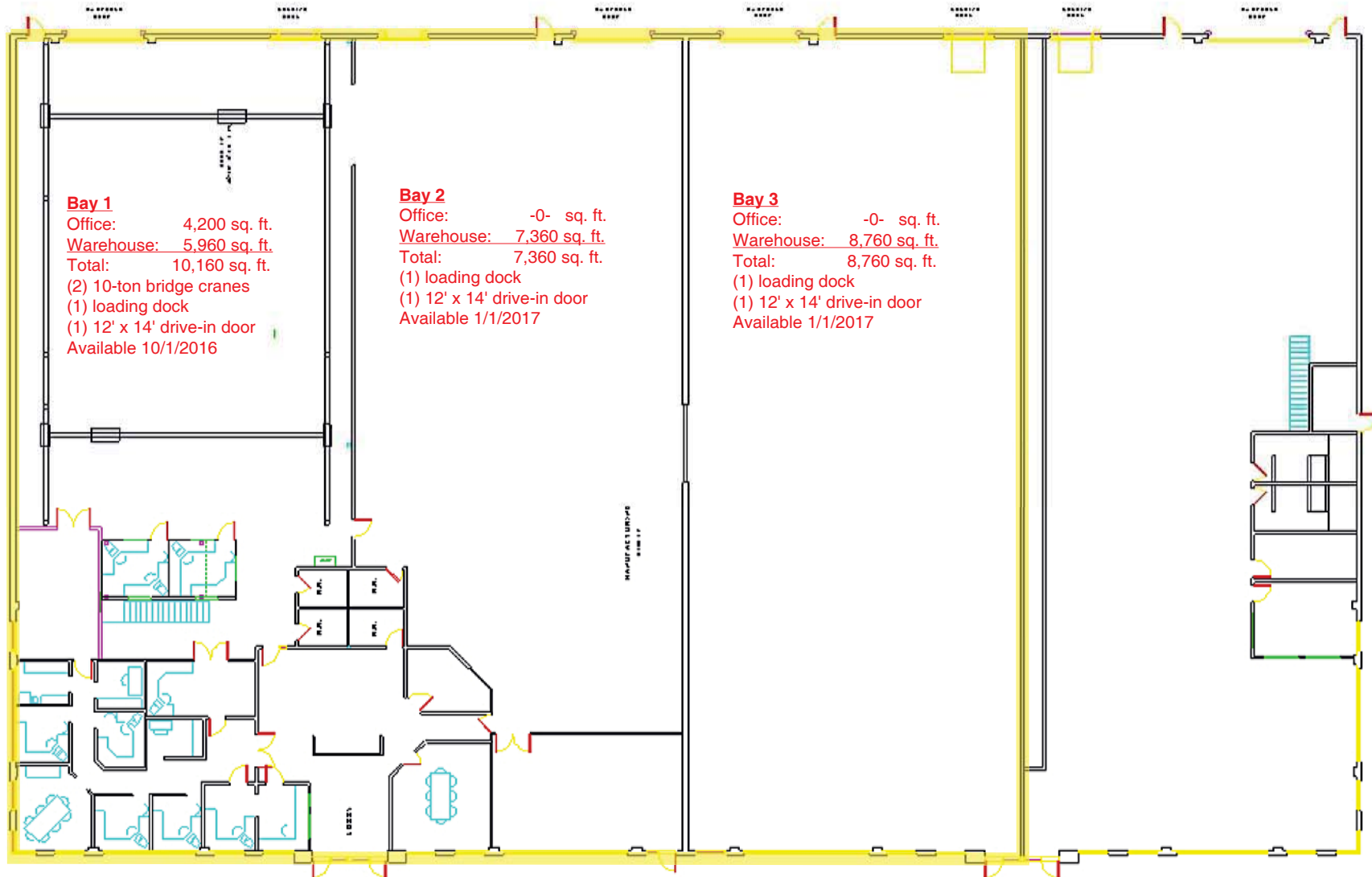
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**Bay 1**

Office: 4,200 sq. ft.  
 Warehouse: 5,960 sq. ft.  
 Total: 10,160 sq. ft.  
 (2) 10-ton bridge cranes  
 (1) loading dock  
 (1) 12' x 14' drive-in door  
 Available 10/1/2016

**Bay 2**

Office: -0- sq. ft.  
 Warehouse: 7,360 sq. ft.  
 Total: 7,360 sq. ft.  
 (1) loading dock  
 (1) 12' x 14' drive-in door  
 Available 1/1/2017

**Bay 3**

Office: -0- sq. ft.  
 Warehouse: 8,760 sq. ft.  
 Total: 8,760 sq. ft.  
 (1) loading dock  
 (1) 12' x 14' drive-in door  
 Available 1/1/2017

**Other Potential Configurations:**

Bays 1-2 17,520 sq. ft.  
 Bays 2-3 16,120 sq. ft.  
 Bays 1-3 26,280 sq. ft.

