

Modern Industrial Facility Available



**W223 N6219 Richard Rd
Lisbon, WI 53089**

**SALE PRICE: Market
LEASE RATE: \$12.00/SF NNN**

Building Size 10,000 SF
Shop: 7,000 SF
Office: 3,000 SF

Office: Includes reception, 3 private offices, large training room, kitchenette

Warehouse: 2 Drive-through bays, drains, 3- phase power, 1 wash bay

Lot Size: 4.16

Tractor Trailer Stalls: 34 with plug ins

Trailer Parking Stalls 50

Parking: Ample

Year Built: 2022

Zoning: M-2 General Industrial

Comments:

- Truck Plug-ins
- Concrete dolly pads
- Seller open to different leaseback options or vacating

Contact:



Michael Tomlin
Mike@dickmanre.com
Nick Keys
Nick@dickmanre.com
414-271-6100

Building Size
10,000 SF

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 a 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 **NON-CONFIDENTIAL 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 608-240-5830.*

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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- FLOOR PLAN IS POST-PRIMER IN NATURE. IT WAS PREPARED TO PROMOTE THE SCIENCE OF WORK, NOT TO CONVINCE THE PUBLIC THAT THE BUILDING WAS A GOOD IDEA.
- EXTENSIVE BUILDING CODE RESEARCH WAS PERFORMED.
- THE BUILDING CODES AND THE AMERICAN ARCHITECTS ACT (1941) INSURE THAT BUILDINGS AND TREATMENTS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS HELD OUT ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

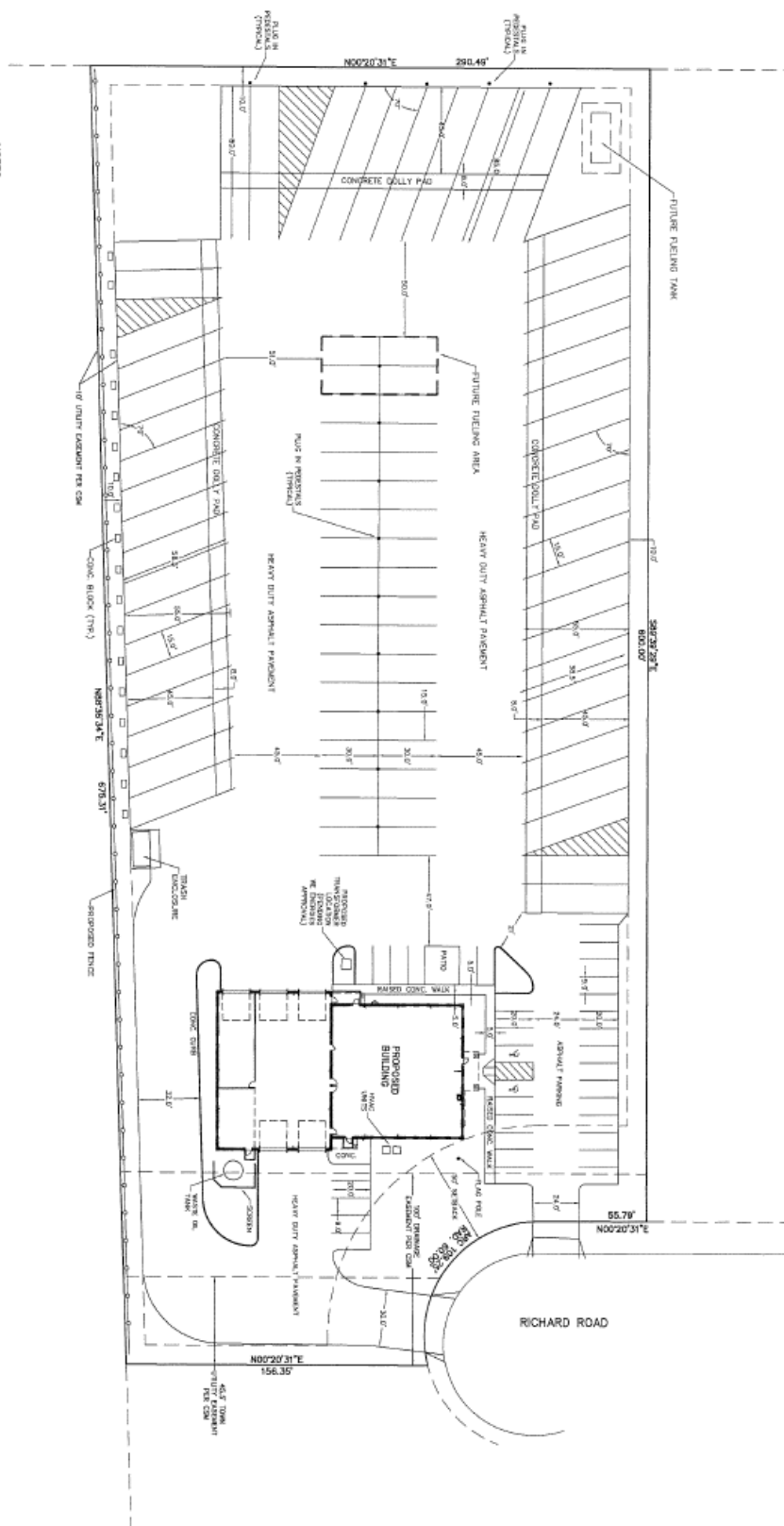
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Drawing Title PROPOSED FLOOR PLAN		PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781	NEW BUILDING FOR: POLYAK TRUCKING LISBON, WI	Project	REV. # REV. DATE DESCRIPTION REV. DATE
				Date: 7/10/02 Scale: 1/8"=1'-0" Drawn: LHM Job: Sheet:	1/254/01 PC SUBMITTAL KBJ

NOT FOR CONSTRUCTION

POLYAK TRUCKING
TOWN OF LISBON, WISCONSIN

CJF NO.: 2166R2
NOVEMBER 04, 2021



NOTES:

1. THE SITE BOUNDARY LINES ARE BASED ON THE PROPOSED C&D LOT 2, 4 AND MOSES 8.
2. STORM WATER MANAGEMENT FOR THIS PROPERTY IS PROVIDED BY AN OFF SITE MEDICAL CENTER WITHIN TOWN. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE C&D PERMIT IN ACCORDANCE TO THE REGIONAL STORM WATER MANAGEMENT PLAN.
3. EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE TO THE TOWN AND MCDR REQUIREMENTS.

SCALES AS NOTED ARE FOR FULL
SIZE 24x36 SHEETS. REDUCE
NOTED SCALES BY HALF FOR
11x17 SHEETS.

GRAPHIC SCALE
1 inch = 20 ft

PARTING
TRUCK / TRAILER SPACERS:
10 - 15' x 87' spacers
40 - 15' x 82' spacers
20 - 15' x 37' spacers (20' after the loading table is lowered)
CAN SPACERS:
20 Regular parking spaces (17x27)
2 HC spaces

SITE PLAN

C1.0