

INDUSTRIAL SPACE FOR SALE OR LEASE

2340 Richfield Parkway

Richfield, Wisconsin



ROLLIE WINTER &
ASSOCIATES, LTD.

Brokers and Consultants to the Business Community

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Showings are to be arranged through Rollie Winter & Associates, Ltd., by appointment only. This information was obtained from sources deemed to be accurate and reliable, but is to guaranteed and is subject to correction.

OFFERING:

Prime light industrial building available for sale or lease. Conveniently located in the Endeavor Business Park in Richfield just off the Hwy 41/Hwy 145 interchange.

Very well maintained building includes apx 5,000 square feet of nicely finished office space. Warehouse space includes two large overhead doors, one loading dock, and a 10-ton bridge crane. Building can be expanded by 7,500 square feet.

Building is currently leased through January 31, 2027, but available sooner with a lease settlement.

Call broker for additional details!



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 POPULATION	464	5,561	25,620
AVERAGE HOUSEHOLD INCOME	\$163,622	\$159,151	\$141,006

PROPERTY HIGHLIGHTS:

Building Size:	Office Space: 5,000 sq ft <u>Industrial Space: 22,596 sq ft</u> Total: 27,596 sq ft	Sales Price:	\$2,950,000.00
Available:	Property is leased to January 31, 2027; but available sooner with a lease settlement	Lease Rate:	\$7.50/square foot/year NNN
Age of Building:		Age of Building:	Built in 2009
Lot Size:	145,490 sq ft or 3.34 acres	Parking:	32 Stalls
Overhead Doors:	(1) 14 ft wide x 14 ft high (1) 12 ft wide x 14 ft high	Mechanical Dock Leveler	(1) 7x8 Air Dock Leveler 30,000 Pound Rated Capacity
Dock Door:	(1) 9 ft wide x 9 ft high		
Crane:	(1) Top-Running Bridge Crane Capacity: 10 Ton 18 ft Hook Height	<u>Eave Height</u>	
		Office:	14 feet
		Warehouse:	26 ft 8 inches
<u>HVAC</u>			
Office Plant:	12.5 Ton Natural Gas Fired Rooftop Unit (2) Natural Gas Fired Unit Heaters	Electrical:	800 AMP, 277/480 Volt, 3-Phase Service
Zoning:	I-1 Light Industrial	Utilities:	Well & Septic
Sprinkler System:	Wet System	Floor Thickness in Warehouse	6 inches







DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39 _____

40 _____

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

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <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.
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