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MORE INFORMATION**

4135 Süd Parkway Town of Sheboygan, WI.

Property Features

This expansive 39,397 SF building features an open office concept with tall ceilings, and space for up to 120 employees. Enjoy a fully-equipped cafeteria, dedicated IT/server room, furnished workspaces and loading dock. With prime visibility from the interstate, this property offers exceptional convenience and accessibility. Ideal for businesses looking for a spacious and functional environment. Building can be used for retail, office or light industrial uses. Contact us today to schedule a tour!

PRICE	\$1,749,000
LEASE RATE	\$8.00/SF Modified Gross
SPACE AVAILABLE	39,397 SF (DIVISILE TO 8,000 SF)
ESTIMATED CAM	\$2.52/SF
PARCEL NUMBER	59024342367
ZONING	INDUSTRIAL
YEAR BUILT	1971

For more information:

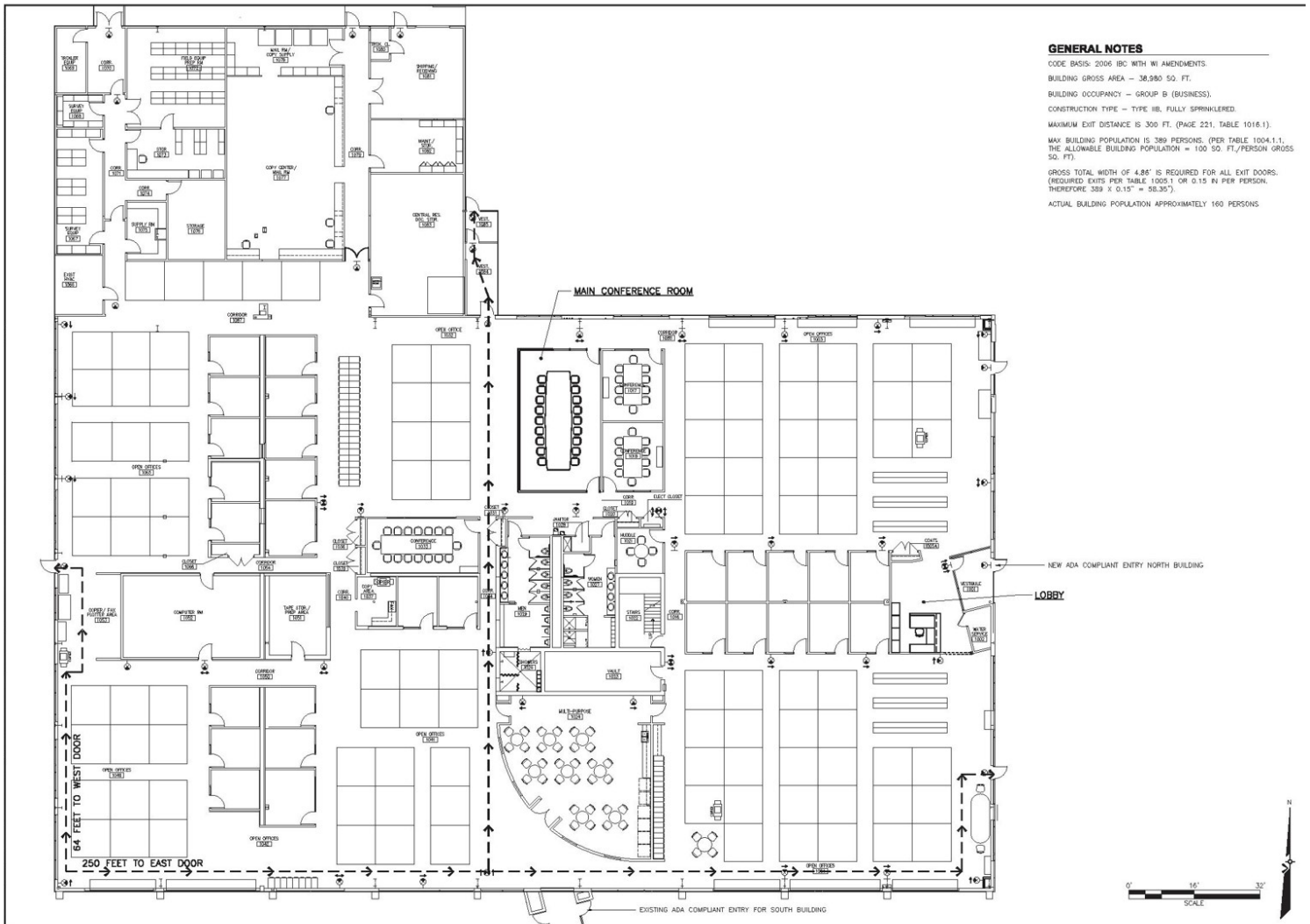
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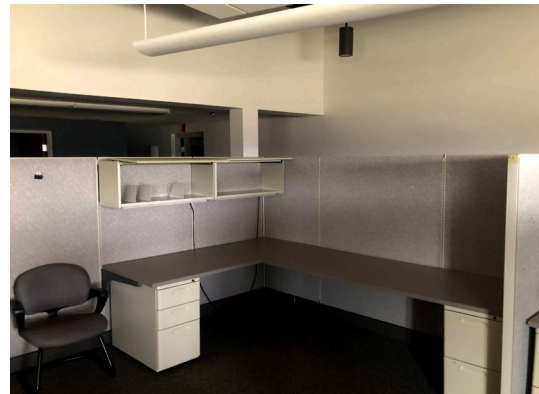
3414 Mill Road
Sheboygan, WI
920.783.6330
naipfefferle.com

4135 Süd Parkway Floor Plan



4135 Süd Parkway

RENTABLE SF	39,397 SF (Divisible to 8,000 SF)
BUILD OUT	20 Internal Offices
YEAR BUILT, REMODELED	1971, 1999, 2010, 2016, 2017, 2018
ELECTRICAL	1,200 Ampere Service
FIBER OPTIC UPDATE	2016
LOADING DOCKS	1
SAFETY FEATURES	GE Interlogix Intrusion System, Honeywell 128FB Vista panel fire alarm, interior sprinklers



Location Advantages

- Located less than 1 mile to I-43 on ramp
- Many retail/office neighbors



Driving Distance to Major Cities from Property

GREEN BAY	60 miles
OSHKOSH	61 miles
STEVENS POINT	70 miles
MILWAUKEE	59 miles
CHICAGO	149 miles
MINNEAPOLIS	337 miles

2023 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	2,933	23,506	56,100
AVERAGE INCOME	4125,570	\$96,364	\$91,121
AVERAGE HOUSEHOLDS	1,208	9,960	23,929
EMPLOYEES	1,330	8,671	27,677
BUSINESSES	102	578	1,754

Daily Traffic Counts (Vehicles per Day)

N 40TH STREET	5,800
INTERSTATE 43	33,000

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

Confidentiality Notice to Customers

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

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

Definition of Material Adverse Facts

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

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

