



1055 COTTONWOOD AVENUE  
HARTLAND, WI 53029

### FEATURES

Fully air conditioned high image industrial building with cranes.  
The building can be split into two units.

Unit 1: +/- 21,975 SF (+/- 5,187 SF Office, +/- 16,788 SF Warehouse), 2  
docks and 1 drive-in

Unit 2: +/- 29,483 SF (+/- 6,930 SF Office, +/- 22,553 SF Warehouse), 4 docks,  
3 drive-ins

Column Spacing: **25' x 45'**

Cranes: **4 Total (1-20 ton, 2-5 ton, 1-10 ton)**

Clear Height: **+/- 20'**

Dock Doors: **6 with Levelers**

Drive in Doors: **4 - 12'x14'**

Zoning: **B-5 Light Industrial Planned Development District**

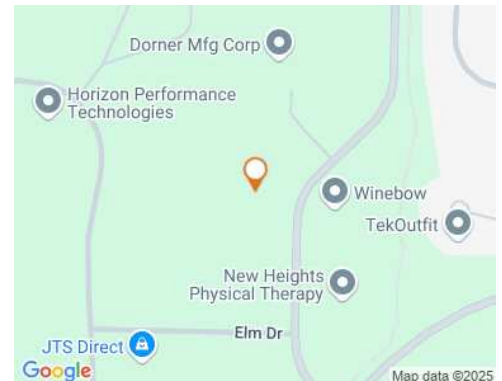
Construction: **Masonry**

Sewer: **Municipal / Water: Municipal**

A/C: **Throughout**

Power: **1200 amp, 480 v, 3 Phase**

Listing: **4777**



### INDUSTRIAL FOR LEASE

Total SF: **51,458**

Min Contiguous SF: **21,975**

Max Contiguous SF: **51,458**

Total Acres **5.16**

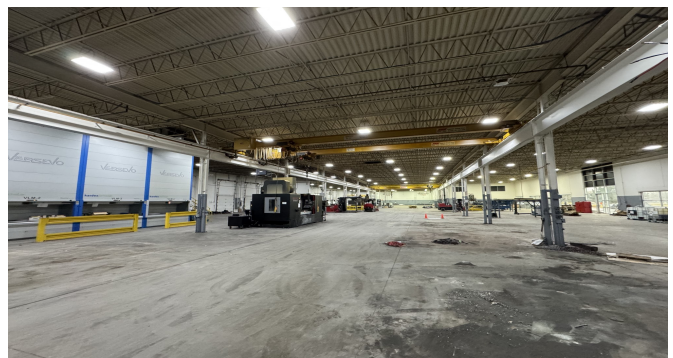
Lease Rate: **\$7.95 PSF NNN**

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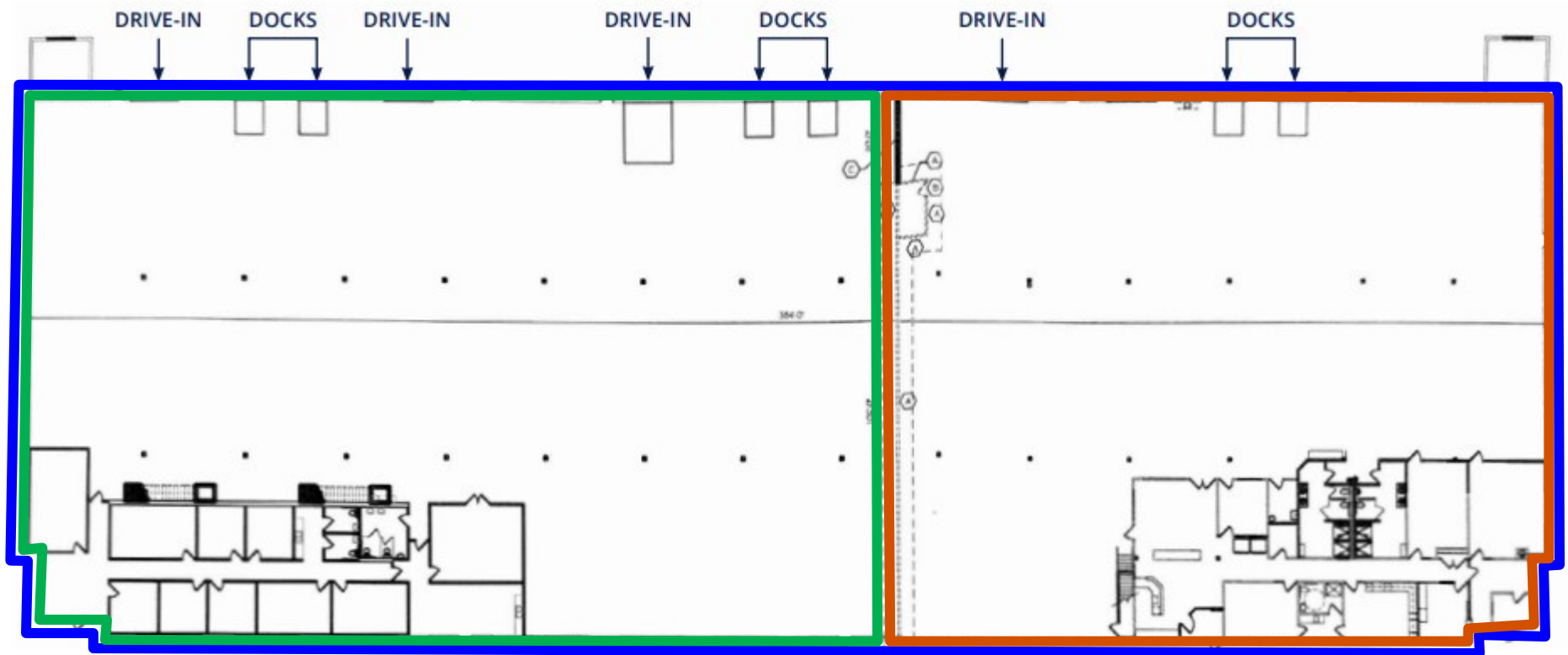


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# 1055 Cottonwood Avenue, Hartland



Space	Size	Docks	Drive-Ins
<b>Unit 1</b>	<b>+/- 21,975 SF</b>	<b>2</b>	<b>1</b>
<b>Unit 2</b>	<b>+/- 29,483 SF</b>	<b>4</b>	<b>3</b>
<b>Entire Building</b>	<b>+/- 51,458 SF</b>	<b>6</b>	<b>4</b>

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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

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