

Leasing

Development

**Investment** 

Contact

Pete Roland

Phone: (920) 499-9000 E-mail: pete@baylakescommercial.com www.baylakescommercial.com

> Bay Lakes Commercial 400 Security Blvd Suite 3 Green Bay, WI 54313

## Your Partner in Commercial Real Estate



\$599,000

# **Industrial Building For Sale**

# 2255 Salscheider Ct I Green Bay I WI

Building: 7,020 sq. ft.

Site: 1.19 acres

• Zoning:

• Parcel: VH 268-3

• Taxes: \$5,045

Flex/warehouse property located in the Howard Industrial Park. Block/wood construction built in 1990. 1,800 sq ft professional office area with four offices and conference room, 2-baths, and Kitchenette. Warehouse is 3,740 sq ft clear span with mezzanine above a portion of office area, 400 amp 3phase power, 1- 14' OH door and floor drain. Additional 1,480 sq. ft. storage warehouse off the main shop. Large yard/parking area in rear with room for expansion.



Leasing

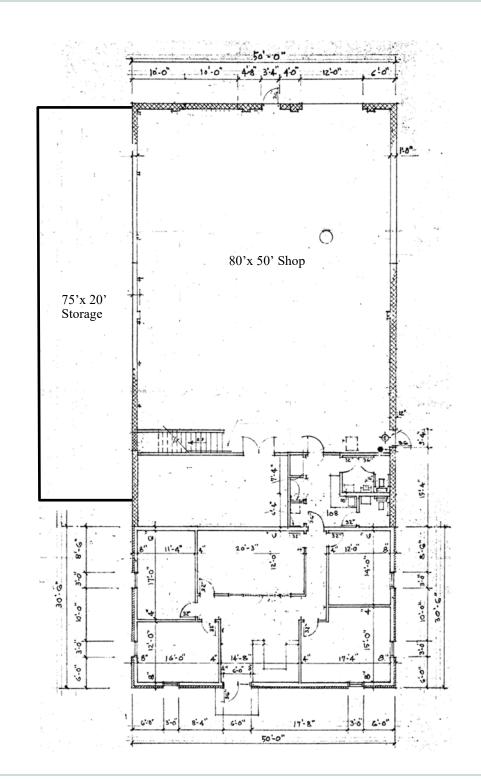
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Brokerage \*

Leasing \*

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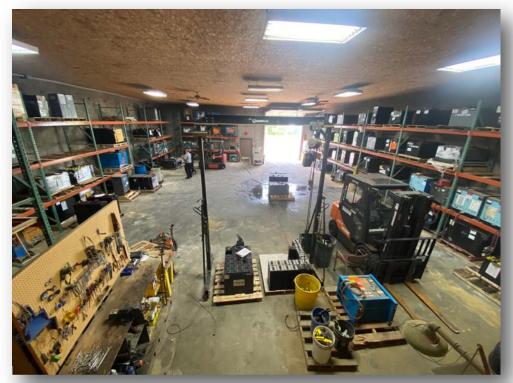
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#### WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road Madison, Wisconsin 53704

#### BROKER DISCLOSURE TO CUSTOMERS

Page 1 of 2

Bay Lakes Commercial Real Est

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

- 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 55-63).
- 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 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 55-63).
- 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: 37 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

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

#### 44 List Home/Cell Numbers:

#### 45 SEX OFFENDER REGISTRY

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the 47 Wisconsin Department of Corrections on the Internet at: http://offender.doc.state.wi.us/public/ or by phone at 608-240-5830. 48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND Peter Roland and \_\_\_\_\_Bay Lakes Commercial Realtors LLC Sales Associate A

51 as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) | STRIKE ONE

52 INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER. 53

54 Date A Print Name (optional) A Initials A Date A 55 DEFINITION OF MATERIAL ADVERSE FACTS

56 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 57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect 58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 59 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 60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce 61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 62 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

63 agreement made concerning the transaction.