



FOR SALE
+/- 31,318 SF
Industrial/Manufacturing

9980 S Oakwood Park Drive, Franklin, WI



**For more
information,
please contact:**

Jan Kadow

o: 414.424.3760

e: jank@naipfefferle.com

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SALE PRICE	\$4,749,000
BUILDING SIZE	+/- 31,318 SF
YEAR BUILT	1999
SPRINKLER	100%
PARKING	77 Spaces & 2 HandiCap
POWER	277/480 VOLT; 240 VOLT
ZONING	PDL
PARCEL #	900-0010-001
ACRES	+/- 5.94 Acres
TAXES	\$39,329.74 - 2024

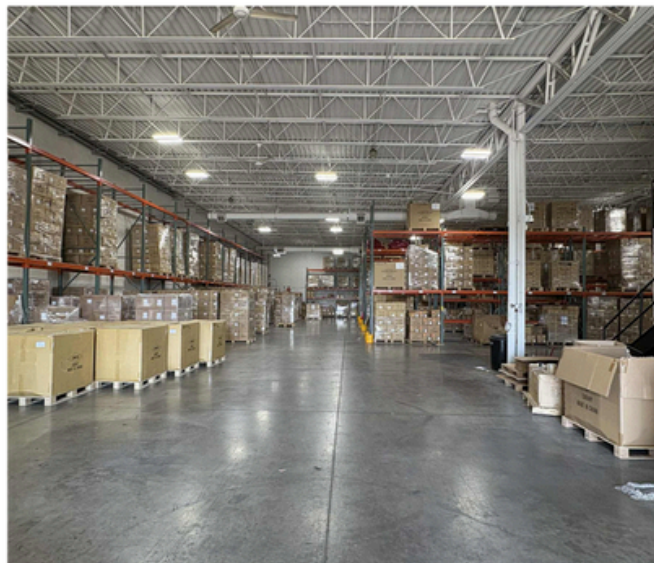
Property Highlights

- Industrial / manufacturing facility in Franklin Business Park
- Just 2.6 Miles from I-94 via Ryan Road
- Reception area, 7 private offices, conference room, two locker rooms, and lunchroom.
- 1 dock door with leveler + 1 drive-in door (12'x12'); clear height 18'6"
- Mezzanine provides additional storage
- Heavy power throughout, floor drains and air lines
- **+/- 5.94 Acres offers expansion potential**

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.



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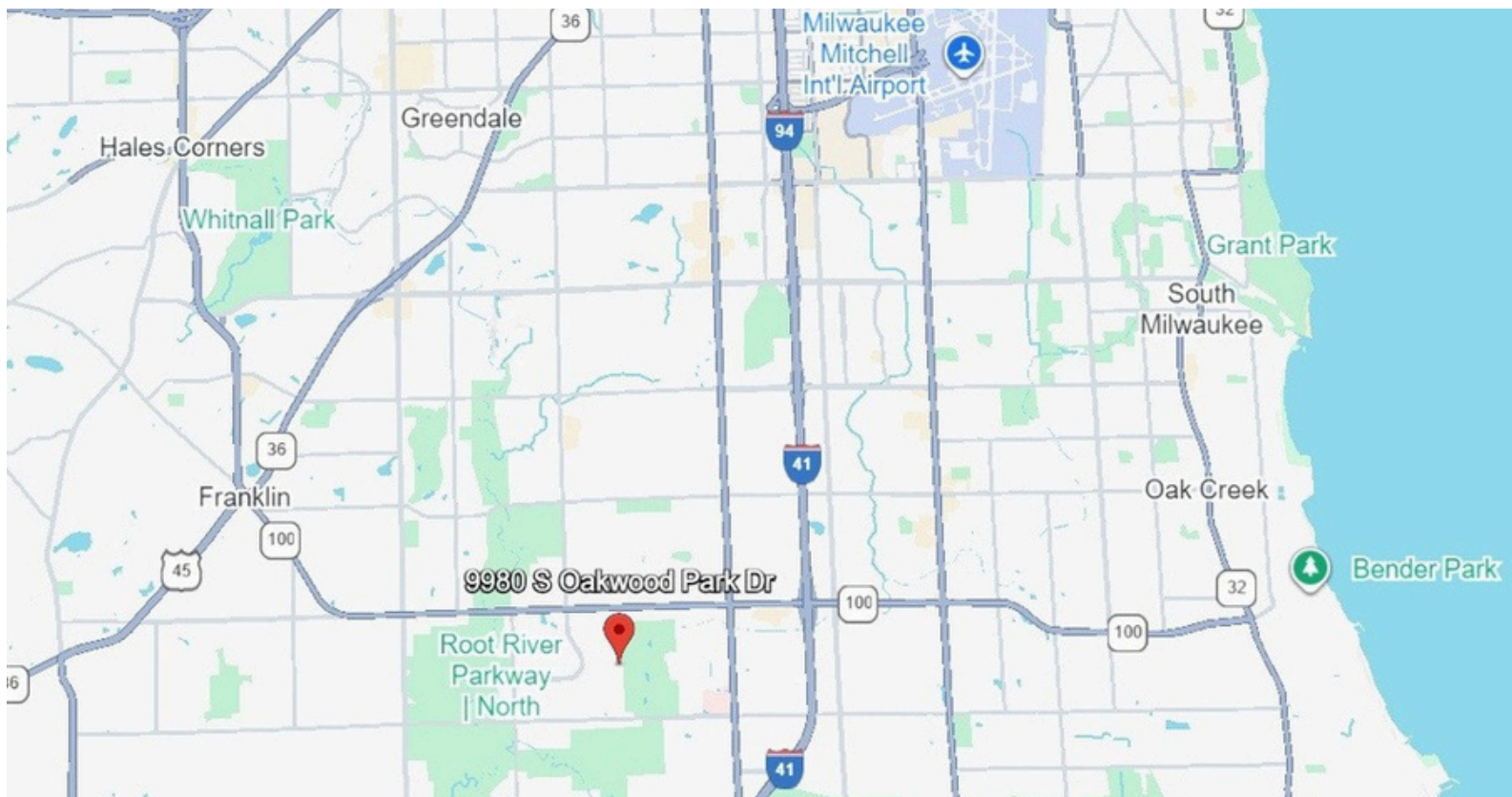
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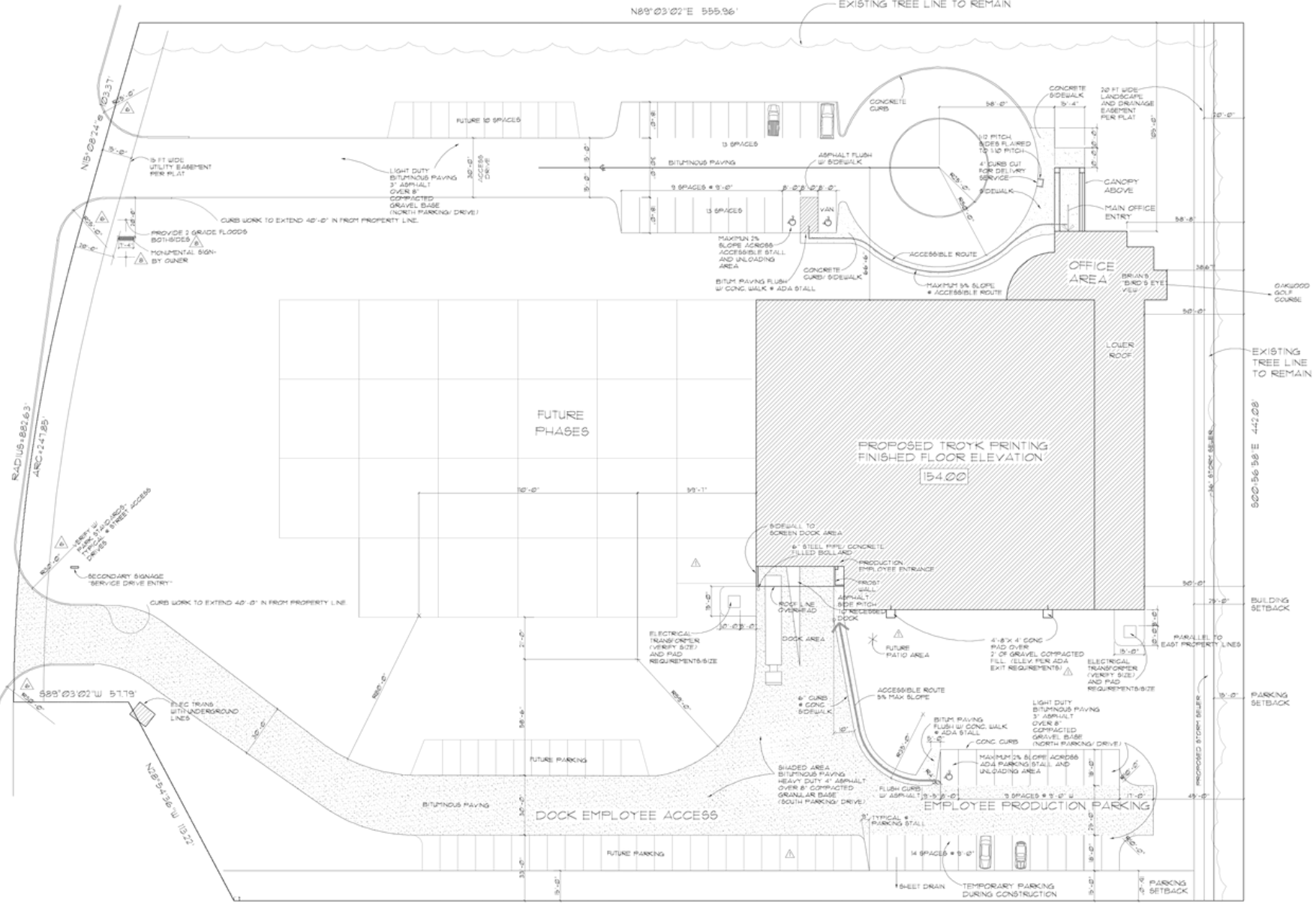


Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,900	21,519	67,799
Total # Households	673	7,969	26,977
Average HH Income	\$165,297	\$115,629	\$107,662

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SOUTH OAKWOOD PARK DRIVE



GENERAL NOTES:

- SEE GRADING PLAN FOR SPECIFIC SITE GRADING
- SEE ELECTRICAL PLAN FOR LIGHTING & ELECTRICAL SERVICE
- SEE PLUMBING PLAN FOR CATCH BASIN LOCATION & PLUMBING MATERIALS
- SEE LANDSCAPING PLAN FOR SITE PLANTING / SPECIES
- NOTE: SITE ELEVATION 154.00 IS EQUAL TO ELEV. 0.00 ARCHITECTURAL / STRUCTURAL SET

SITE ZONING STATUS:

LAND-BUILDING RATIO	75% PREVIOUS	
(CDA) FRANKLIN ZONING		COVENANTS OF BUS PARK
• BUILDING SETBACKS	40'	50'
• ADJUTING PUBLIC ROW	25'	25'
• NOT ADJUTING PUBLIC ROW	25'	25'
• PARKING (DRIVEWAY SETBACK)	25'	25'
• ADJUTING PUBLIC ROW	25'	25'
• NOT ADJUTING PUBLIC ROW	25'	25'
• ONE SIDE YARD MAY BE LESS THAN 5' IF SIDEYARD IS 10' AND BOTH SIDEYARDS TOGETHER ARE AT LEAST 30'		
• PARKING RATIO	1 CAR/1000 SF. OF GROSS WAREHOUSE 1 CAR/500 SF. OF GROSS MANUFACTURING 1 CAR/250 SF. OF GROSS OFFICE SPACE	
• NO DOCK AREA MAY FACE A STREET		
• REVIEW BOARD AND CDA CONTROL ALL TREE CUTTING		
• 30' MIN. ACCESS DRIVE WIDTH		
• 40' MIN. TURNING		
• MINOR ACCESS DRIVES 25' MIN. WIDTH		

SITE PARKING:

- OFFICE AREA: 9100 SF. (GROSS)
REQUIREMENTS: 1 STALL PER 250 SF. GROSS OFFICE AREA
37 STALLS REQUIRED
 - WAREHOUSE: 10240 SF. (GROSS)
REQUIREMENTS: 1 STALL PER 100 SF. GROSS AREA
102 STALLS REQUIRED
 - PRODUCTION AREA: 10000 SF. (GROSS)
REQUIREMENTS: 1 STALL PER 500 SF. GROSS AREA
20 STALLS REQUIRED
- TOTAL SITE PARKING REQUIRED: 69
TOTAL SITE PARKING PROPOSED: 90 (41 PROPOSED AREA FOR FUTURE, TROYK TO INSTALL UPON CITY OF FRANKLIN ON OFFICE PARK REQUEST.)



SITE PLAN

5.9409 AC

SCALE: 1"=20'-0"

Rev.	Date	Description	By
001	8/3/98	ENTRY ROAD, J.C.	J.C.

Drawn: KPG/ULB Approved: J.C.

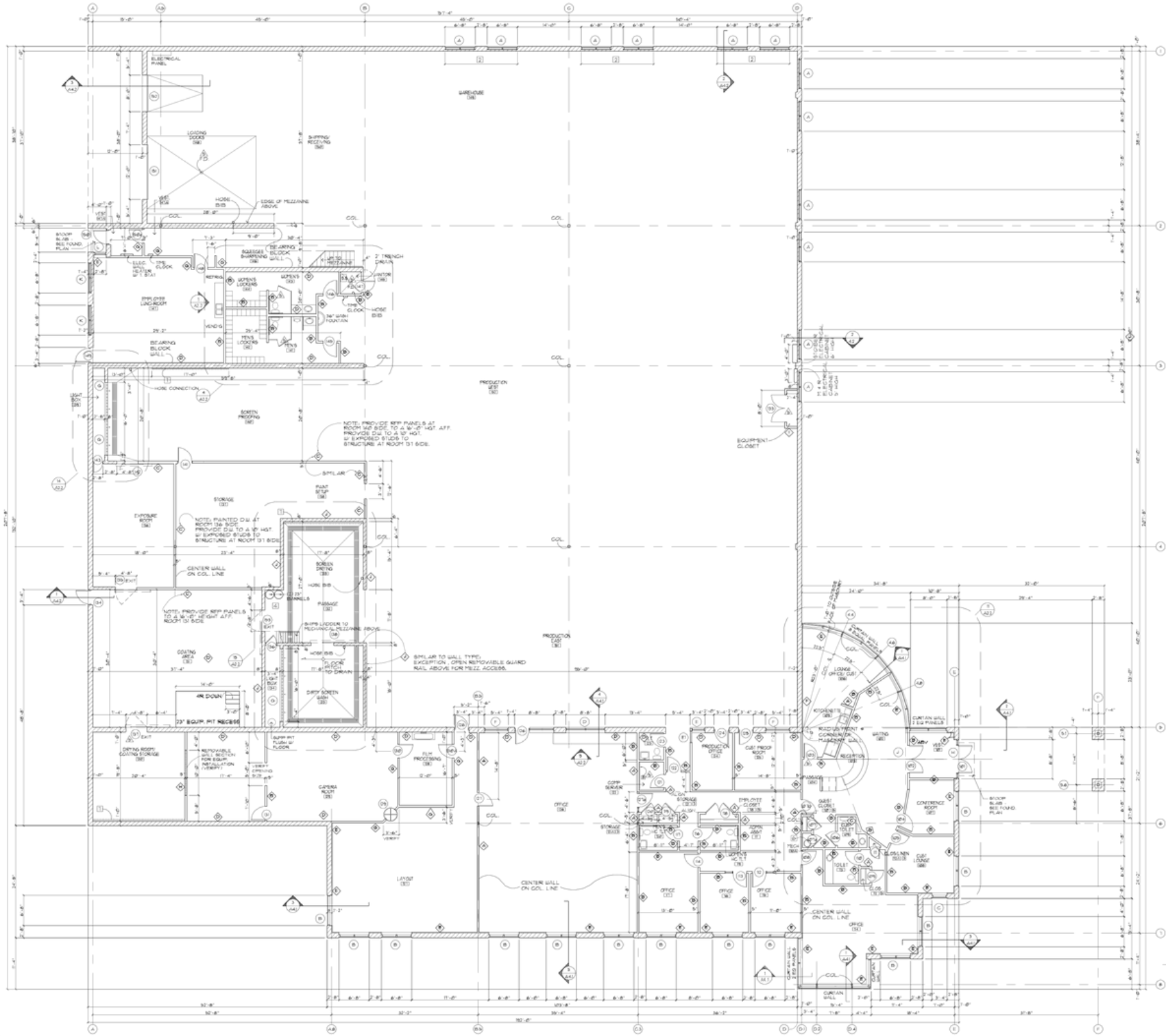
Date: 8/3/98

Project Number

96185

Sheet Number

A 1.1



WALL TYPES / NOTES

1. ALL DIMENSIONS TO FINISHED SIDE OF WALLS UNLESS NOTED OTHERWISE

MAINTENANCE - SEE TYPES BELOW

- 3" x 8" METAL STUDS @ 24" OC w/ 5/8" GYP BOARD EACH SIDE. EXTERIOR ASSEMBLY TO 4" ABOVE CEILING. EXTERIOR FINISH TYPICAL. 4" x 10" ACTUAL
- 3" x 8" METAL STUDS @ 24" OC w/ 5/8" GYP BOARD EACH SIDE. INT'L w/ 1/2" BATT INSULATION. EXTERIOR ASSEMBLY TO ROOF DECK. FINISH GYP BOARD TO 4" ABOVE CEILING HEIGHT. ASSEMBLY TO 1/2" NORMAL. 4" x 10" ACTUAL
- 3" x 8" METAL STUDS w/ 5/8" GYP BOARD TO STRUCTURE. SEE PLAN FOR SPECIFIC WALL SURFACE FEATURES
- EXPOSED PAINTED MASONRY UNITS
- 1" x 8" METAL STUDS ON CONG BLK @ 24" OC w/ 1/2" BATT INSULATION. EXTERIOR ASSEMBLY TO 4" ABOVE CEILING HEIGHT. EXTERIOR FINISH TYPICAL. 4" x 10" ACTUAL
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GENERAL NOTES

- 1. STUDY BLIND. SEE FOUNDATION PLAN
- 2. PROVIDE KNOCK OUT MASONRY PANEL BEHIND BRANDED WINDOW OPENING. TYPICAL. ALL BEST WINDOW UNITS. IN TOTAL. FURNISH EXPANSION JOINTS.
- 3. PROVIDE 8" ADJUSTABLE SHELVES
- 4. (1) CLEANING FLUID FROM PRESSURE WASHING. TURNED AROUND.
- 5. ALL GYAT CLOSETS TO RECEIVE SHELVES/POLES
- 6. DIRECT VENT HOT WATER HEATER. SEE PLUMBING. (VENTY BOSS. CLEARANCES)
- 7. SCREEN STORAGE PAN BLUM. WALL MOUNTED. TURNED AROUND. AND INSTALLED BY OWNER
- 8. PROVIDE 1/4" PLATE ON SOUTH WALL FOR PUNCH

TROYK PRINTING
FRANKLIN BUSINESS PARK
SOUTH OAK WOOD PARK DRIVE
OUTLOT 2 - BLOCK 11

CDR 8/3/08 MISC JC
Rev. Date Description By

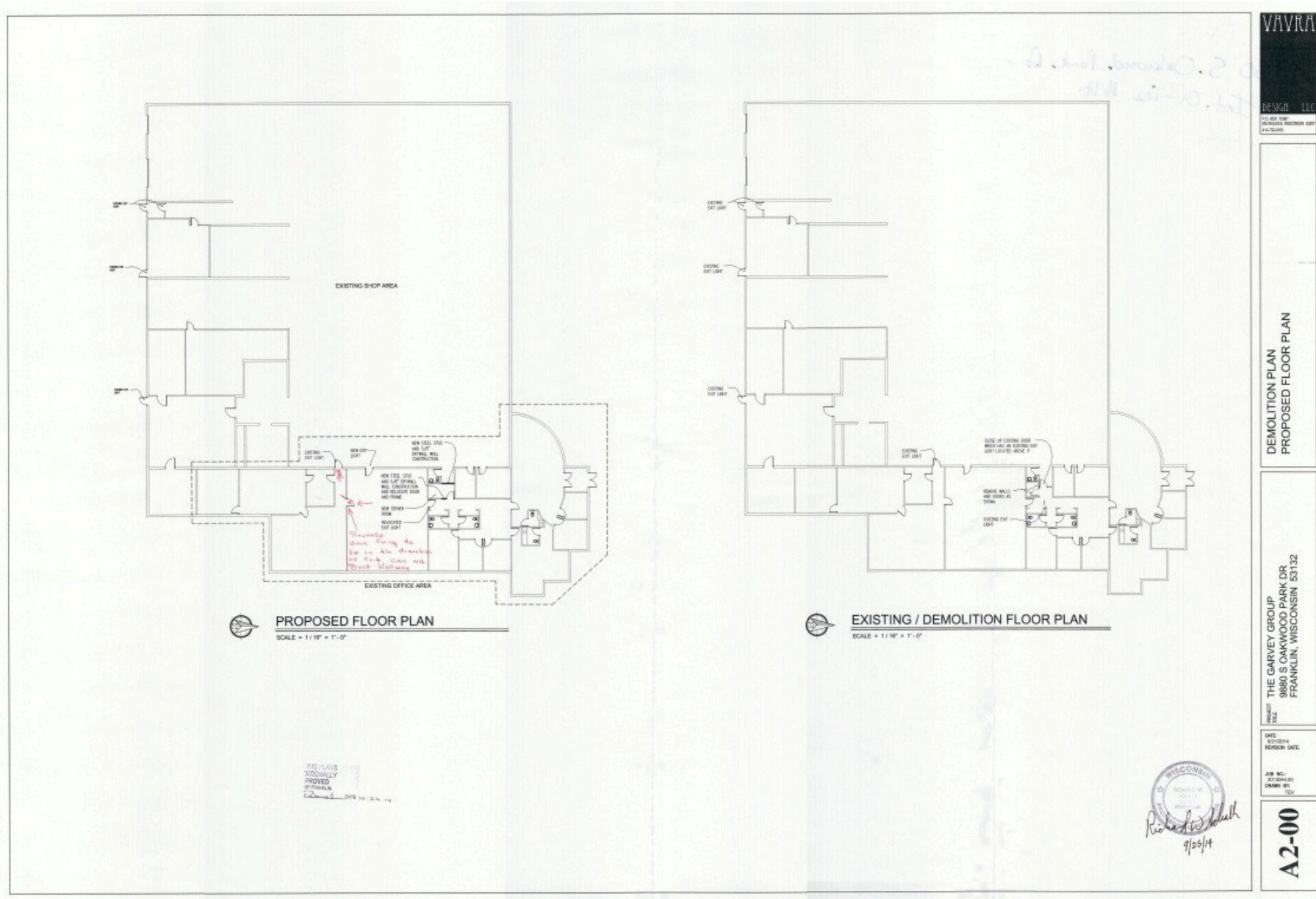
Drawn: CUPP Approved: JC
Date: 8/3/08

Project Number
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FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 9,389 SQ. FT.

Sheet Number
A 2.1

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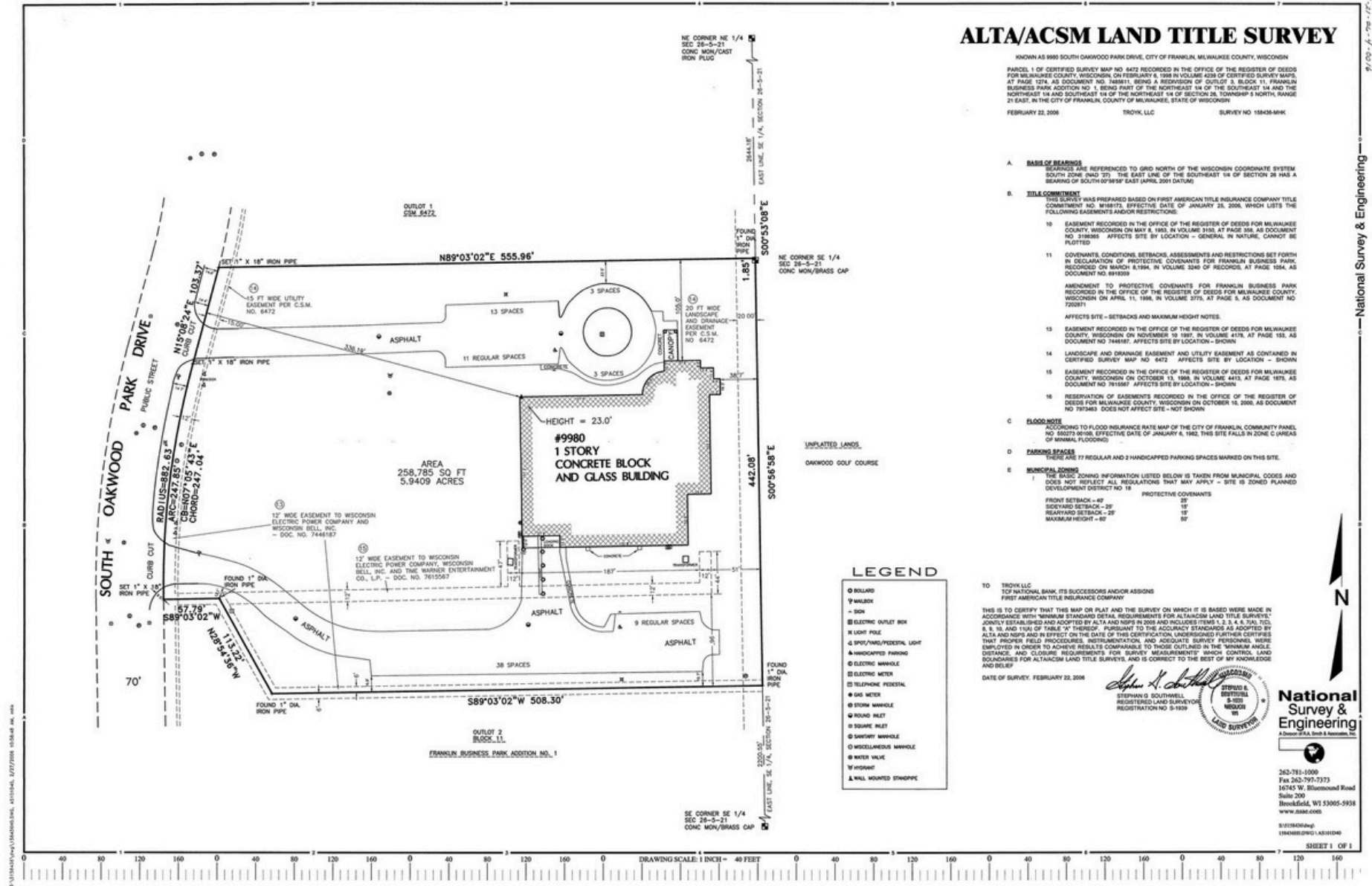


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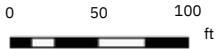
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Aerial_9980 S Oakwood Park Dr_Franklin_WI



This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MILWAUKEE COUNTY GIS AND LAND INFORMATION

Legend

- Parcels
 - Tax Parcels
- Cadastral
 - Parcel Dimension Labels
 - Note
 - ParcelDimension
 - <all other values>
 - Parcel Key Labels
 - Note
 - ParcelKey
 - <all other values>
- Carto Line Labels
 - CivilDivision
 - Easement
 - Note
 - <all other values>

Notes

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STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.



Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law. The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.