

Waukesha Commerce & Industrial Center



PARK HIGHLIGHTS



Flex industrial space available with varying SFs & configurations to suit tenant requirements



High visibility within Waukesha & opportunity for exterior signage (subject to municipal & landlord approval)



New ownership with planned interior & exterior improvements throughout the park



Professionally managed

Contact us to learn more

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Conor Alban

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SITE DETAILS

Available Space

Building 1 <i>Availability</i>	19,352 SF +/- 2,400 SF
Building 2 <i>Availability</i>	9,600 SF +/- 1,172
Building 3 <i>Availability</i>	19,200 SF +/- 4,891 SF
Building 4 <i>Availability</i>	19,209 SF <i>Fully Leased</i>
Building 5 <i>Availability</i>	19,064 SF +/- 7,070 SF
Building 6 <i>Availability</i>	25,133 SF +/- 21,600 SF
Building 7 <i>Availability</i>	9,599 SF +/- 2,353 SF
Building 8 <i>Availability</i>	9,642 SF <i>Fully Leased</i>
Building 9 <i>Availability</i>	19,232 SF +/- 2,320 SF

WAUKESHA COMMERCE & INDUSTRIAL CENTER



Building	1	2	3	4
Address	2111 S West Avenue Waukesha, WI	406 Travis Lane Waukesha, WI	404 Travis Lane Waukesha, WI	400 Travis Lane Waukesha, WI
Building Size	+/- 19,352 SF	+/- 9,600 SF	+/- 19,200 SF	+/- 19,209 SF
Availability	+/- 2,400 SF	+/- 1,172 SF	+/- 4,891 SF	None
Drive-Ins	One (1) Available	One (1) Available	Two (2) Available	---
Clear Height	+/- 13'	+/- 13'	+/- 13'	+/- 13'
Year Built	2000	1996	1995	1995
Lease Rate	\$9.00/SF NNN	\$9.00/SF NNN	\$9.00/SF NNN	---
Est. Op Ex	\$2.57 PSF	\$2.57 PSF	\$2.57 PSF	---

Building	5	6	7	8	9
Address	300 Travis Lane Waukesha, WI	402 Travis Lane Waukesha, WI	304 Travis Lane Waukesha, WI	2103 S Grand Avenue Waukesha, WI	206 Travis Lane Waukesha, WI
Building Size	+/- 19,064 SF	+/- 25,133 SF	+/- 9,599 SF	+/- 9,642 SF	+/- 19,232 SF
Availability	+/- 7,070 SF	+/- 21,600 SF	+/- 2,353 SF	None	+/- 2,320 SF
Drive-Ins	Three (3) Available	Seven (7) Available	One (1) Available	---	One (1)
Clear Height	+/- 14'	+/- 12'	+/- 13'	+/- 13'	+/- 13'
Year Built	1987	2006	1987	1985	1985
Lease Rate	\$9.00/SF NNN	\$9.00/SF NNN	\$9.00/SF NNN	---	\$9.00/SF NNN
Est. Op Ex	\$2.57 PSF	\$2.57 PSF	\$2.57 PSF	---	\$2.57 PSF

2111 S WEST AVENUE (BUILDING ONE)

Waukesha, WI 53189

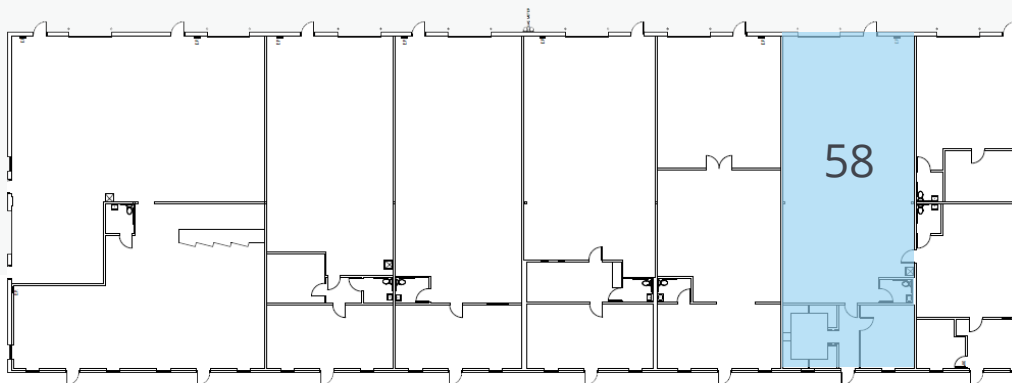
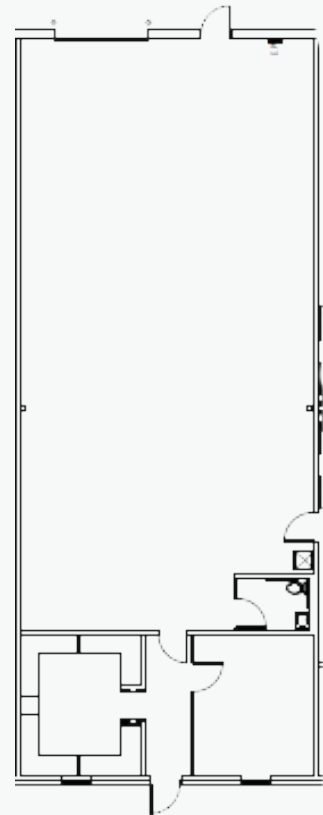
Building Highlights



Building SF	+/- 19,352 SF
Available SF	+/- 2,400 SF
Clear Height	+/- 13'
Power	200amp/280v/3-phase (TBV by tenant)
Zoning	M2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

Unit 58

Available SF	+/- 2,400 SF
Warehouse SF	+/- 2,000 SF
Office SF	+/- 400 SF
Loading	1 Drive-In



406 TRAVIS LANE (BUILDING TWO)

Waukesha, WI 53189

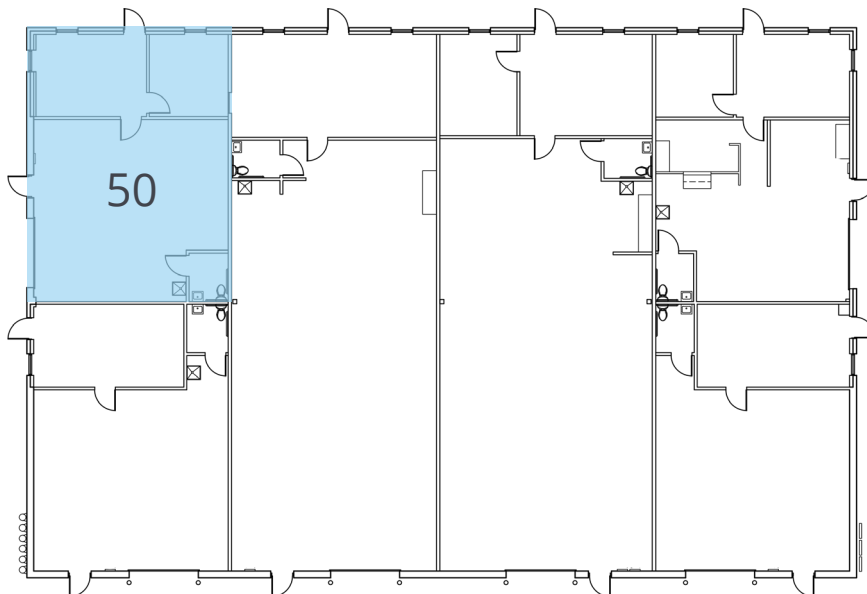
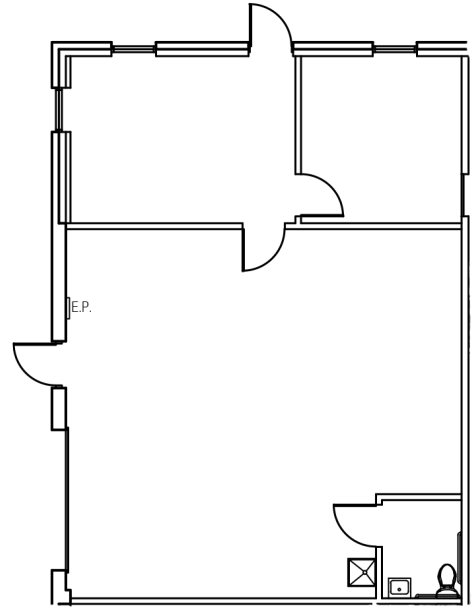
Building Highlights



Building SF	+/- 9,579 SF
Available SF	+/- 1,172 SF
Clear Height	+/- 13'
Power	TBV by tenant
Zoning	M2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

Unit 50

Available SF	+/- 1,172 SF
Warehouse SF	+/- 822 SF
Office SF	+/- 350 SF
Loading	1 Drive-In



404 TRAVIS LANE (BUILDING THREE)

Waukesha, WI 53189

Building Highlights



Building SF	+/- 19,200 SF
Available SF	+/- 4,891 SF
Clear Height	+/- 13'
Power	TBV by tenant
Zoning	M2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

Unit 37

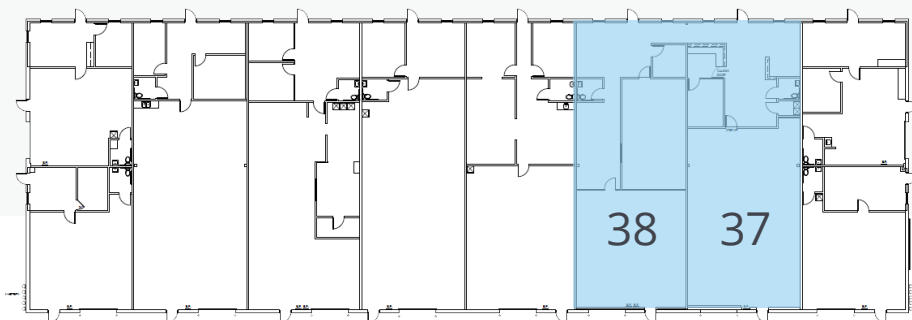
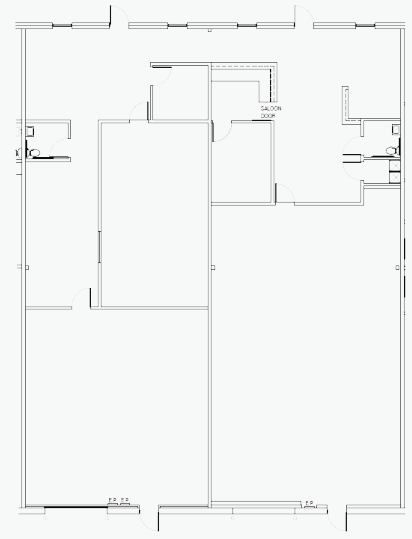
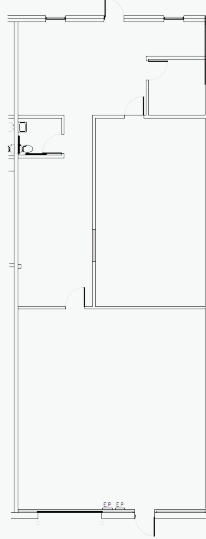
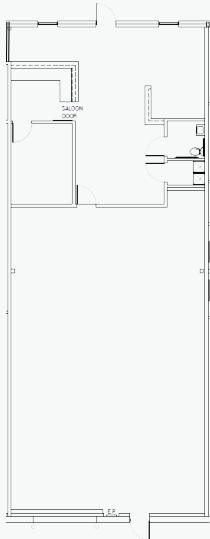
Available SF	+/- 2,445 SF
Warehouse SF	+/- 1,630 SF
Office SF	+/- 815 SF
Loading	1 Drive-In

Unit 38

Available SF	+/- 2,446 SF
Warehouse SF	+/- 1,046 SF
Office SF	+/- 1,400 SF
Loading	1 Drive-In

Unit 37 & 38 Combined

Available SF	+/- 4,891 SF
Warehouse SF	+/- 2,676 SF
Office SF	+/- 2,215 SF
Loading	2 Drive-Ins



300 TRAVIS LANE (BUILDING FIVE)

Waukesha, WI 53189

Building Highlights



Building SF	+/- 19,064 SF
Available SF	+/- 7,070 SF
Clear Height	+/- 14'
Power	200amp/280v/3-phase (TBV by tenant)
Zoning	M2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

Unit 18

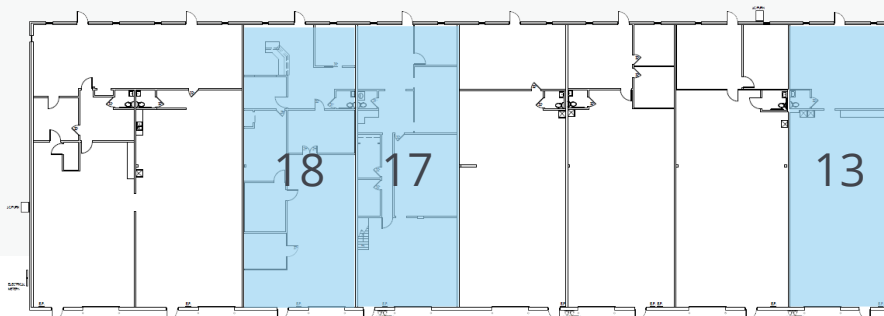
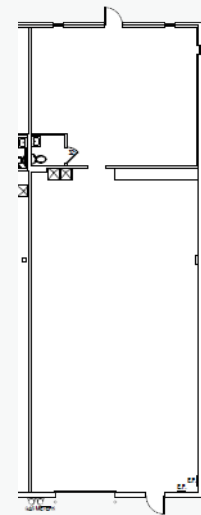
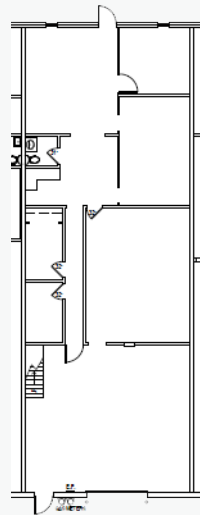
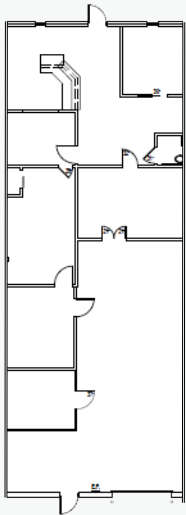
Available SF	+/- 2,512 SF
Warehouse SF	+/- 700 SF
Office SF	+/- 1,812 SF
Loading	1 Drive-In

Unit 17

Available SF	+/- 2,239 SF
Warehouse SF	+/- 1,120 SF
Office SF	+/- 1,812 SF
Loading	1 Drive-In

Unit 13

Available SF	+/- 2,319 SF
Warehouse SF	+/- 1,919 SF
Office SF	+/- 400 SF
Loading	1 Drive-In



402 TRAVIS LANE (BUILDING SIX)

Waukesha, WI 53189

Building Highlights



Building SF	+/- 25,133 SF
Available SF	+/- 21,600 SF
Clear Height	+/- 12'
Power	200amp (TBV by tenant)
Zoning	M2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

Unit 61

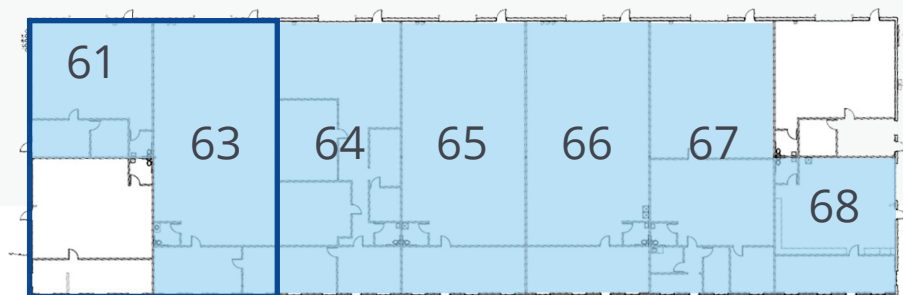
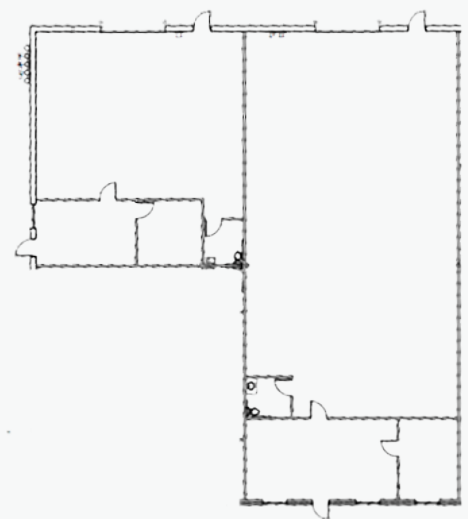
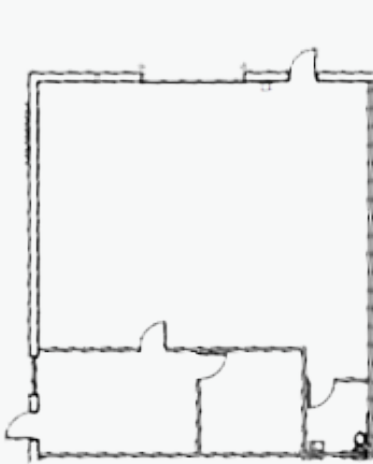
Available SF	+/- 1,800 SF
Warehouse SF	+/- 1,350 SF
Office SF	+/- 450 SF
Loading	1 Drive-In

Unit 63

Available SF	+/- 3,600 SF
Warehouse SF	+/- 3,100 SF
Office SF	+/- 500 SF
Loading	1 Drive-In

Unit 61 & 63 combined

Available SF	+/- 5,400 SF
Warehouse SF	+/- 4,450 SF
Office SF	+/- 950 SF
Loading	2 Drive-Ins



402 TRAVIS LANE (BUILDING SIX CONT'D)

Waukesha, WI 53189

Building Highlights



Building SF	+/- 25,133 SF
Available SF	+/- 21,600 SF
Clear Height	+/- 12'
Power	200amp (TBV by tenant)
Zoning	M2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

Unit 64

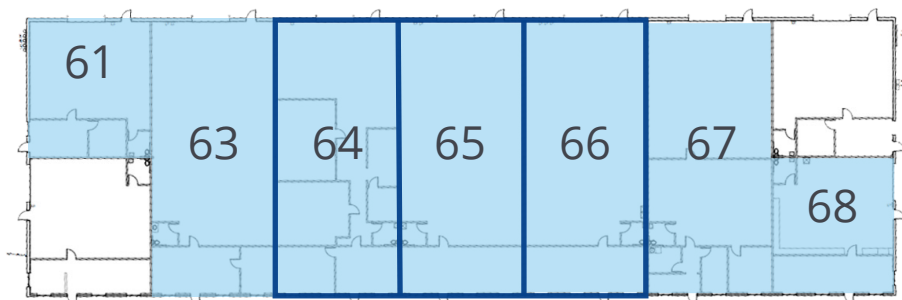
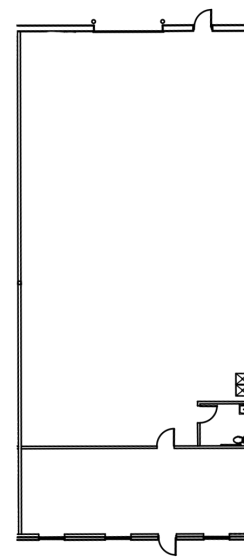
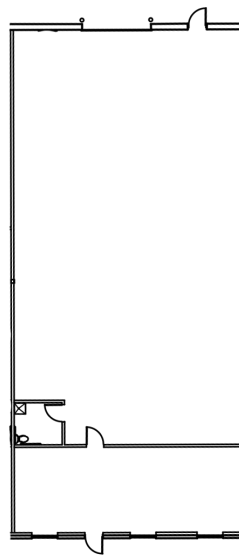
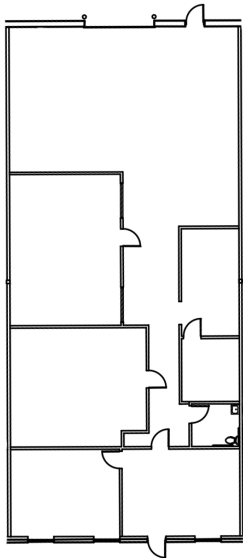
Available SF	+/- 3,600 SF
Warehouse SF	+/- 1,200 SF
Office SF	+/- 2,400 SF
Loading	1 Drive-In

Unit 65

Available SF	+/- 3,600 SF
Warehouse SF	+/- 3,100 SF
Office SF	+/- 500 SF
Loading	1 Drive-In

Unit 66

Available SF	+/- 3,600 SF
Warehouse SF	+/- 3,100 SF
Office SF	+/- 500 SF
Loading	1 Drive-In



402 TRAVIS LANE (BUILDING SIX CONT'D)

Waukesha, WI 53189

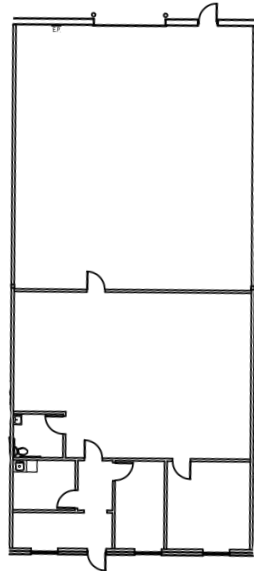
Building Highlights



Building SF	+/- 25,133 SF
Available SF	+/- 21,600 SF
Clear Height	+/- 12'
Power	200amp (TBV by tenant)
Zoning	M2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

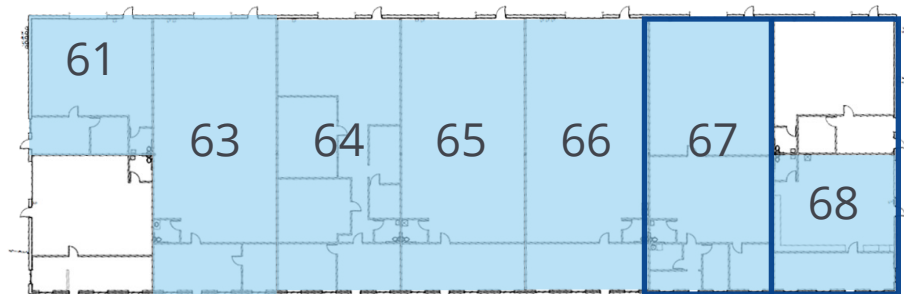
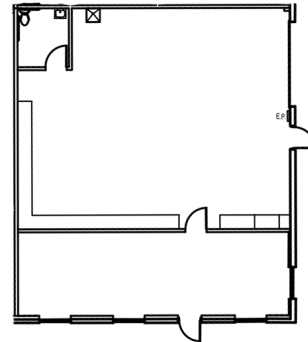
Unit 67

Available SF	+/- 3,600 SF
Warehouse SF	+/- 1,800 SF
Office SF	+/- 1,800 SF
Loading	1 Drive-In



Unit 68

Available SF	+/- 1,800 SF
Warehouse SF	+/- 1,350 SF
Office SF	+/- 450 SF
Loading	1 Drive-In



304 TRAVIS LANE (BUILDING SEVEN)

Waukesha, WI 53189

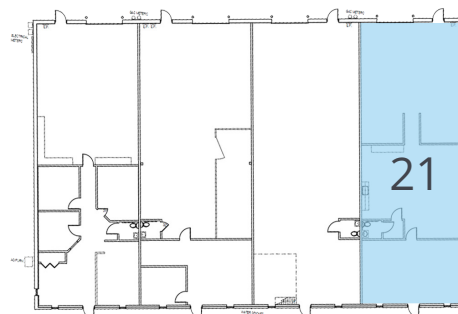
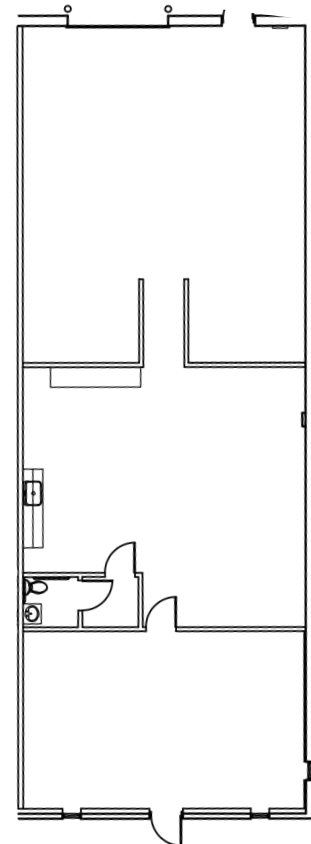
Building Highlights



Building SF	+/- 9,599 SF
Available SF	+/- 2,353 SF
Clear Height	+/- 13'
Power	200amp/280v/3-phase (TBV by tenant)
Zoning	M2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

Unit 21

Available SF	+/- 2,353 SF
Warehouse SF	+/- 1,100 SF
Office SF	+/- 1,253 SF
Loading	1 Drive-In



206 TRAVIS LANE (BUILDING NINE)

Waukesha, WI 53189

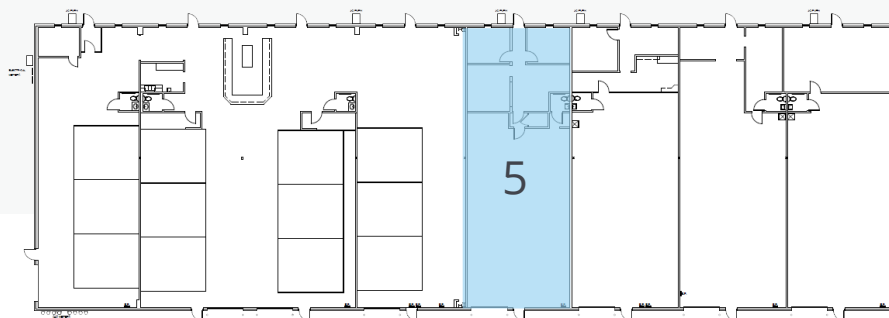
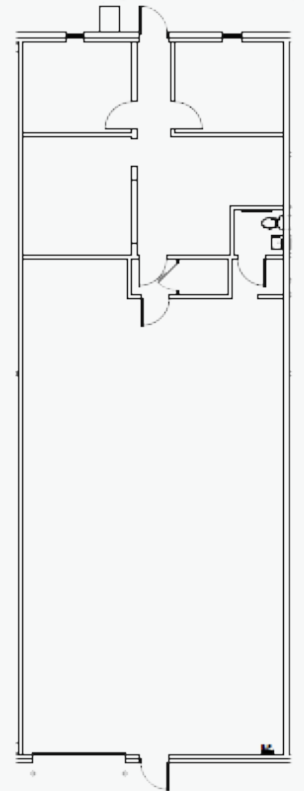
Building Highlights



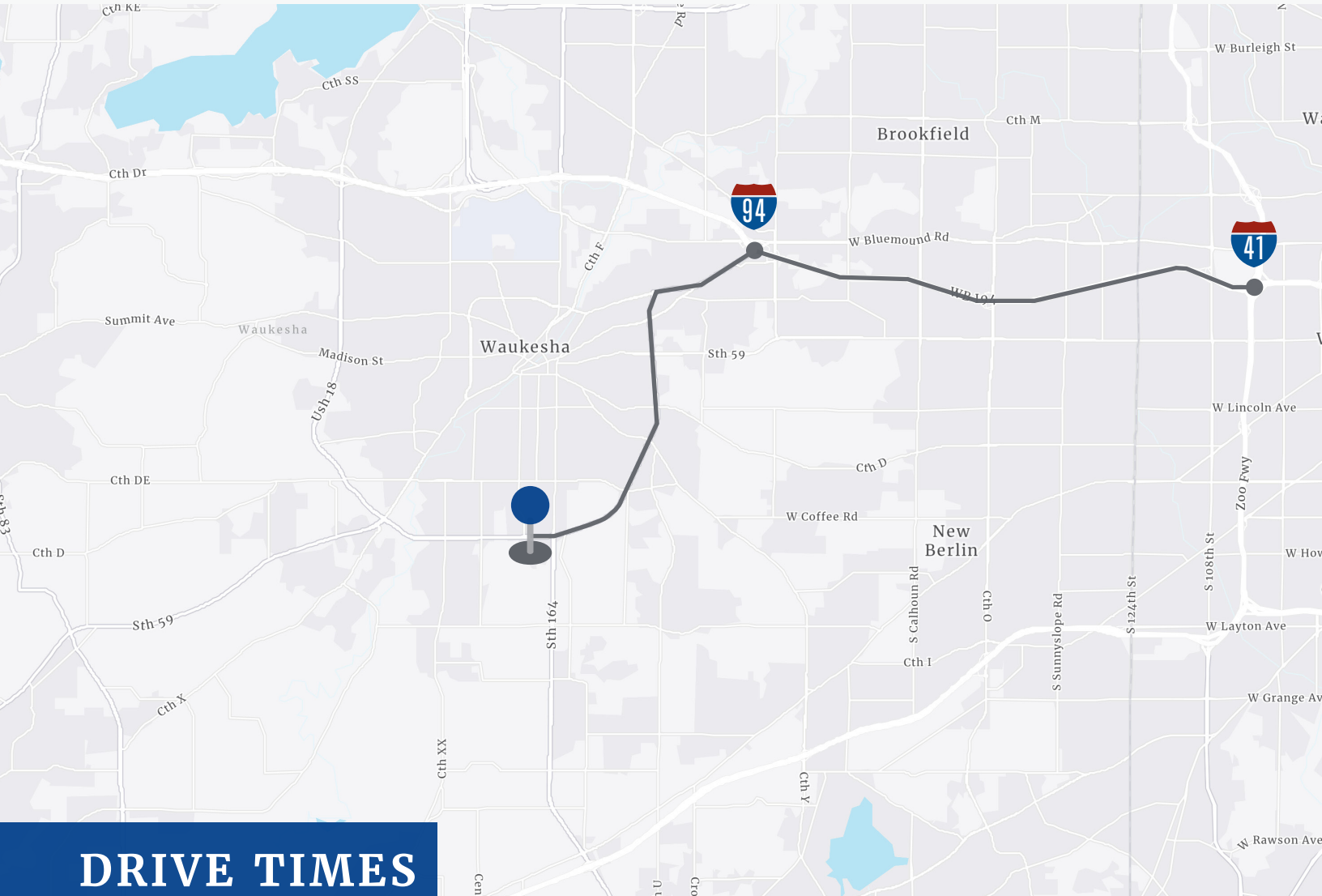
Building SF	+/- 19,232 SF
Available SF	+/- 2,320 SF
Clear Height	+/- 13'
Power	3 Phase (To Be Verified By Tenant)
Zoning	M-2
Construction	Masonry
Lease Rate	\$9.00 PSF NNN
OpEx	\$2.57 PSF

Unit 5

Available SF	+/- 2,320 SF
Warehouse SF	+/- 1,570 SF
Office SF	+/- 750 SF
Loading	1 Drive-In



Waukesha Commerce & Industrial Center



DRIVE TIMES

I-94

13 Minutes
6.0 Miles

I-41

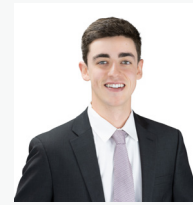
30 Minutes
13.5 Miles

Contact us to learn more



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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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.

The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to 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 and 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 (1) 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. Unless the information must be disclosed by law or you 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.
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.

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.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the 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/>

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 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.

