

I-94/Highway 16 Business Center
Pewaukee Business Park, Suburban Milwaukee
N17W25073 Bluemound Road, Pewaukee, WI 53072



AVAILABLE NOW!

**INDUSTRIAL SPACE FOR LEASE IN
BRAND NEW CONSTRUCTION**

72,000 SF AVAILABLE (Divisible to 24,000 SF)

Asking Lease Rate: **\$5.25/SF NNN Warehouse**
\$9.95/SF NNN Office



Premiere Corporate Image Facility

- Fantastic location at high visibility intersection of I-94 and Hwy 16
- Multiple access routes from I-94, Highway 16 and Bluemound Road
- 28 foot clear height
- Multiple dock and drive-in loading capacity
- 1,600 amps of power (additional power available if needed)
- Professionally managed
- Low Waukesha County taxes

CONTACT:

Kevin C. Barry, CCIM
Executive Vice President
414-272-6728
kbarry@barrycre.com



Commercial Real Estate Services
Since 1921

1232 NORTH EDISON STREET | MILWAUKEE, WI 53202 | 414-271-1870 MAIN | 414-271-1478 FAX | WWW.BARRYCRE.COM

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Property Specifications

Building Size:	120,000 SF
Office Size:	To suit
Vacant Size:	72,000 SF
Building Dimensions:	500 FT x 240 FT
Number of Floors:	1
Minimum Divisible:	24,000 SF
Maximum Contiguous:	72,000 SF
Year Built:	Expected delivery August 2018
Ceiling Height:	28 FT
Construction Type:	Tilt Up Concrete with decorative glass and architectural attributes
Drive-in Doors:	3 (2 available)
Dock Doors:	10 (6 available)
Power:	1,600 amps (power capacity can be increased as needed)
Lighting:	High efficiency T-5
Sprinkler Type:	High capacity ESFR
Bay Size:	45 FT x 50 FT, plus 60 FT speedbay for loading area
Site Size:	Approx. 8 AC
Parking Area:	127 spaces, plus additional dock area spaces
Zoning:	Industrial
Utilities:	Municipal

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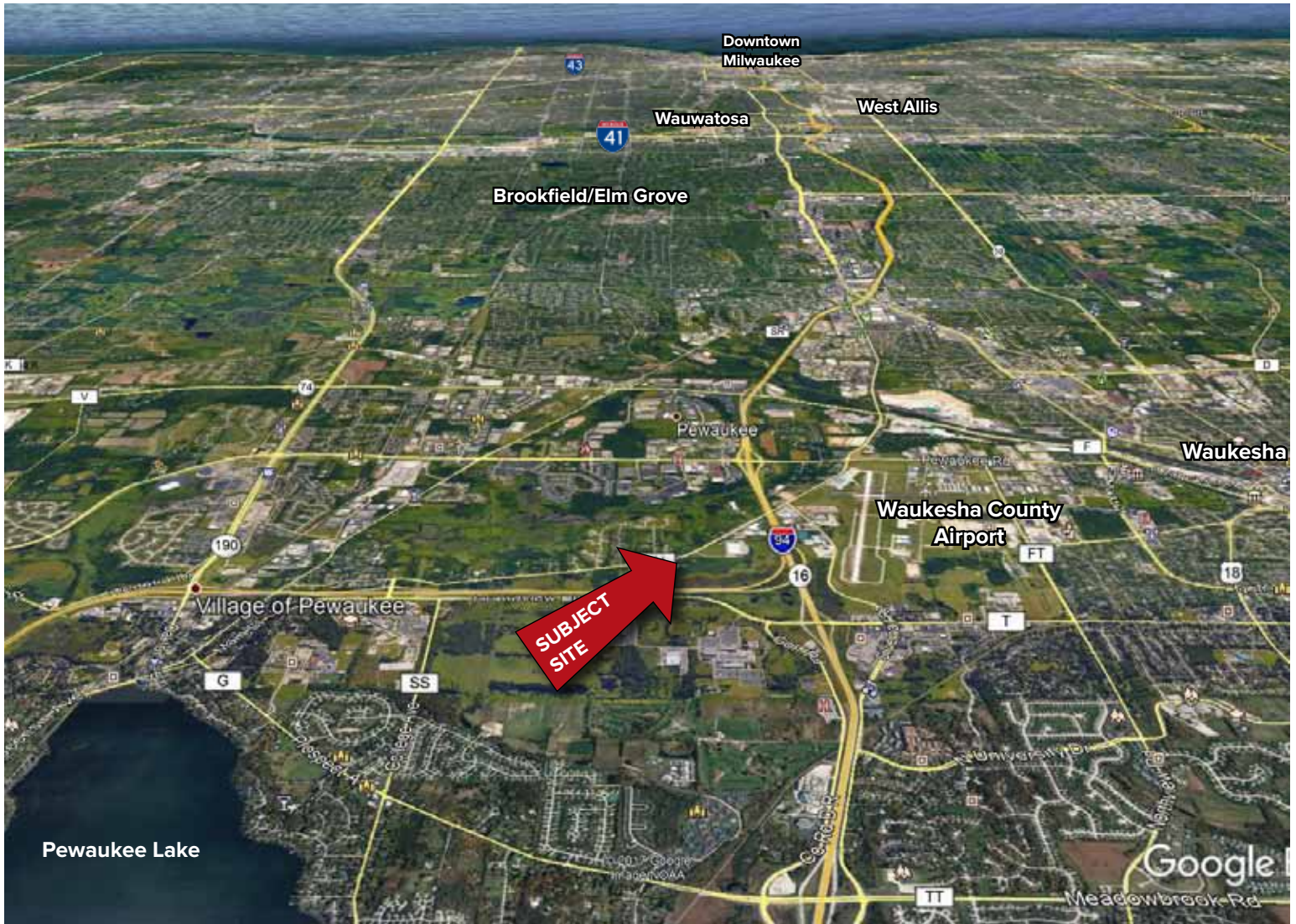
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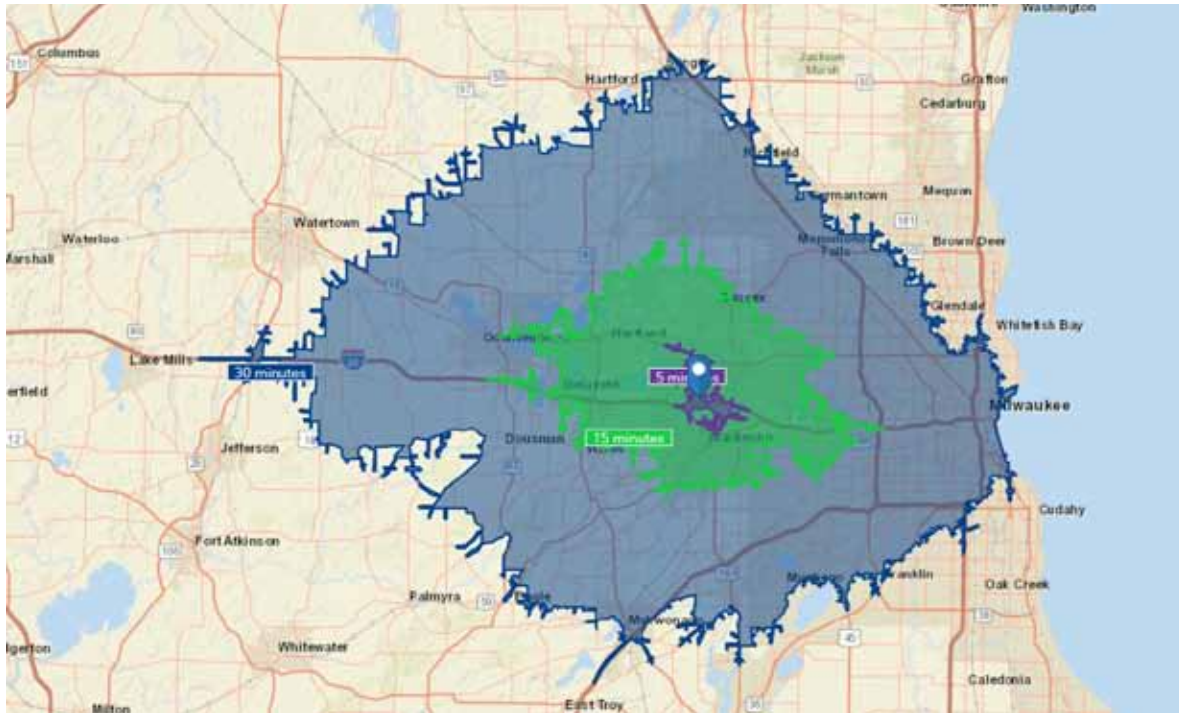
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Population and Workforce

	Population	Median HH Income	Median Age	White Collar Workers	Blue Collar Workers	Services Workers
5 minutes	2,527	\$60,563	39.3	735 (55.1%)	322 (24.1%)	275 (20.6%)
15 minutes	180,184	\$74,857	41.5	65,202 (68.2%)	16,061 (16.8%)	14,341 (15.0%)
30 minutes	1,101,661	\$55,065	37.4	334,997 (61.6%)	107,677 (19.8%)	101,152 (18.6%)

2017 data, U.S Census Bureau & Esri

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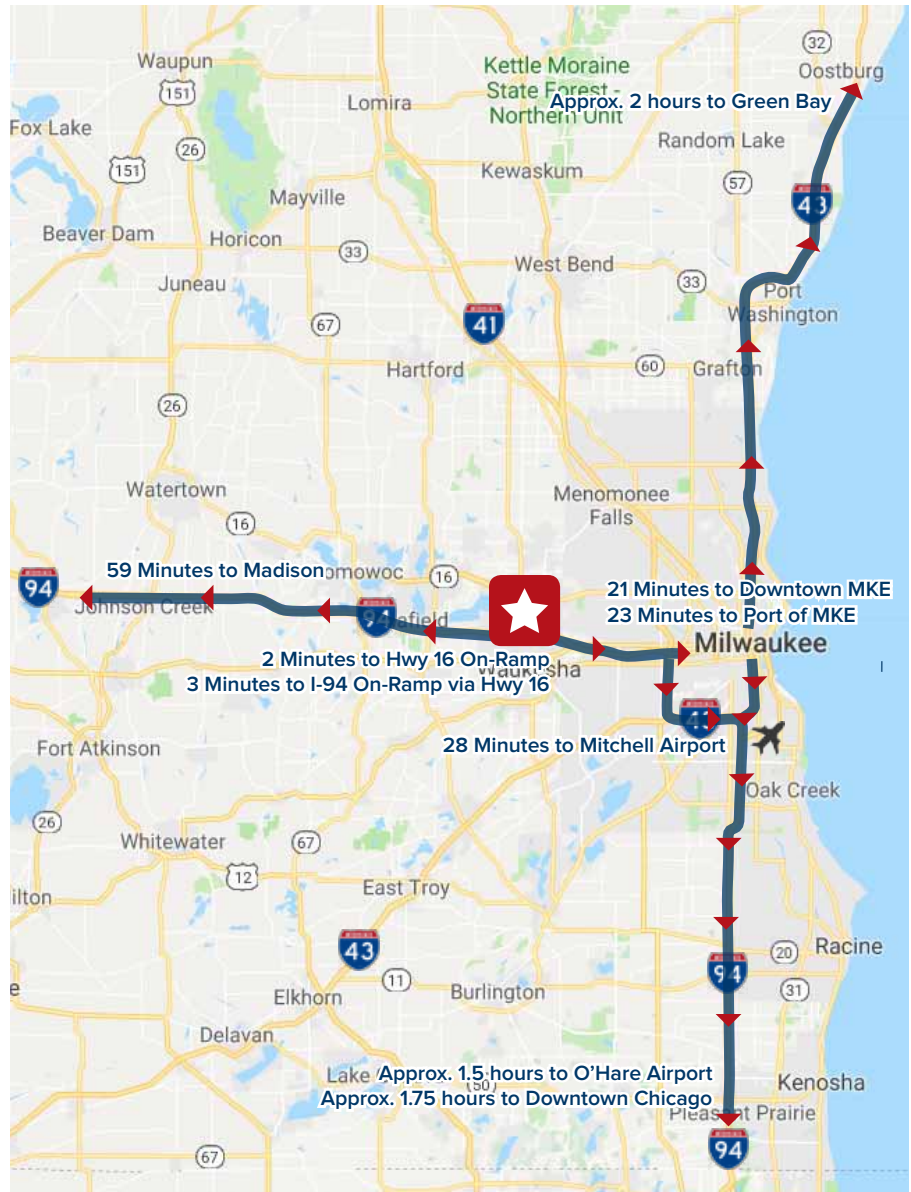
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Drive Times to Key Areas

	Minutes	Miles
Hwy 16 @ Bluemound Road (nearest Hwy 16 on-ramp)	2	1.2
I-94 @ Pewaukee Road (nearest I-94 on-ramp)	5	2.5
I-94 via Hwy 16	3	3
Waukesha	8	3.8
Milwaukee	21	19.1
Port of Milwaukee	23	21.5
Mitchell International Airport	28	24.8
Madison	59	62.9
O'Hare International Airport	1:32	93.4
Downtown Chicago	1:47	106
Green Bay	2:06	127
Port of Chicago	2:09	120

2017 data, U.S Census Bureau & Esri



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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