

Land | For Sale

21040 West Lincoln Avenue | New Berlin, WI 53146

CBRE

33.24 Acres

East of Hwy 18 Along Lincoln Avenue

Contact Us

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One of the last larger parcels of land in all of Pewaukee, Waukesha and New Berlin that is zoned industrial with outside equipment storage.



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Property Details

Property Overview

Land Size

33.24 Gross Acres

- Approx. 20.98 acres usable
- Approx. 12.26 acres zoned wetland conservancy

Price

\$2,250,000

Zoning

M-1 Light Manufacturing District
C-2 Shoreland - Wetland Conservancy

Access

Currently (2) curb cuts - Additional curb cuts may be considered.

Utilities

Well water and septic system. Gas and electric to the farm house.



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Property Details

Street Improvements

Lincoln Ave has been widened and newly paved from Calhoun Road west to Springdale Road.

Recent Developments

- **18250 West Lincoln Ave** (ABB Inc.) ABB Inc.'s new 100 million 275,000 SF office and plant with an additional 310,000 SF leased warehouse developed by The Dickman Company. ABB's parent company, ABB Ltd. is based in Zurich, Switzerland.
- **18600 West Lincoln Ave** (VEIT & Company Inc.) Specializes in specialty contracting, heavy civil services, demolition, utility construction, industrial cleaning and waste management solutions has an office and a shop facility that provides space for heavy equipment and truck fleet maintenance. Outdoor storage of equipment and construction materials in their yard allows for staging, sorting, and recycling of soils, wood products, steel products, concrete and asphalt. 51.76 acres, approx. 17 acres is within conservancy area. Approx. 35 acres was a former quarry and filled in. Seller stated that site land was a former landfill used by the city of New Berlin.
- **19000 West Lincoln Ave** (Certified Products Inc-Gerald Geipel), sold 133 acres and his business for \$5,400,000 to Workman Enterprises LLC on 3-26-2021.



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Aerial & Demographics

Major Businesses Along Lincoln Ave



Demographics	1 Mile	5 Miles	10 Miles	15 Miles
Population	826	122,281	486,063	1,173,597
Avg. H.H. Income	\$115,662	\$112,730	\$112,946	\$97,069
Daytime Population	885	156,867	533,360	1,237,124

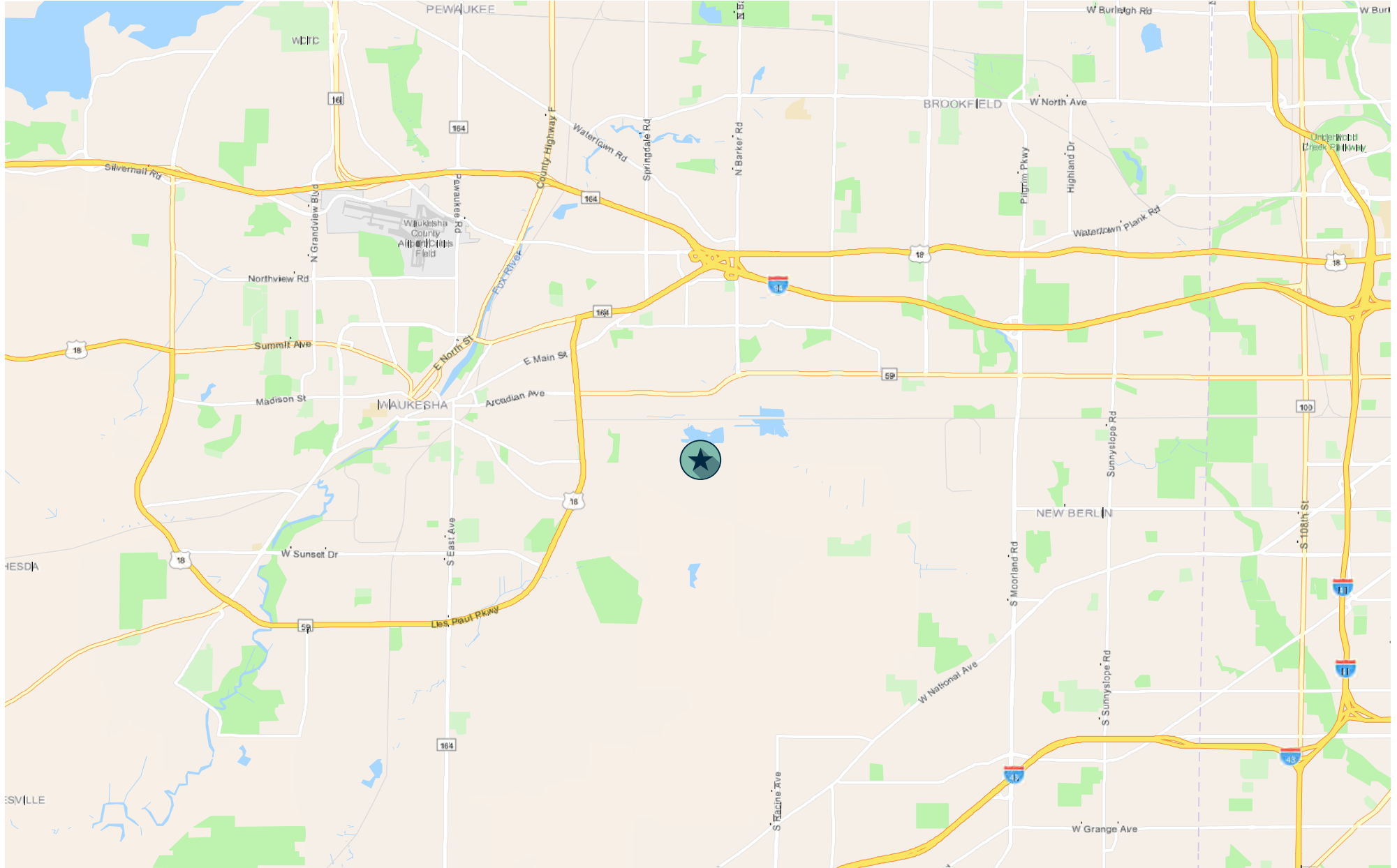
Traffic Counts	
W Lincoln Ave	1,400 VPD
S Moorland Rd	35,500 VPD

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High Flight Aerial

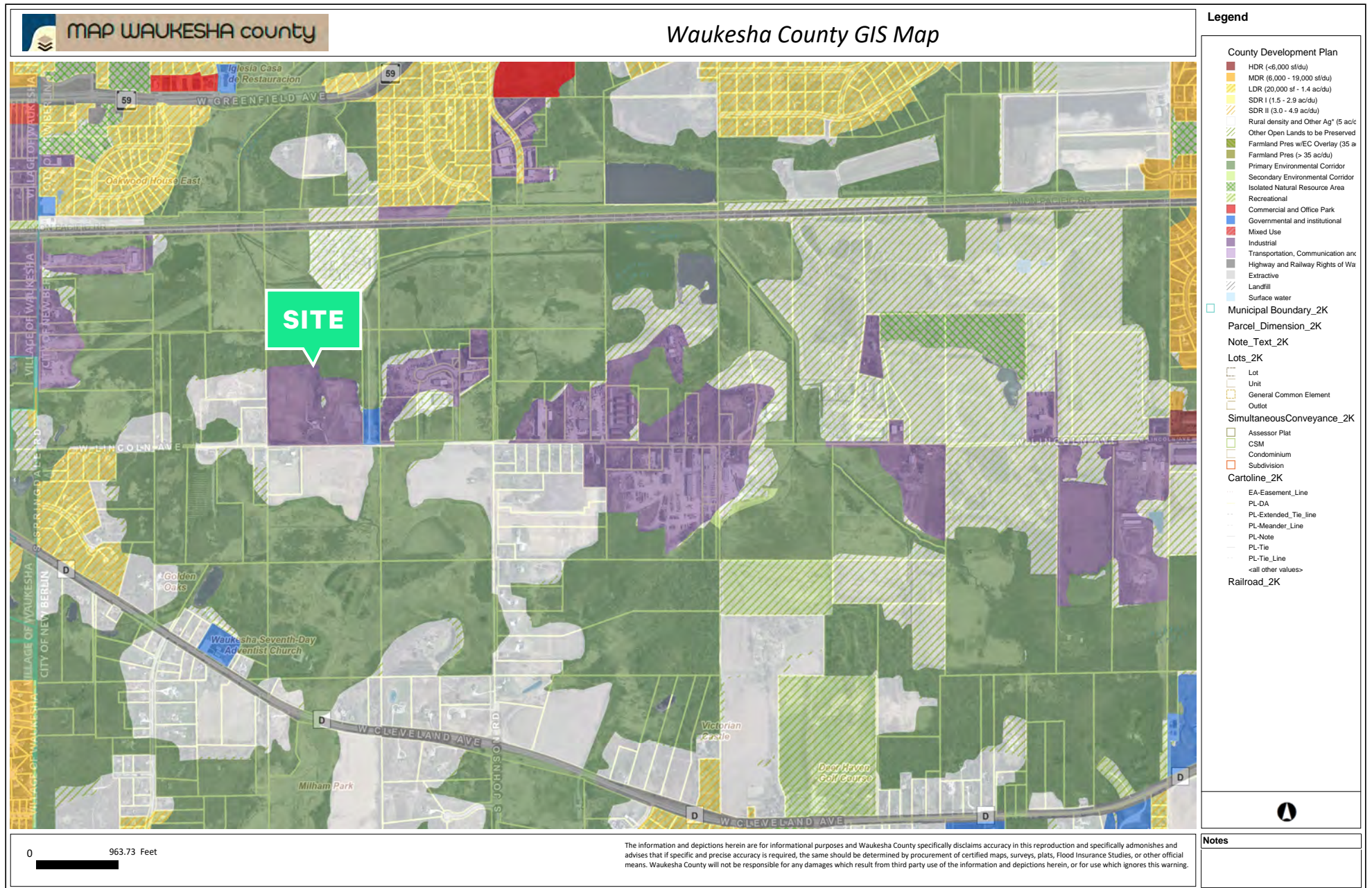


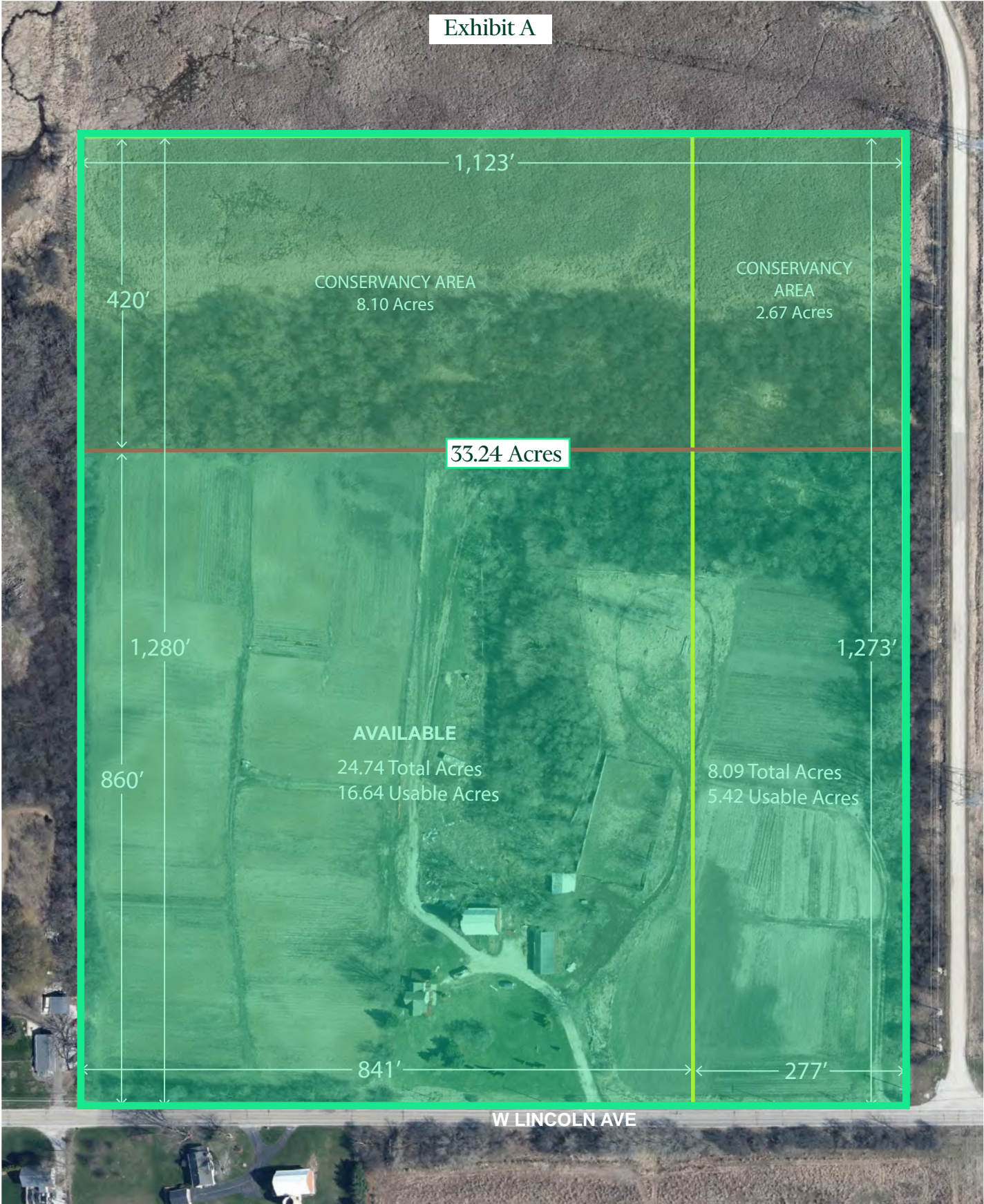
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Waukesha County Map





State of Wisconsin Broker Disclosure To Non-Residential Customers



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 Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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 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.

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