



**S30 W24670 & S30 W24682 SUNSET DRIVE
WAUKESHA, WI 53186**

FEATURES

Rental Pro Forma Available Upon Request.

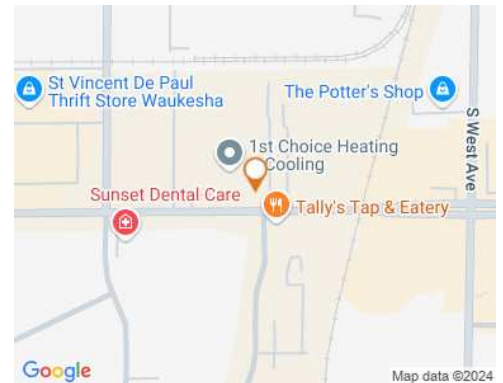
This investment property is located along the bustling Sunset Drive corridor, which see a substantial traffic volume of approximately 15,900 vehicles daily (WI DOT). The property offers flexible office and industrial suites available for lease, making it suitable for a variety of uses. This combination of location, traffic flow, and adaptable space positions the property as an attractive investment opportunity for potential investors or businesses seeking to establish a presence in a thriving area.

S30 W24670 Sunset Drive features 3 buildings on 1.41 acres.

- * **Building 1:** 9,773 SF available for lease: +/- 2,500 on the first floor and +/- 6,254 SF which consist of second floor and warehouse space.
- * **Building 2:** 1,100 SF is available for lease (Suite E)
- * **Building 3:** 2 small offices spaces available for lease ranging in size from +/- 147 SF to a maximum of +/- 331 SF. The building features a common area kitchen, conference room and restrooms. 2,500 SF warehouse space is available for lease.

S30 W24682 Sunset Drive features 1 fully leased building on 1.371 acres.

Listing: **4767**



INVESTMENT LEASE OR SALE

Total SF: **22,388**

Total Acres **2.7**

Sale Price: **\$1,700,000.00**

Modified Gross: **\$9.00 - \$13.00 PSF**

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2 Property Portfolio

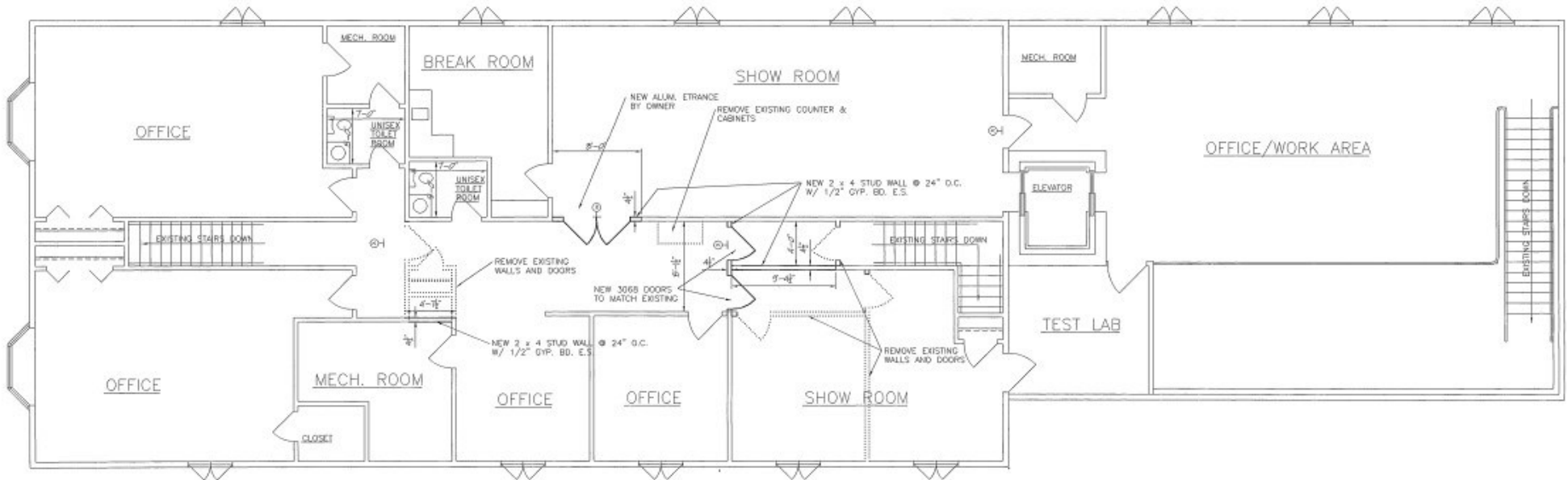
S30 W24670 & S30 W24680 Sunset Drive





S30 W24670 W Sunset Drive, Waukesha

Building 1: 2nd Floor Plan +/- 6,254 SF Available



Lease Rate: \$11.25 PSF Modified Gross = \$5,865.00/Month Modified Gross

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



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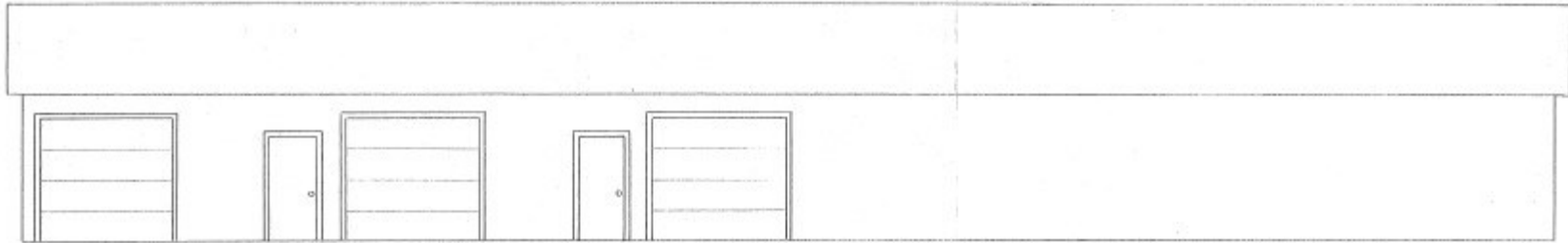
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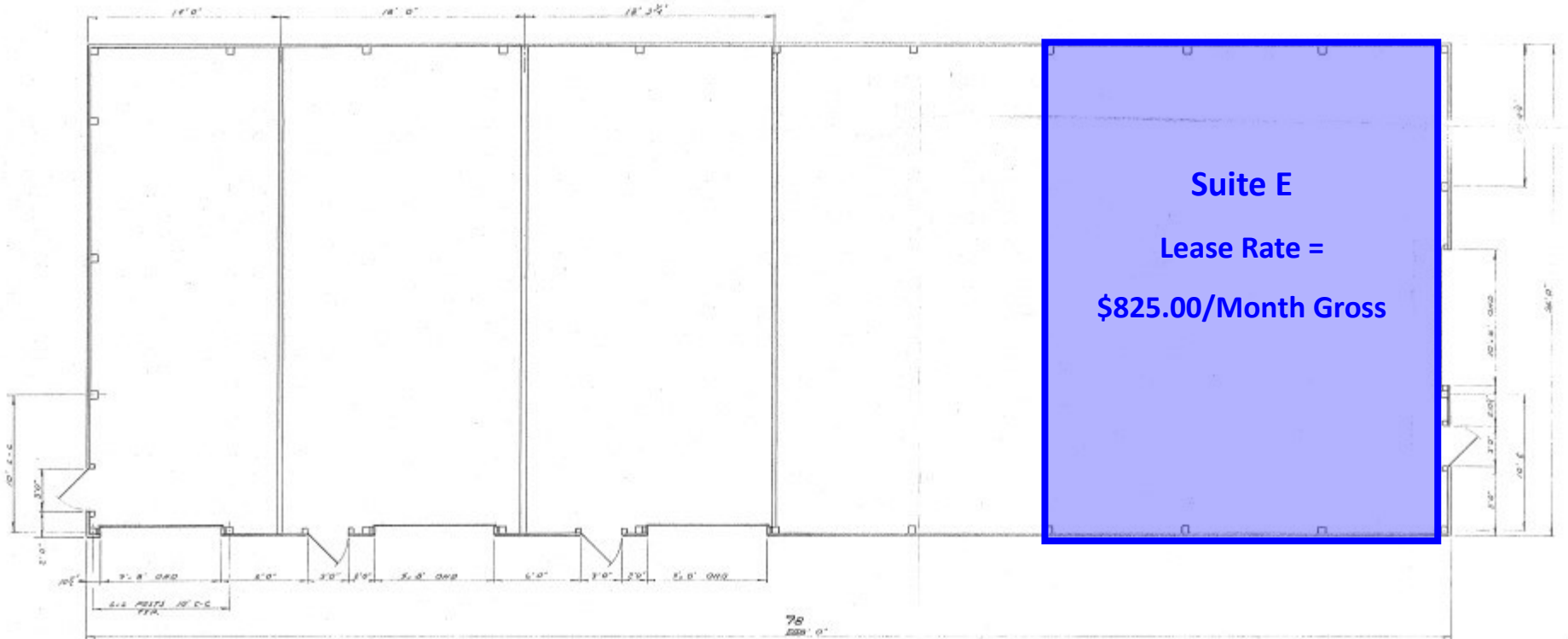


S30 W24670 W Sunset Drive, Waukesha

Building 2- +/- 1,100 SF Warehouse Space Available



FRONT ELEVATION



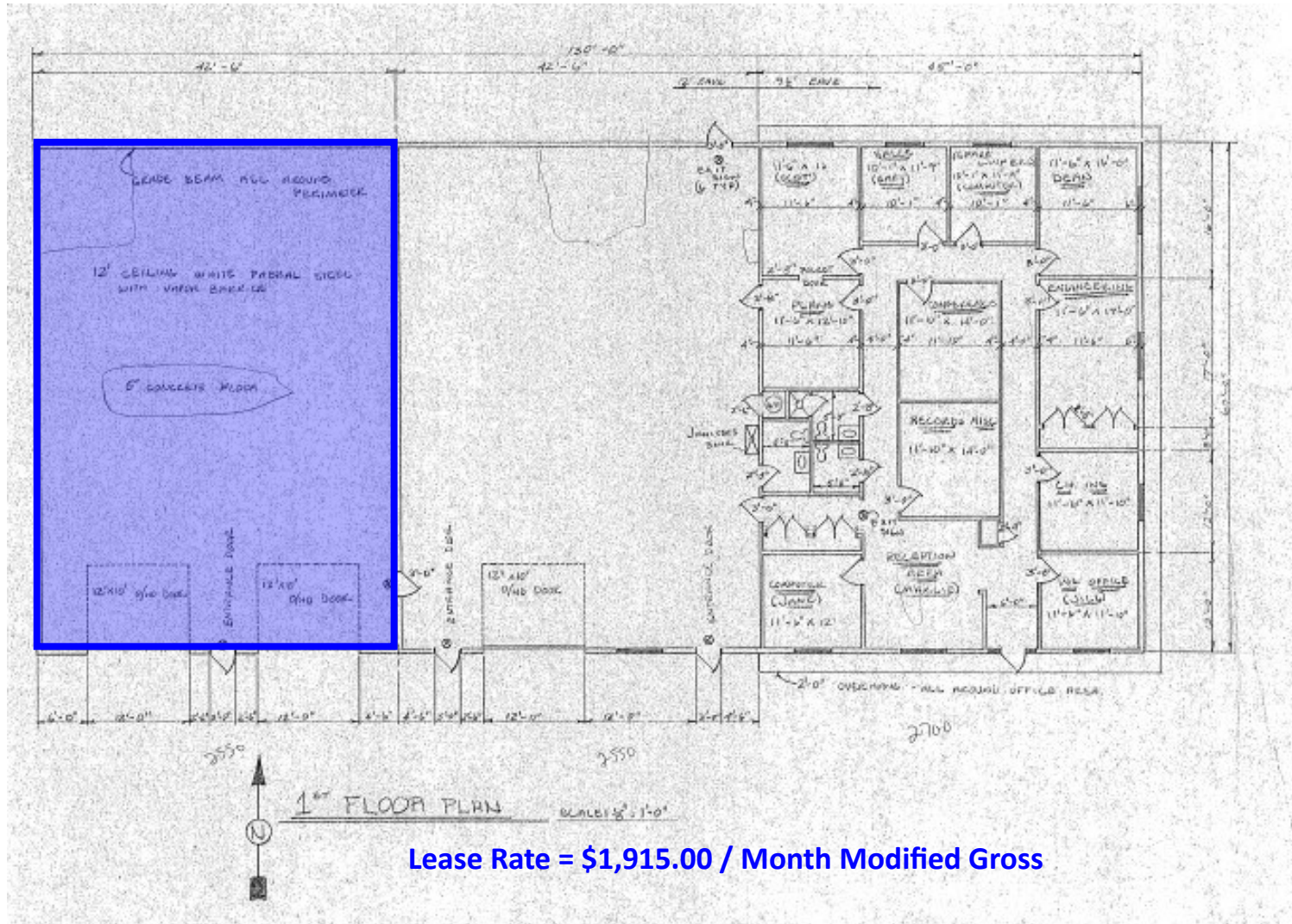
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S30 W24670 W Sunset Drive, Waukesha

Building 3 - +/- 2,500 SF Warehouse Space Available





Lease Rate: Unit 307 = \$200/Month Modified Gross Unit 308 = \$160/Month Modified Gross

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 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 **NONCONFIDENTIAL 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 877-234-0085.

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 Richard J. Staff

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NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

WISCONSIN CHAPTER