



1515 ELLIS STREET
WAUKESHA, WI 53186

FEATURES

A total of 54,942 SF is available for Lease of which 3,300 SF is office space and 51,642 SF is warehouse space.

Easy access to Hwy 18 and minutes from both I-94 and I-43.

Clear Height: **12.35'-18.5' to Joists**

Dock Doors: **2 w/Levelers (2-8'x8' / 1-8'x10')**

Drive in Doors: **2 - 10'x12'**

Zoning: **M-2: General Manufacturing**

Construction: **Masonry**

Sewer: **Municipal / Water: Municipal**

A/C: **In Office Area**

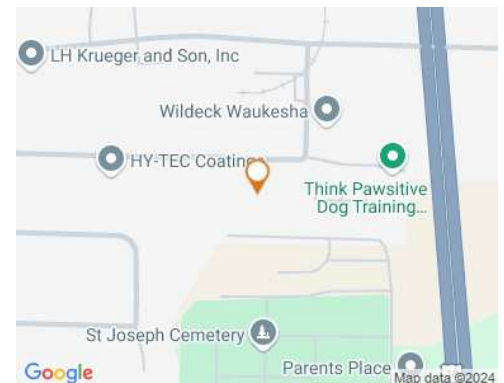
Power: **800amp / 480v / 3 Phase (TBV by Electrician)**

Parking Spaces: **+/- 50 Surface Spaces Total**

Restrooms: **4**

NNN Expenses: **Estimated to be \$1.70 PSF**

Listing: **4726-L**



INDUSTRIAL FOR LEASE

Total SF: **73,800**

Available SF: **54,942**

Min Contiguous SF: **5,000**

Max Contiguous SF: **54,942**

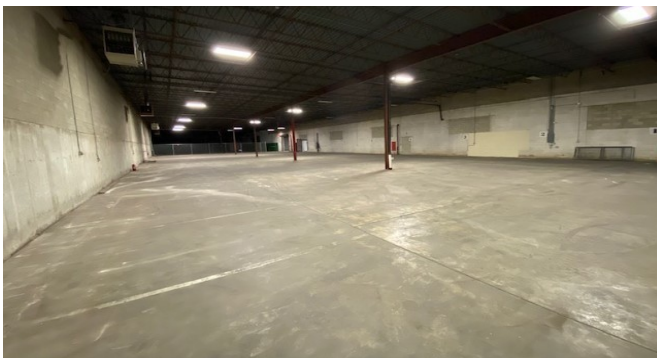
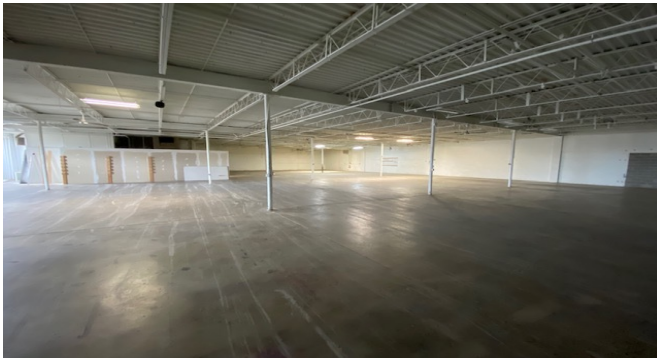
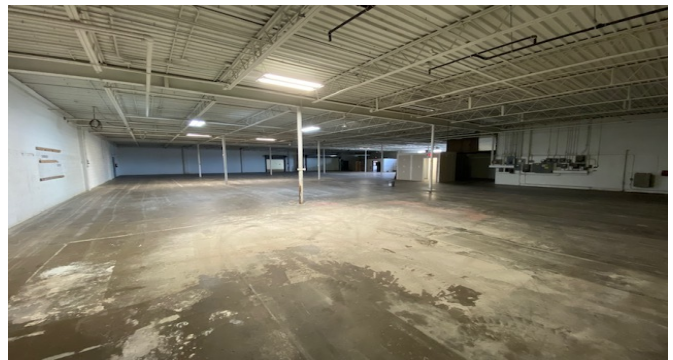
Total Acres **3.68**

Lease Rate: **\$5.95 PSF NNN**

Cole Russell, Senior VP-Sales
262-695-8800
crussell@judsonrealestate.com

Jack Russell, Sales Agent
262-695-8800
jrussell@judsonrealestate.com

Judson & Associates, S.C.
2831 N. Grandview Blvd, Suite 222
Pewaukee, WI 53072



Cole Russell, Senior VP-Sales
262-695-8800
crussell@judsonrealestate.com

Jack Russell, Sales Agent
262-695-8800
jrusell@judsonrealestate.com

Judson & Associates, S.C.
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1515 Ellis Street, Waukesha

General Floor Plan



Disclaimer: Floor plan not drawn to scale. Not a professional drawing. Subject to error and correction.



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jrussell@judsonrealestae.com

2831 N Grandview Blvd, Suite 222
Pewaukee, WI 53072
www.judsonrealestate.com

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

Judson & Associates SC
2831 N Grandview Blvd, Suite 222, Pewaukee WI 53072
Phone: (262) 695-8800
Fax: (262) 695-8801

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

WISCONSIN CHAPTER