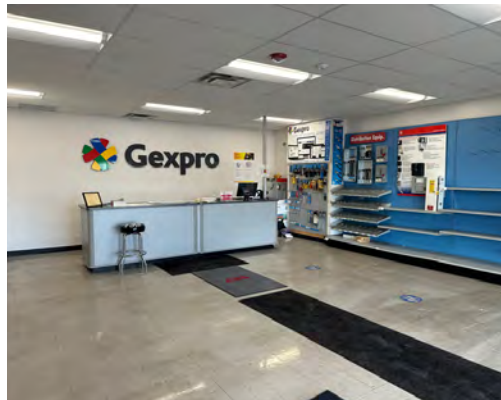
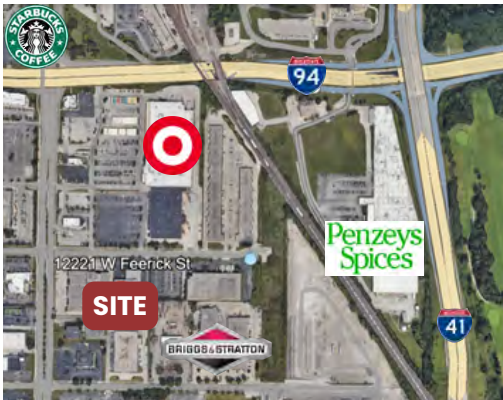


OUTSTANDING LOCATION NOW AVAILABLE!



+/- 39,206 SF MULTIPURPOSE INDUSTRIAL PROPERTY **12221 W. Feerick Street, Wauwatosa, WI 53222**



PROPERTY FEATURES

- Excellent, Central Suburban Milwaukee Area Location
- High Ceiling Clear Height
- LED Motion Sensor Warehouse Lighting
- Outstanding Labor Pool Demographics
- Will-Call & Showroom Area
- Nicely Remodeled Offices
- Multiple Loading Options
- Immediate Freeway Access

FOR MORE INFORMATION, CONTACT:



KEVIN BARRY, CCIM

414-254-8206

kbarry@barrycre.com

DAVID BARRY, CCIM, SIOR

414-803-4988

dbarry@barrycre.com

FOR LEASE

12221 W. FEERICK STREET
WAUWATOSA, WI 53222

Asking Lease Rate: \$6.95/ SF NET



BUILDING SPECIFICATIONS

Building Size:	+/- 39,206 SF
Office Size:	+/- 5,378 SF (NIC Shop Office)
Number of Floors:	One
Minimum Divisible:	39,206 SF
Maximum Contiguous:	39,206 SF
Year Built/Renovated:	1971/2013
Ceiling Height:	Middle Warehouse: 20' @ +/-25,788 SF, South Warehouse: 26' @ +/- 8,040 SF
Construction Type:	Masonry & Decorative Brick
Drive-in Doors:	One Approx. 15'W x 14'W in South Warehouse
Dock Doors:	Middle Warehouse 3 x 8'H w/ Levelers; South Warehouse: 2 x 10'H w/Levelers
Dumpster Door:	1 - 10'H x 15'W
Box Truck Door:	1 w/ Exterior Area for Multiple Box Trucks (Included in Parking Number) For Will-Call
Power:	600 Amp, 208/120V - To Be Verified
A/C:	Office Area w/ Ceiling Fans in Warehouse
Floor Drains:	None
Lighting:	LED Motion Sensor in Warehouse
Sprinkler:	None
Lavatories:	4 - Men's and Women's in Office & Warehouse
Present Use:	Office/Warehouse w/ Will-Call

SITE DETAILS

Site Size:	Approx. 1.89 Acres
Parking Area:	Approx. 54 Striped + 2 HC
Zoning:	M2 Heavy Industrial
Public Transportation:	Yes - 124th & Feerick #28
Utilities	Municipal
2023 Property Taxes:	\$39,225.57
Taxkey:	258-0002-004

FOR MORE INFORMATION, CONTACT:

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Commercial Real Estate Services
Since 1921

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INTERIOR PHOTOS



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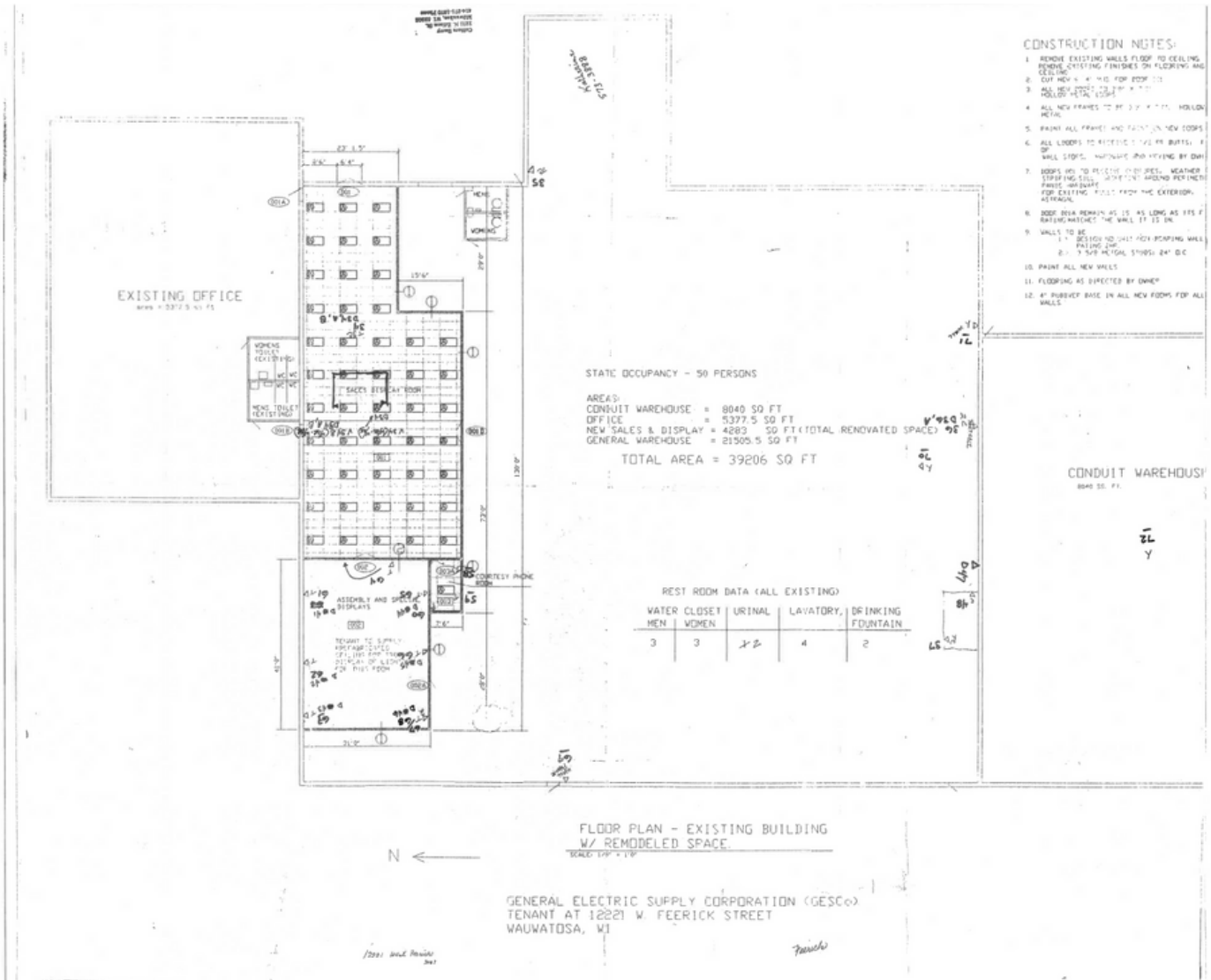
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GENERAL FLOORPLAN



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FOR LEASE

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WAREHOUSE PHOTOS



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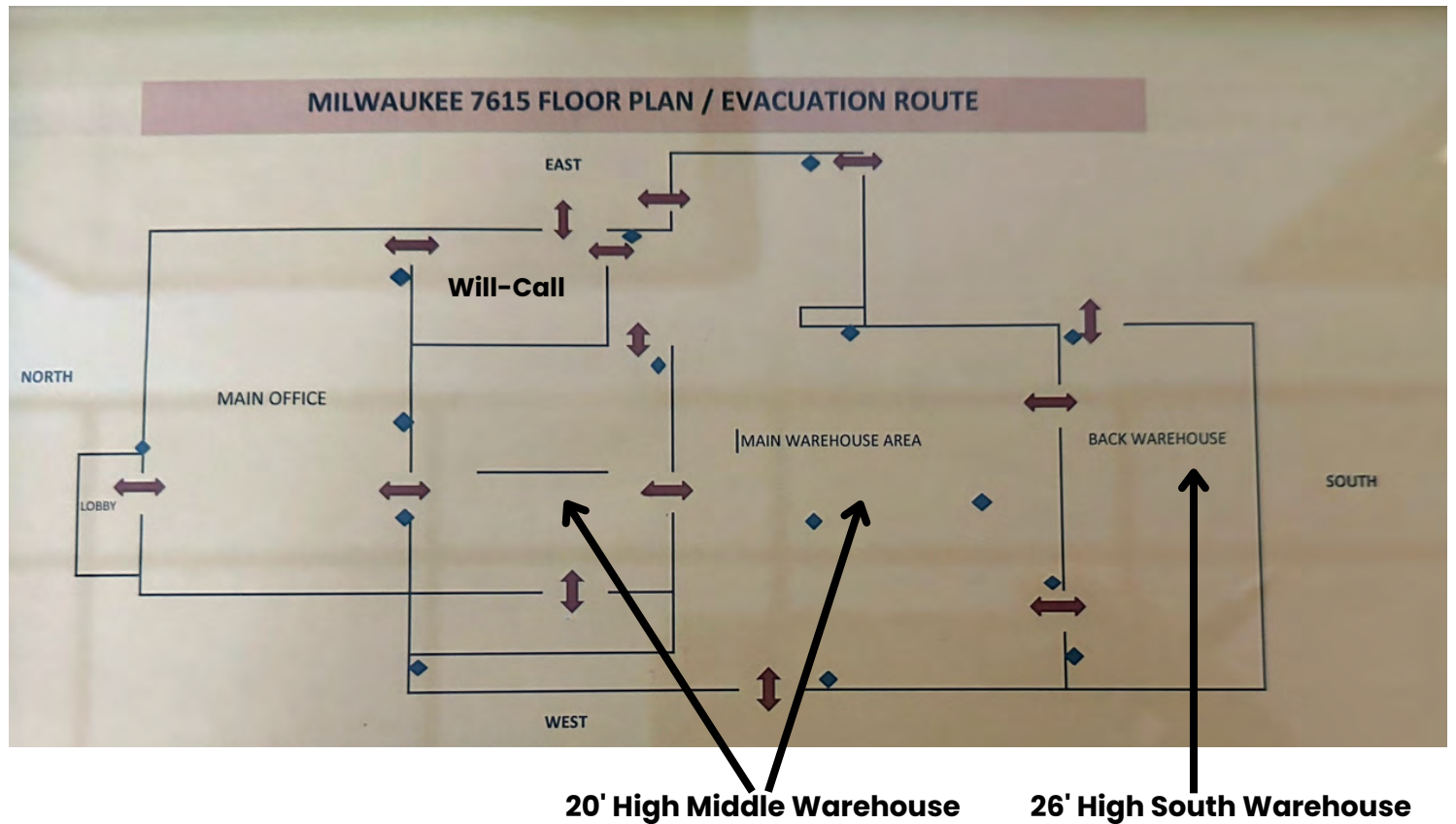
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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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